

Property: 1,020.53 Acres in Traill County, North Dakota

Location:

1,020.53/A in all of Sect. 19, S ½ of N ½ & most of SE ¼ of Sect
Most of the NE ¼ of Sect. 31 T-148-N R-51-W, Traill Co. ND



David Hueneker
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P.O. Box 700
Maquoketa, IA 52060

Total Acres: 1,020.53

Till. Acres: 1,017.17

Production Index: (See Soil Map)

Ask - Gross: \$ 5,995,000.

Per Acre Price: \$ 5,875.

Income:

	1,021	(FSA Till = 1,017 / Owner getting paid on 1,021 till.)
	X 145.	(Current Farm Rent through 2025)
- Cash Rent:	\$ 148,045.	

Gross Rent: \$ 148,045.

R.E. Taxes (Est.): \$ 23,412. (Est. \$22.94 p/Acre ave.)

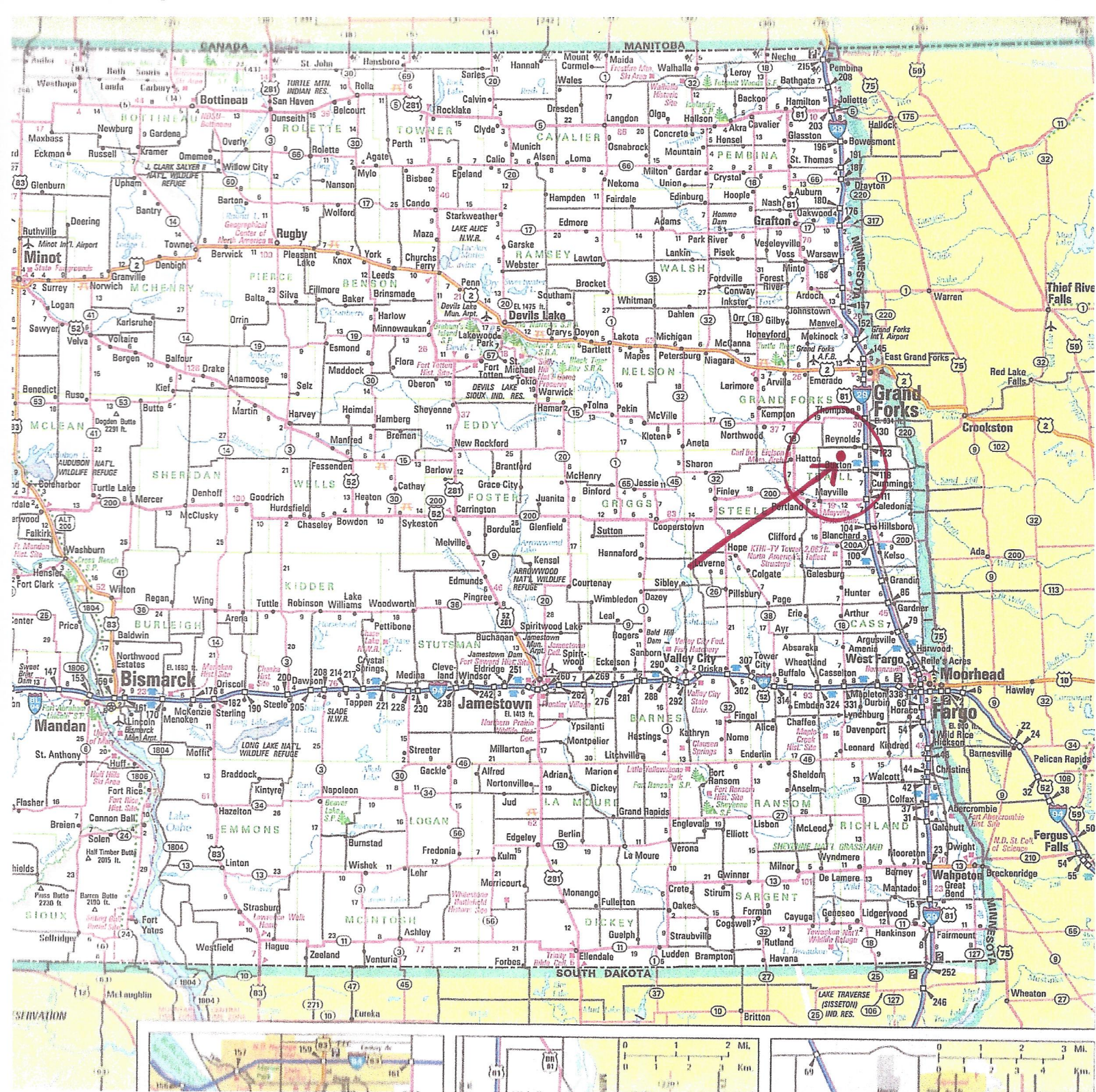
Net Return (After Tax): \$ 124,633.

