Pifer's
AUCTION & REALTY

320 +/- Acres • Foster County, ND

LAND FOR SALE

PRICE: $399,000

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www.pifers.com

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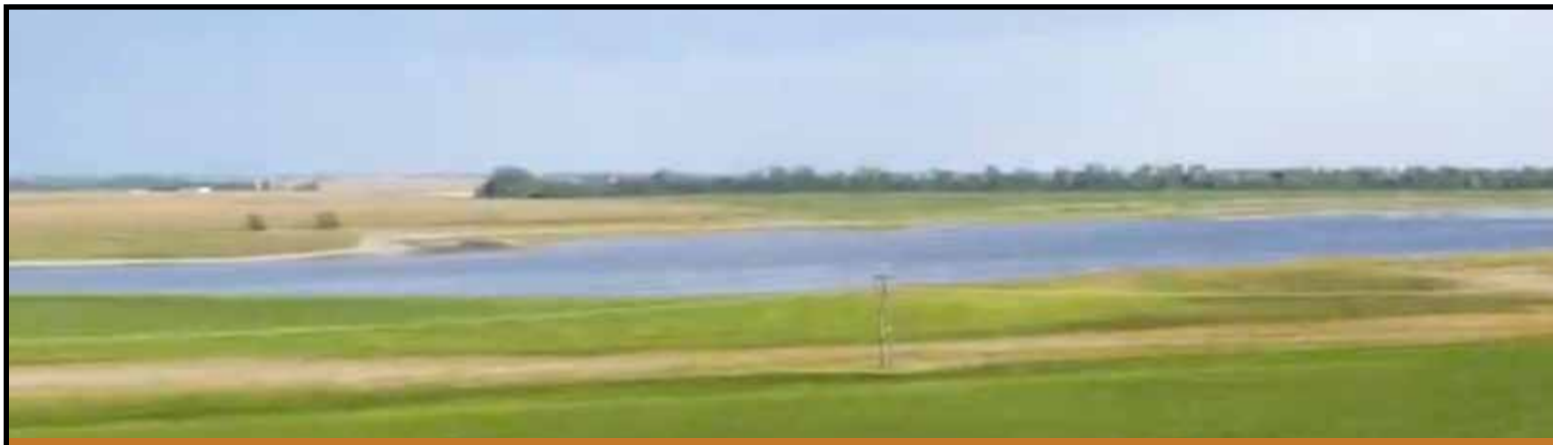
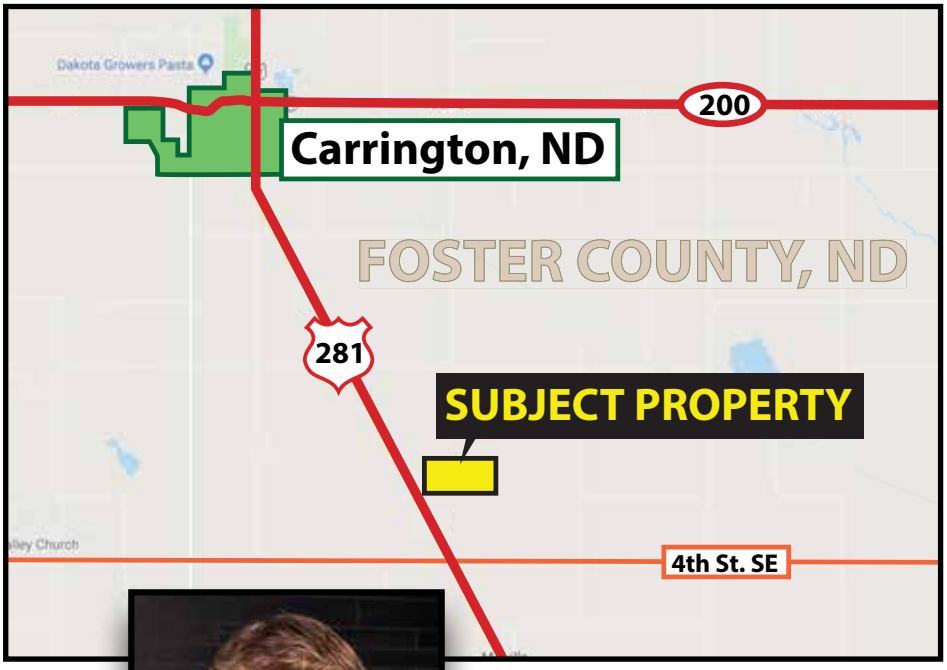


