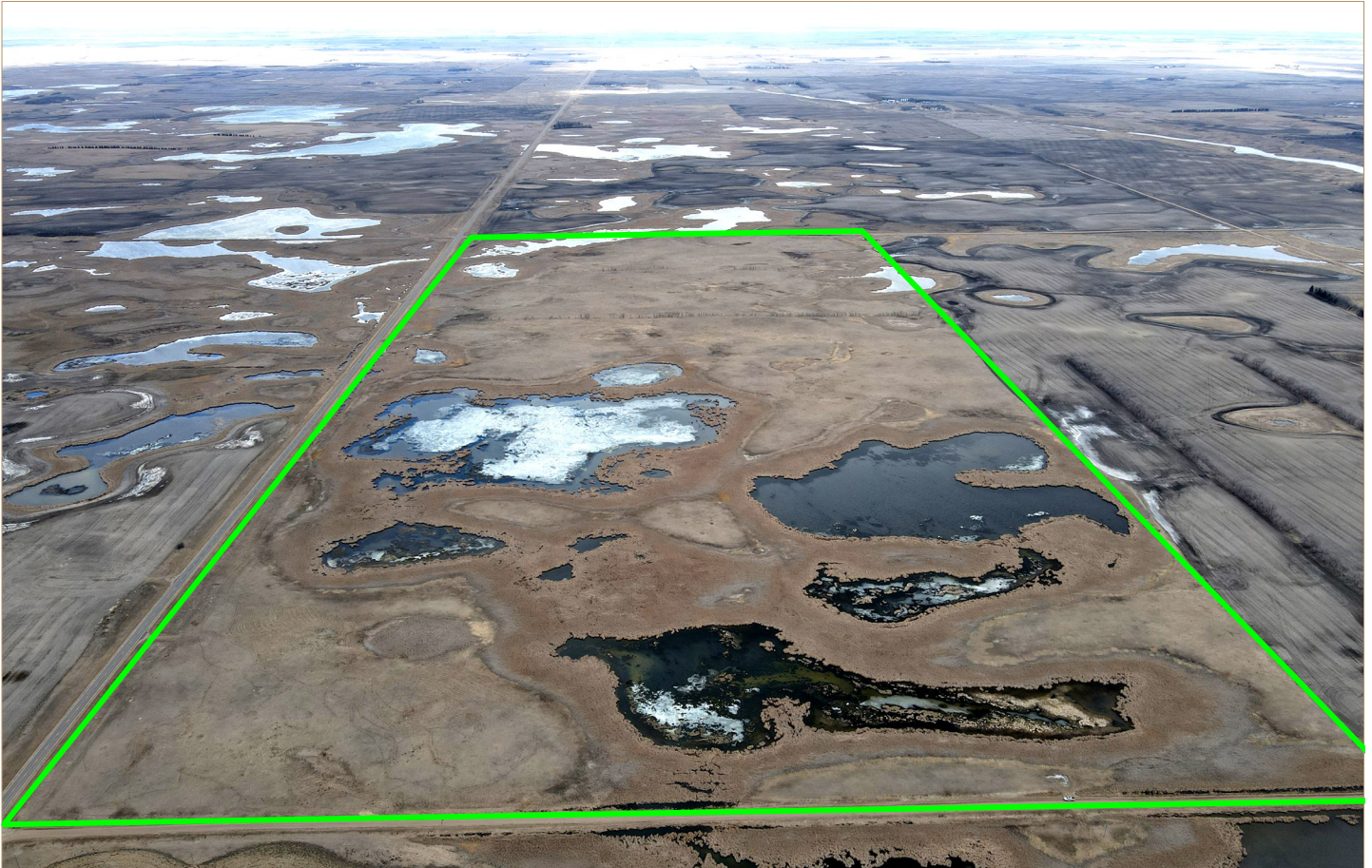
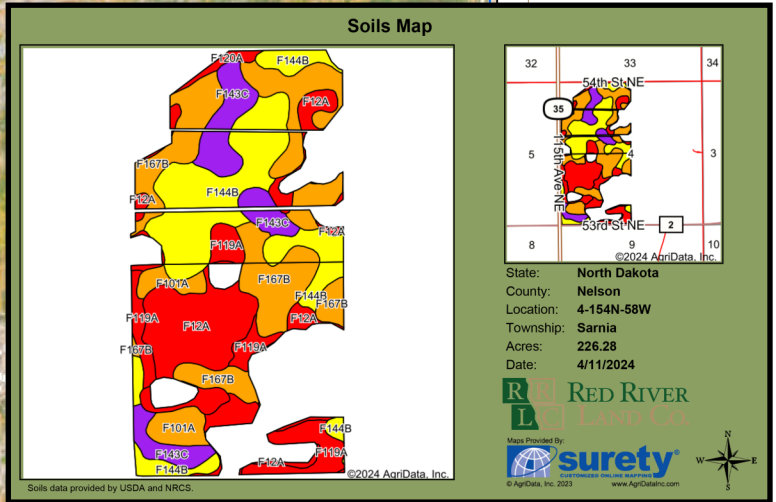