Return Hypothetical: 2% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Large tract with mostly level terrain
- Majority of the Farm is Pattern tiled on 60' spacing.
- FSA Maps & 156EZ, and tile maps are available upon request.
- This farm is part of a real estate portfolio being offered covering 5,059 acres (+/-) in multiple states in the Midwest, including a farm in Williams County, North Dakota.
- If you have interest in the whole portfolio or would like more information on the farms in North Dakota, please contact Broker.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

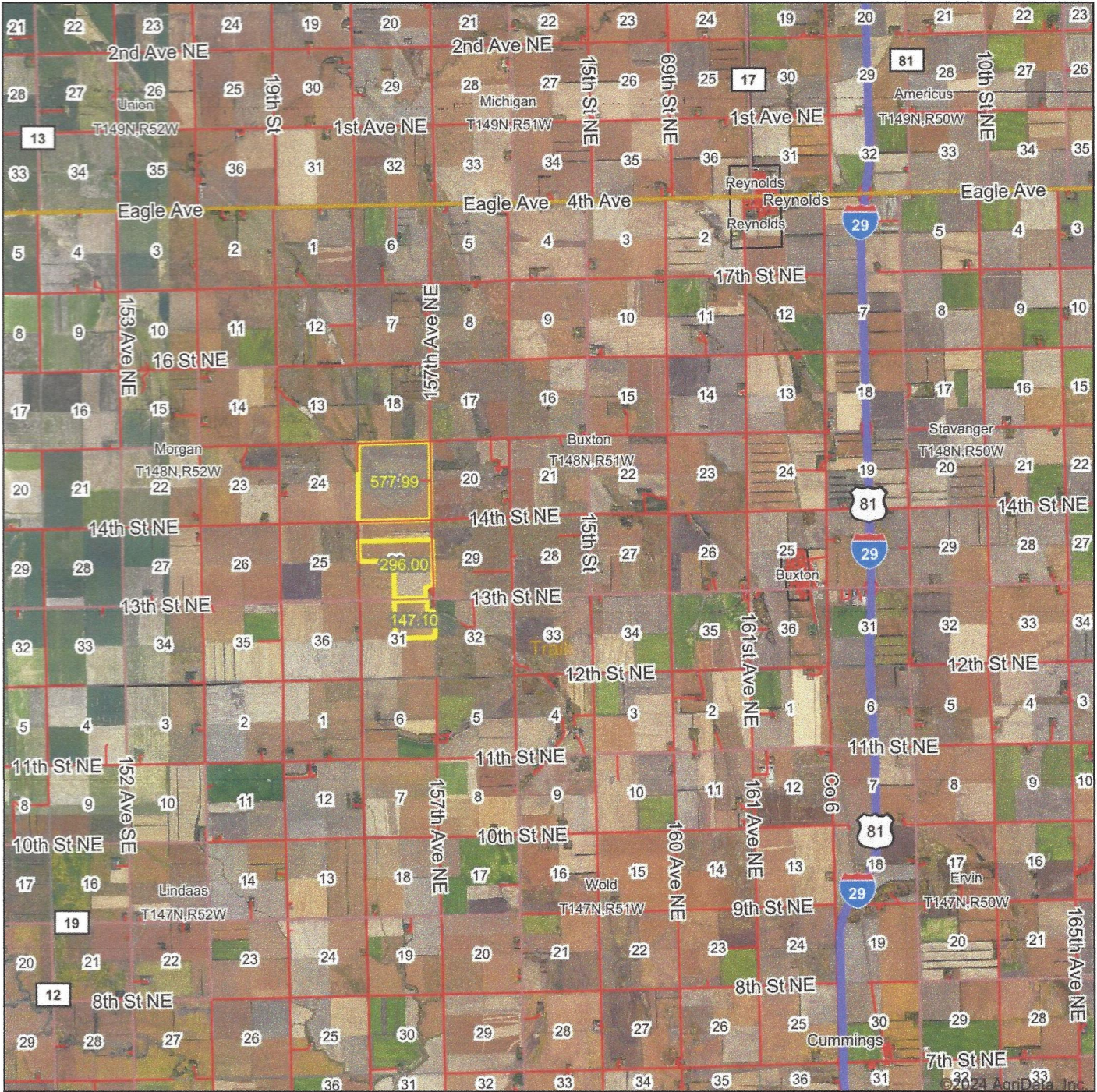
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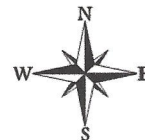
Maquoketa, IA 52060

Aerial Map



Boundary Center: 47° 36' 37.23, -97° 12' 31.8

0ft 10435ft 20871ft



6/12/2024



Maps Provided By:

