

KINDRED/COLFAX CROP & HUNTING LAND

NEAR I-29 & KINDRED EXIT



Excellent crop & hunting land only minutes from Fargo
36.25 Acres +/- | \$163,125



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AG LAND
SALES & AUCTION


GOLDMARK™
COMMERCIAL REAL ESTATE INC

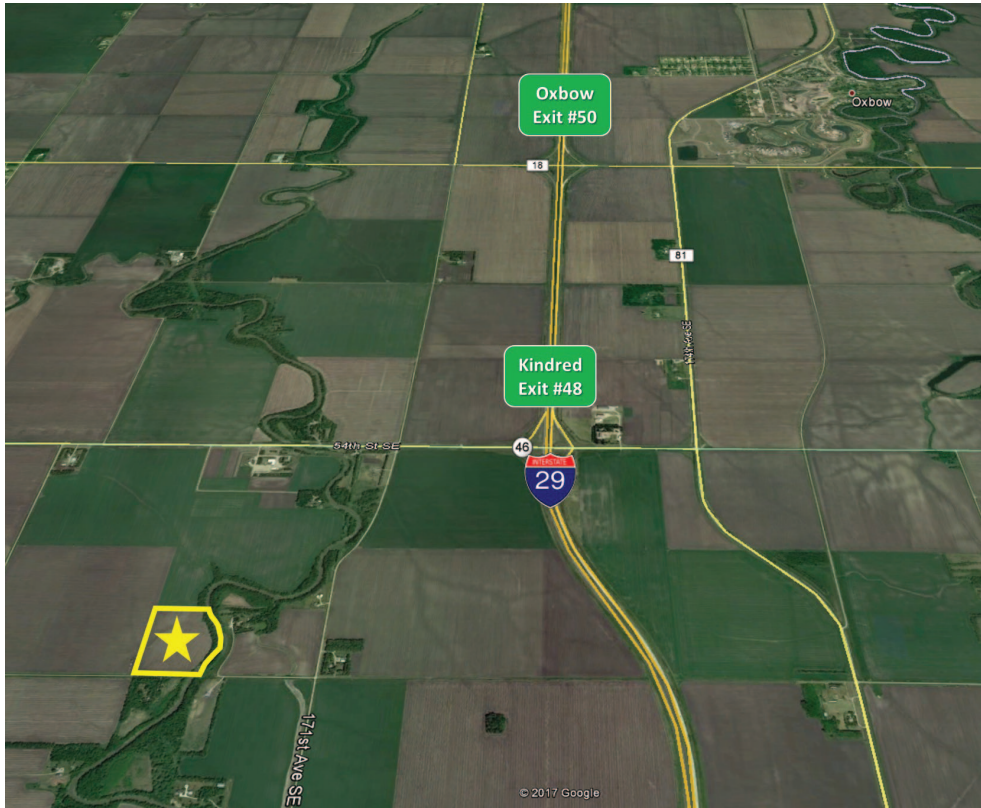
FOR SALE

KINDRED/COLFAX CROP & HUNTING LAND

NEAR I-29 & KINDRED EXIT

Property Overview:

This is a phenomenal opportunity to acquire excellent tillable acres and hunting land along the Wild Rice River, only minutes south of Fargo and less than 3 miles off the I-29 Kindred Exit. This 36.25 acre parcel has great access off a dead-end road with an excellent mix of crop land, trees, grass, and river. High quality soils and abundant wildlife make this a prime piece of ground for farm operators and hunters alike. The property is subject to a flowage easement and an easement that restricts building/development. The tillable acres are available for the 2018 crop year.



Site Features:

- o Superb access, just minutes off I-29 and the Kindred exit
- o Excellent hunting with trees, grass and river land
- o Highly productive soils
- o Available for the 2018 crop year

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

Property Details

Legal:

S ½ of SE ¼

Lying West of Wild Rice River

4-136-49

(Walcott East township)

Richland County Parcel #:

02-0000-00316.001

Location:

From I-29, take the Kindred Exit/County 46 and go ~1 mile west. Go south on 170th Ave for 1 mile and turn left onto 55th St (dead end road). After ½ mile you will be in the SW corner of the property.