Introduction

This property features a diverse offering of cropland, wildlife habitat, and a strong potential for hay and grazing land. The property is ideally located southeast of Carrington, ND just off Hwy. #281. The highlight of the property is the cropland that boast quality soils. The balance of the land can continue to be in production, or turned into inmproved wildlife habitat, hay ground, or pasture. The property is not subject to a farmland lease and will be available to be farmed in 2020. This is an excellent opportunity to own quality land in Foster County.



Driving Directions

From Carrington, ND: Go 6 miles southeast on Hwy. #281 and the property is east of the Hwy.

The parcel is subject to a USFWS Wetland Easement which limits the draining, filling, and burning (without permission) on areas that are deemed to be wetlands. This easement does not restrict farming if conditions naturally allow it. The seller also participated and completed a Wetland Mitigation Project (Wetland Credit) that created 26 +/- acres (14.75 +/- acres of wetlands plus buffers = 26 +/- acres) of land that is restricted from being altered, filled, drained, diverted and cannot be farmed.

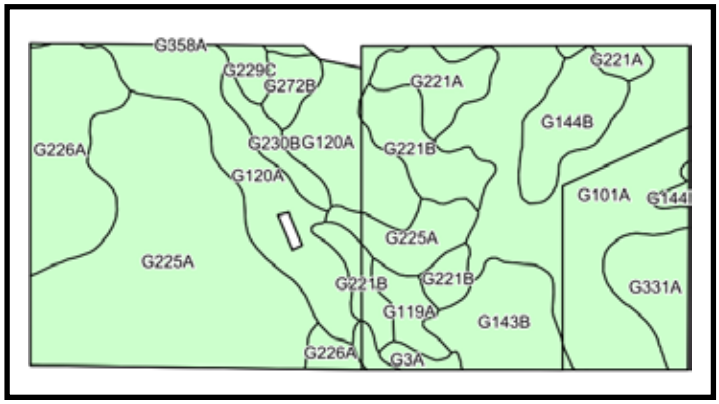
CONTACT

STEVE LINK
701.361.9985
slink@pifers.com

Property Information • Melville Township

Acres: 320 +/-
Legal: SW¼ 14-145-66 & SE¼ 15-145-66
Crop Acres: 316.07 +/-
Taxes (2018): $1,108.00

Crop	Base Acres	Yield
Corn	15.38	83 Bu.
Soybeans	23.42	30 Bu.
Total Base Acres: 38.8		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G225A	Larson-Cathay loams, 0 to 3 percent slopes	83.20	26.3%	IIs	57
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	61.78	19.5%	IIe	77
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	47.42	15.0%	IVw	37
G226A	Uranda-Larson loams, 0 to 3 percent slopes	27.20	8.6%	VIs	48
G221B	Heimdal-Cathay loams, 3 to 6 percent slopes	20.27	6.4%	IIe	68
G143B	Barnes-Svea loams, 3 to 6 percent slopes	16.39	5.2%	IIe	75
G144B	Barnes-Buse loams, 3 to 6 percent slopes	14.14	4.5%	IIIe	69
G221A	Emrick-Cathay loams, 0 to 3 percent slopes	12.01	3.8%	IIs	71
G331A	Colvin-Arveson, loamy substratum complex, saline, 0 to 1 percent slopes	11.95	3.8%	IVw	34
G230B	Heimdal-Esmond loams, 3 to 6 percent slopes	5.40	1.7%	IIIe	63
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	5.31	1.7%	IVw	45
G272B	Arvilla-Sioux complex, 2 to 6 percent slopes	4.52	1.4%	IIIe	36
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	2.91	0.9%	IVe	54
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.04	0.6%	Vw	25
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	1.53	0.5%	IVe	55
			Weighted Average		58.3

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