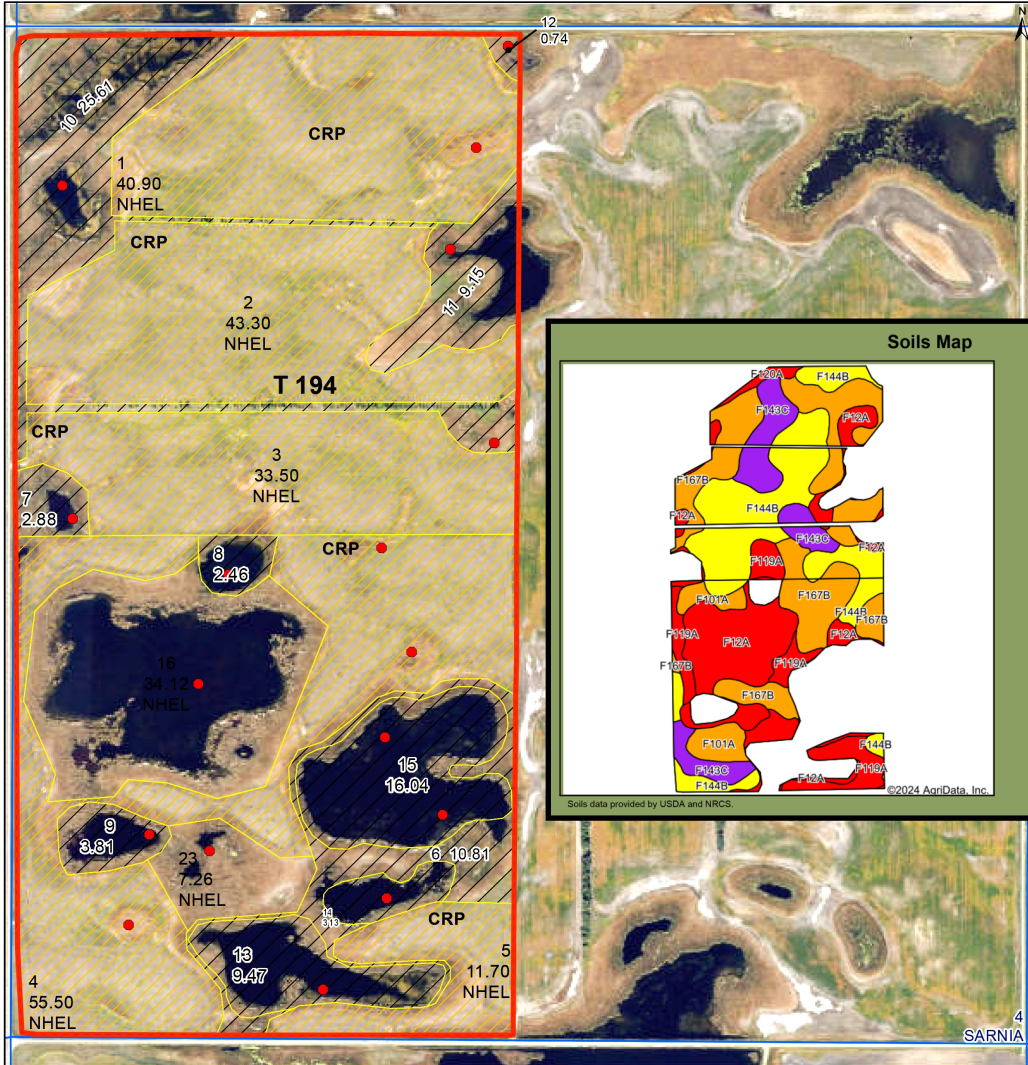


