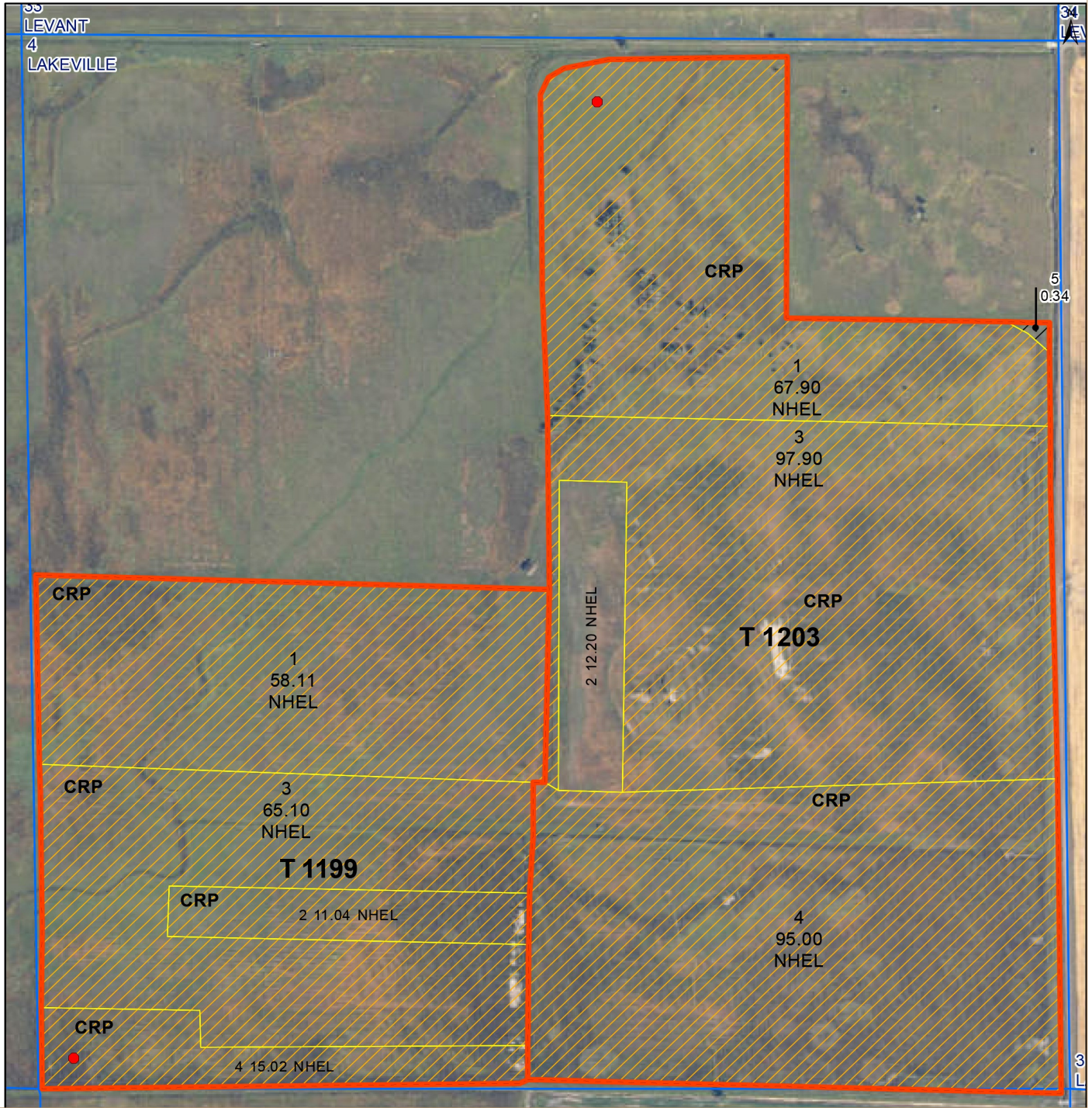


Farmland For Sale
Lakeville Township • Grand Forks County
Between Gilby and Manvel, ND



