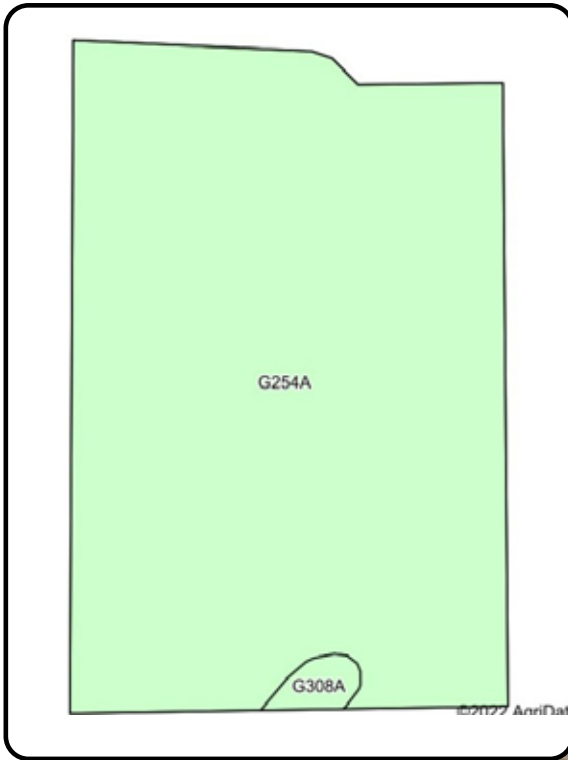


PRICE: \$415,000



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G254A	Divide loam, shaly, 0 to 2 percent slopes	103.88	98.6%	IIs	58
G308A	Brantford loam, 0 to 2 percent slopes	1.50	1.4%	IVs	48
<b>Weighted Average</b>					<b>57.9</b>

## 106.22+/- ACRES • STEELE COUNTY, NORTH DAKOTA

**Property Note:** This parcel is nearly all cropland with good access. The primary soil on this parcel is Class II Divide Loam. This is a very consistent parcel with a strong crop history.

**Driving Directions:** From the intersection of Hwy. #200 and County Rd. #25 east of Cooperstown go 3 miles south, 1 mile west, ¼ mile south and you will be at the NE corner of the property.

**Steve Link • Broker • 701.361.9985 • stlink@pifers.com**

### Property Information:

**Acres:** 106.22+/-

**Legal:** E $\frac{2}{3}$ NE $\frac{1}{4}$  Less Parcel & E $\frac{2}{3}$ N $\frac{1}{2}$ SE $\frac{1}{4}$  7-145-57

**Tillable Acres:** 105.66+/-

**Taxes:** \$992.81

**Price:** \$415,000.00