Acres:

36.25 (~27 tillable)

Soil Productivity Index:

86.3

2016 Taxes:

\$609.35 (\$16.81/acre)

Asking Price:

\$163,125 | \$4,500/acre

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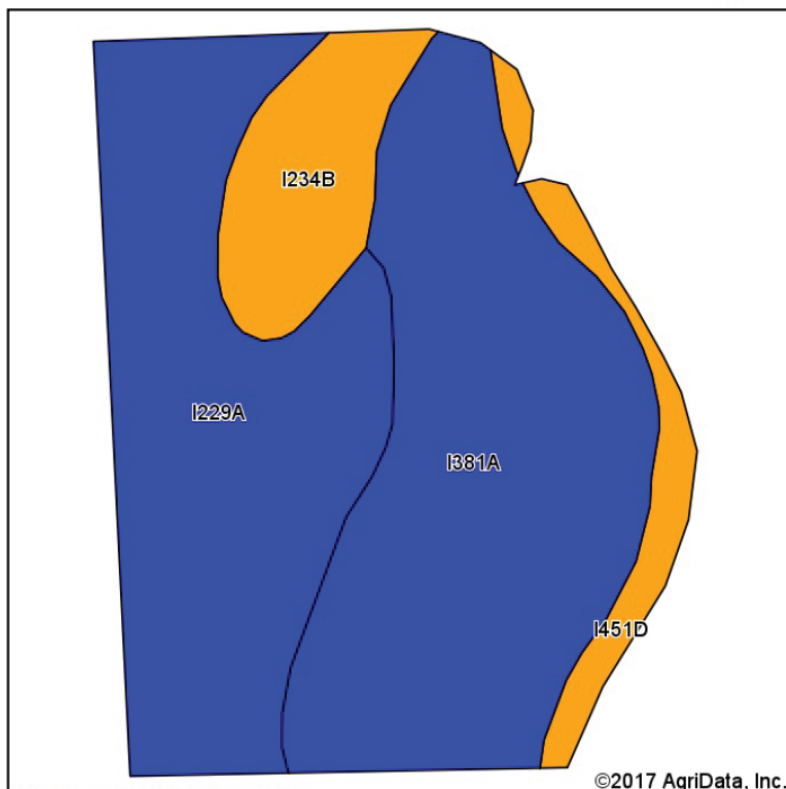
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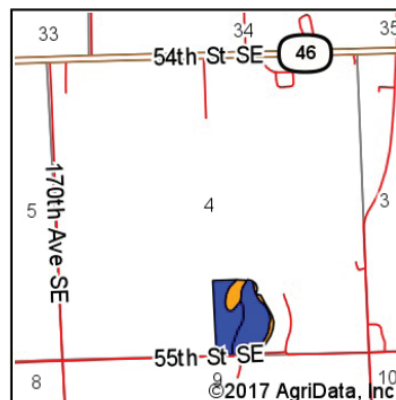
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Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Richland**
 Location: **4-136N-49W**
 Township: **Walcott**
 Acres: **25.82**
 Date: **8/11/2017**

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Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND077, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|---|-------|------------------|-----------|------------------|--------------------|
| I381A | LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded | 11.61 | 45.0% | | IIc | 90 |
| I229A | Fargo silty clay, 0 to 1 percent slopes | 9.93 | 38.5% | | IIw | 86 |
| I234B | Nutley-Fargo, dry, silty clays, 2 to 6 percent slopes | 2.70 | 10.5% | | IIe | 76 |
| I451D | Wahpeton-Cashel silty clays, wooded, 1 to 15 percent slopes, occasionally flooded | 1.58 | 6.1% | | IIe | 78 |
| Weighted Average | | | | | | 86.3 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

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