# **CRP Land for Sale**

## **Sarnia Township • Nelson County, ND**



**311.9 Total Acres • 184.9 Acres of CRP**  
**41.3 Acres in Water Bank Program**  
**Located 11 Miles North of Michigan, ND**  
**Along Hwy #35 • One Mile North of Whitman**  
**Listed Price: \$385,000**



**Common Land Unit**

- CRP
- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**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

**2024 Program Year**  
 Map Created March 27, 2024  
**S4 T154N R58W**  
 Phy Cnty: Nelson  
 0 230 460 920 Feet

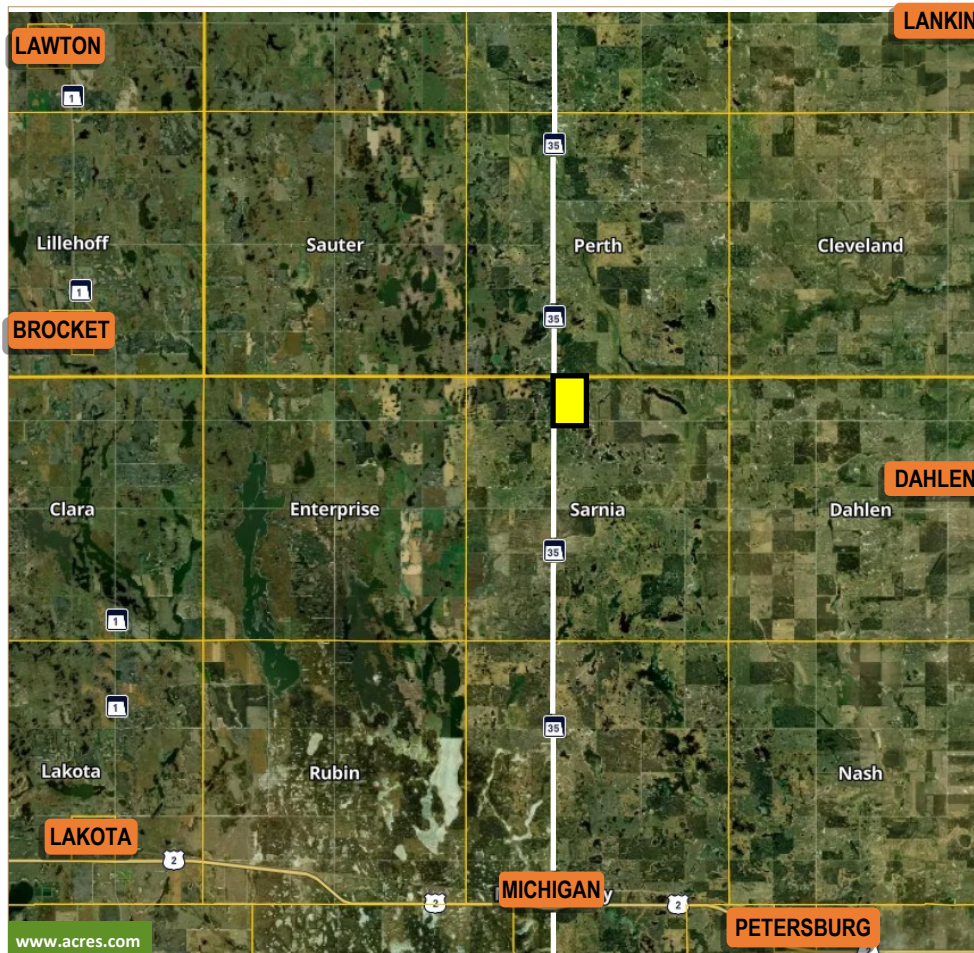
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). **The imagery displayed on this map was collected in calendar year 2023.**

Area Symbol: ND063, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	62.09	27.4%		Ile	73
F144B	Barnes-Buse loams, 3 to 6 percent slopes	59.14	26.1%		IIIe	69
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	44.31	19.6%		IVw	31
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	24.11	10.7%		IVw	45
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	23.57	10.4%		IVe	55
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	10.78	4.8%		Ile	77
F120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	2.28	1.0%		IVw	37
<b>Weighted Average</b>					<b>3.09</b>	<b>58.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method





Legal Description:

W1/2 of Section 4-T154N-R58W less 5.1 Acre Easement and less 3 Acre Right of Way

Total Acres: 311.9

FSA Farmland Acres: 310.38

FSA Cropland Acres: 226.28

2023 Real Estate Taxes:

\$1,953.39 with 5% Discount

Soil Productivity Index: 58.7

Listed Price: \$385,000

CRP: Contract #11467

Acres: 184.90

Rate: \$80.85

Expiration: 9/30/2038

Payment: \$14,949

Water Bank Program: Contract #7066331500-BNN

Acres: 41.3

Rate: \$35.00

Expiration: 12/31/2024

Payment: \$1,445.50

Property is under a US Fish & Wildlife Easement

Note: Property is eligible for North Dakota PLOTS Program. A one-time payment of \$35,265.00 is available, contingent on funding, if enrolled by the 2024 closing date.

Seller would like to reserve 100% of the subsurface mineral rights.

3100 S Columbia Rd, Suite 300  
Grand Forks, ND 58201



Facing north.



**Chris Griffin**

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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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