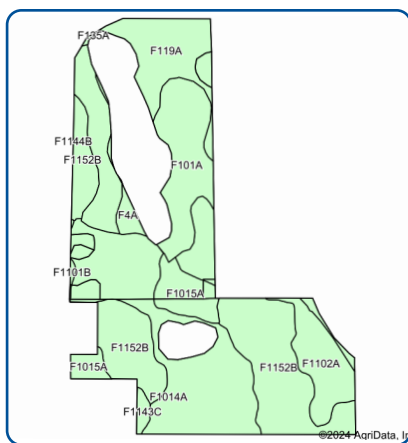
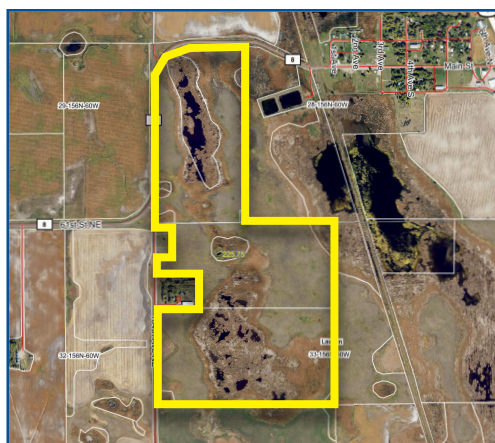




LAND FOR SALE

225.75 +/- ACRES - RAMSEY COUNTY, ND

PRICE: \$406,350



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	34.44	29.7%	Ile	77
F1014A	Hamerly, saline-Tonka complex, 0 to 3 percent slopes	29.34	25.3%	IVw	48
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	20.75	17.9%	IVw	45
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	13.33	11.5%	Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	8.43	7.3%	Ile	72
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	6.88	5.9%	IIIs	61
F4A	Southam silty clay loam, 0 to 1 percent slopes	1.68	1.4%	VIIIw	10
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	0.92	0.8%	IVe	65
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	0.24	0.2%	Ile	73
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	0.13	0.1%	Ile	75
Weighted Average 61.6					

The property is located on County Rd. #8 and is 0.25 mile east of Lawton, ND. This land was enrolled in Conservation Reserve Program (CRP) and is now expired, the land could hold excellent conditions for future crop production or pastureland. In the heart of the pothole region this property has prime habitat for wildlife, making it excellent for waterfowl, upland game, and whitetail deer hunting. There is a perpetual USFW wetland easement on the property.

CONTACT

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