410 Acres of CRP Farmland
Located 6 Miles East of Gilby, ND and
7 Miles West of Manvel, ND
Listed Price: \$660,000

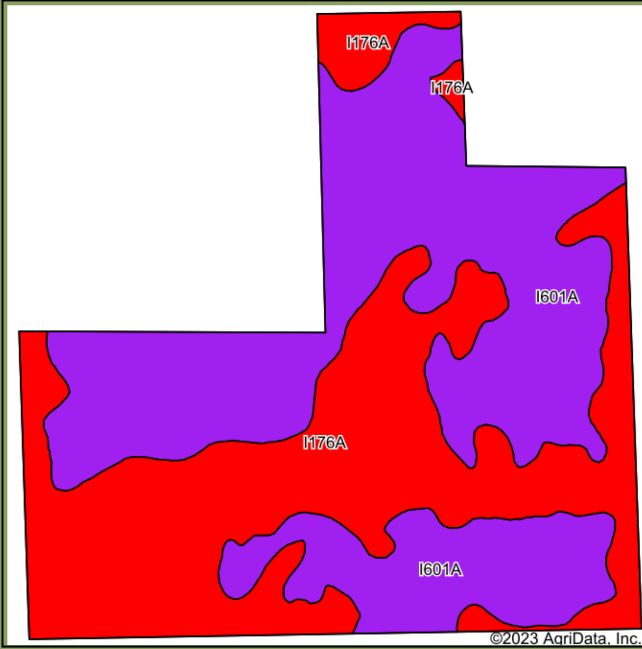


Area Symbol: ND035, Soil Area Version: 27

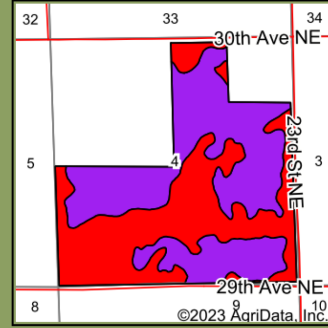
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	228.43	54.1%		IIIs	52
I176A	Ojata silty clay loam, 0 to 1 percent slopes	193.84	45.9%		VIIs	25
Weighted Average					4.38	39.6

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **4-153N-52W**
 Township: **Lakeville**
 Acres: **422.27**
 Date: **11/30/2023**



Legal Description:

