

# Farmland for Sale

**Hamlin Township • Nelson County, ND**

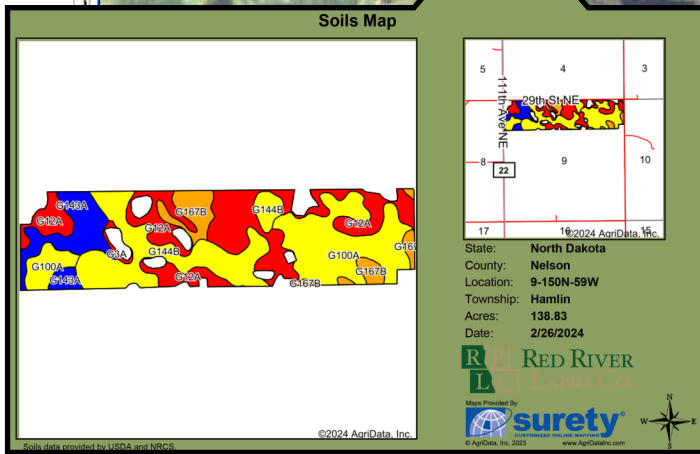
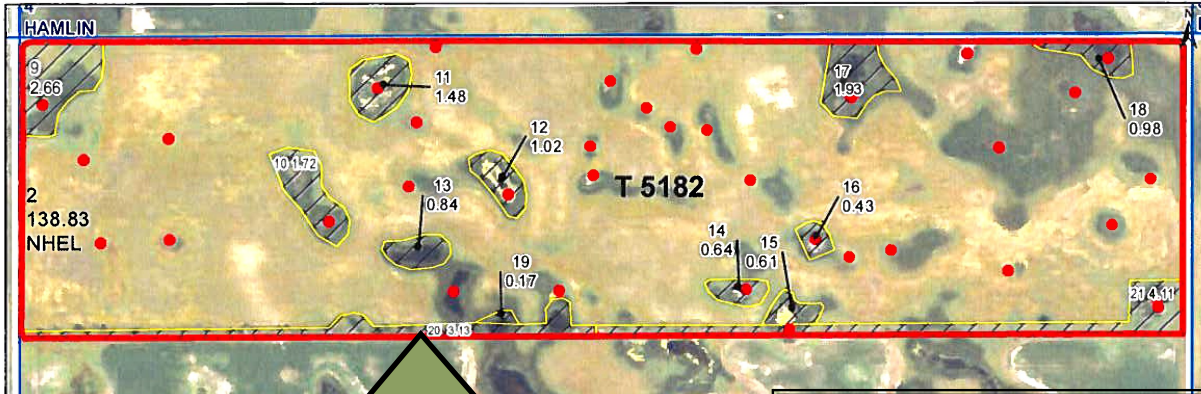


**160.0 Acres**

**Located 5 Miles Northwest of McVille, ND**

**Available for the 2024 Crop Season**

**Listed Price: \$288,000**



**Legal Description:**  
 N1/2N1/2 of Section 9-T150N-R59W

**Total Acres / FSA Cropland Acres**  
 160 / 138.83

	Base Ac	PLC Yield
Wheat	59.12	41
Soybeans	76.35	28
<b>Total</b>	<b>135.47</b>	

**2023 Real Estate Taxes:**  
 \$1,439.68 with 5% Discount

**Soil Productivity Index: 57.8**

-Property was idle for the 2023 crop season and is available for the 2024 season.

-Property is under a Wetland Easement with the US Fish and Wildlife Service.



**Common Land Unit**   Tract Boundary  
  PLSS

  Non-Cropland  
  Cropland

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Unless Otherwise Noted:**  
 All crops are for grain  
 All crops are non-irrigated  
 Shares are 100% to Operator

**2023 Program Year**  
 Map Created February 16, 2023

**S9 T150N R59W**  
 Phy Cnty: Nelson

0 235 470 940  
 Feet

Area Symbol: ND063, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	42.84	30.9%		IVw	31
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	36.23	26.1%		Ile	64
G144B	Barnes-Buse loams, 3 to 6 percent slopes	32.19	23.2%		IIIe	69
G143A	Barnes-Svea loams, 0 to 3 percent slopes	15.08	10.9%		IIc	85
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	11.58	8.3%		Ile	73
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.91	0.7%		Vw	25
<b>Weighted Average</b>					<b>2.87</b>	<b>57.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method





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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.

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