

Lawton, ND • 299.43 +/- Acres

LAND FOR SALE



299.43 +/- Acres
Walsh County, ND

PRICE: \$299,000



1506 29th Ave. S • Moorhead, MN

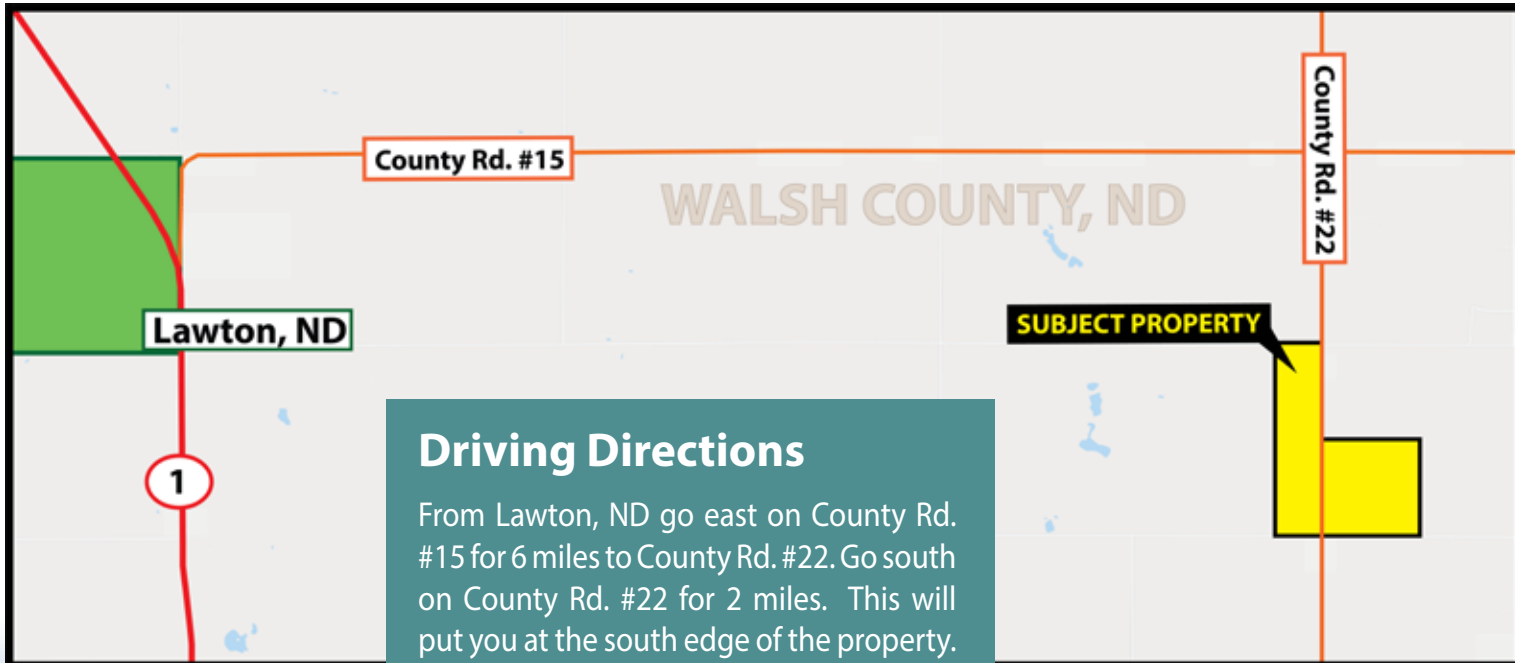
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Introduction

Property Note

This is 299.43 +/- acres with 124.59 +/- acres of Conservation Reserve Program (CRP) with a good return in Shepherd Township. This is a great parcel for waterfowl and deer hunting and has easy access off a County Road.



Driving Directions

From Lawton, ND go east on County Rd. #15 for 6 miles to County Rd. #22. Go south on County Rd. #22 for 2 miles. This will put you at the south edge of the property. Section 33 will be on the west and Section 34 will be on the east.



CONTACT

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Overall Property

Acres: 299.43 +/-
Legal: SW¼ 34-156-59 (160 acres) & E½NE¼ Less Farmstead & E½SE¼ 33-156-59 (139.43 acres)
CRP Acres: 124.59 acres @ \$84.64/ac. - \$10,545.00/yr. - Expires: 9-30-2026
Taxes (2019): \$1,099.85



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F144B	Barnes-Buse loams, 3 to 6 percent slopes	50.95	38.2%	IIIe	69
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	27.43	20.5%	IIe	73
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	16.26	12.2%	IIe	77
F118A	Vallers loam, saline, 0 to 1 percent slopes	12.71	9.5%	IVw	42
F143B	Barnes-Svea loams, 3 to 6 percent slopes	8.69	6.5%	IIe	75
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	8.63	6.5%	IVe	55
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	7.10	5.3%	IIe	55
F3A	Parnell silty clay loam, 0 to 1 percent slopes	1.19	0.9%	Vw	25
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	0.38	0.3%	IIc	79
F4A	Southam silty clay loam, 0 to 1 percent slopes	0.16	0.1%	VIIIw	9
Weighted Average					66.5



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