L2, S1/2NE1/4, SW1/4 and SE1/4 of Section 4 - T153N - R52W

Total Acres / FSA Tillable Acres

442.46 422.27

CRP Acres: 410.07

Total Annual CRP Payment: \$24,905

2023 Real Estate Taxes:

\$4,112.11 with 5% Discount

Soil Productivity Index: 39.6

Listed Price: \$660,000

CRP Contract #11003

Acres: 162.90

Rate: \$61.09

Expiration: 9/30/2029

Payment: \$9,952

CRP Contract #11004

Acres: 84.17

Rate: \$61.05

Expiration: 9/30/2029

Payment: \$5,139

CRP Contract #11460

Acres: 65.10

Rate: \$58.88

Expiration: 9/30/2027

Payment: \$3,833

CRP Contract #11461

Acres: 97.90

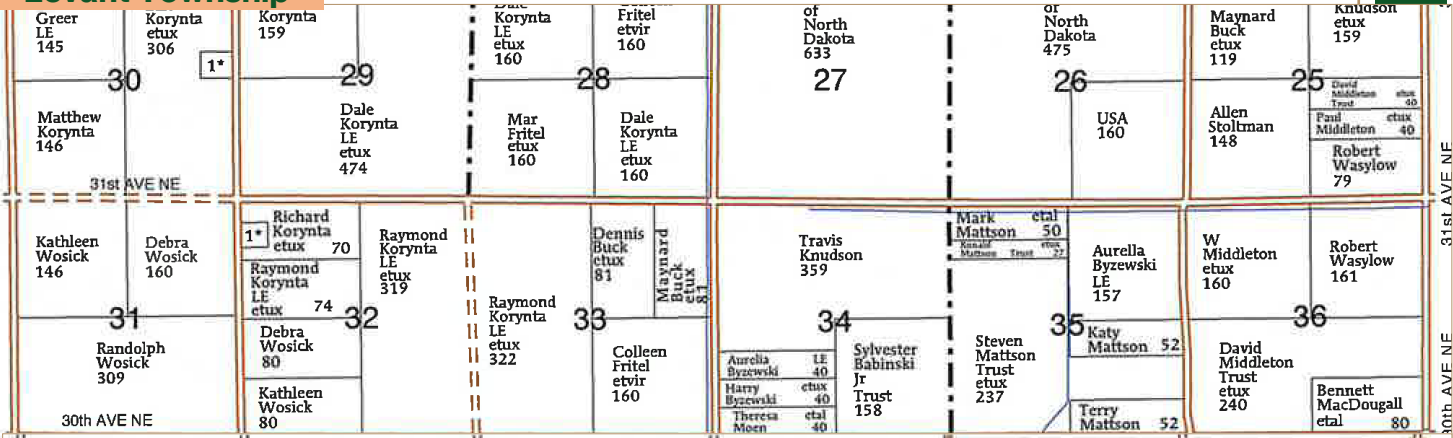
Rate: \$61.09

Expiration: 9/30/2027

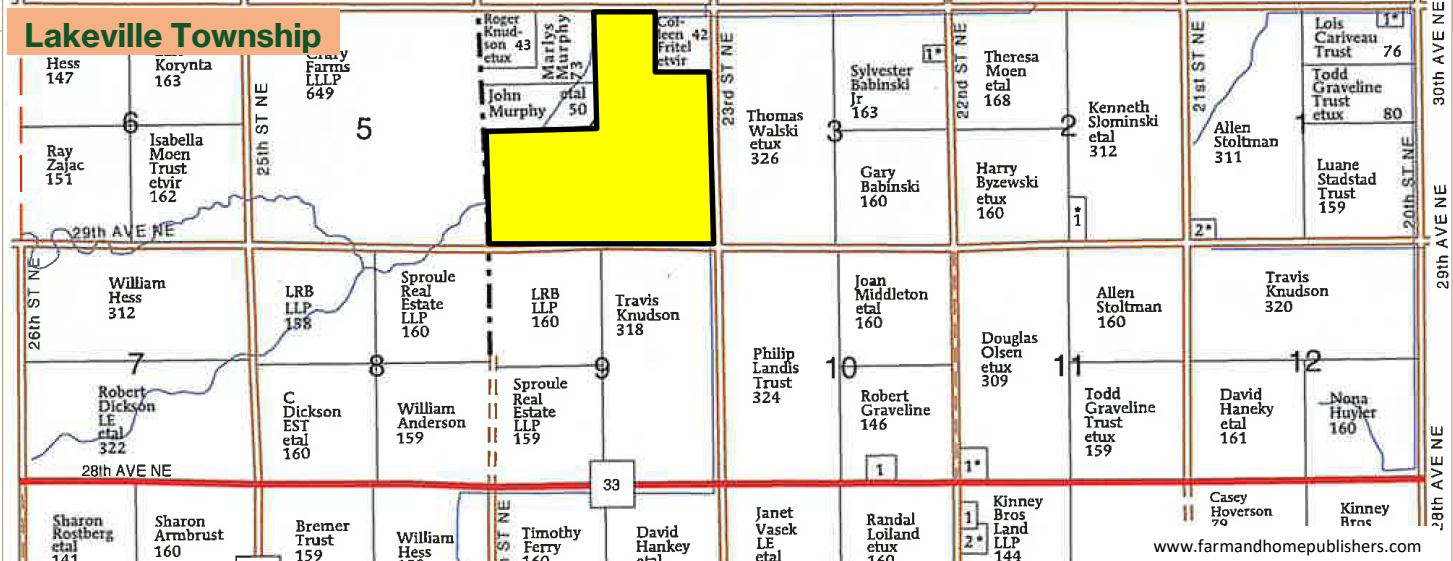
Payment: \$5,981



Levant Township



Lakeville Township



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NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective buyer should conduct their own due diligence concerning the property.