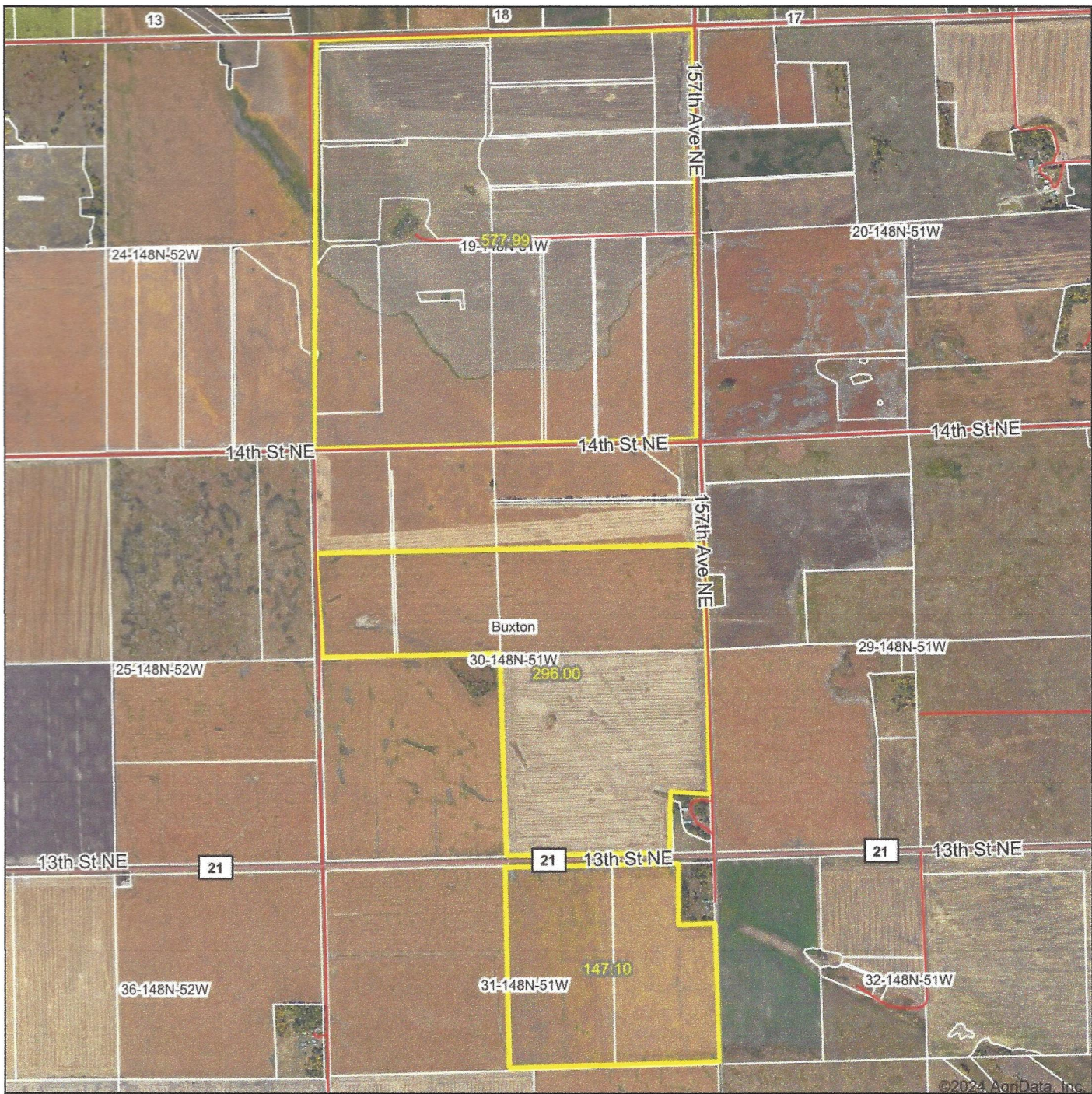


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Field borders provided by Farm Service Agency as of 5/21/2008.

30-148N-51W
Traill County
North Dakota

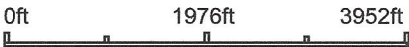
Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 47° 36' 37.23, -97° 12' 31.8

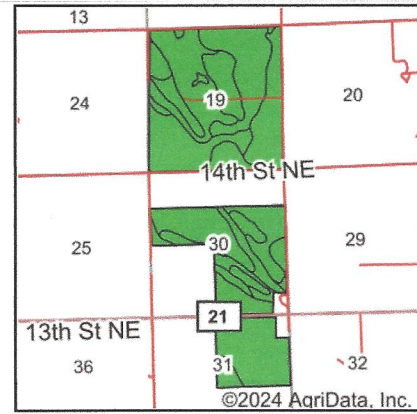
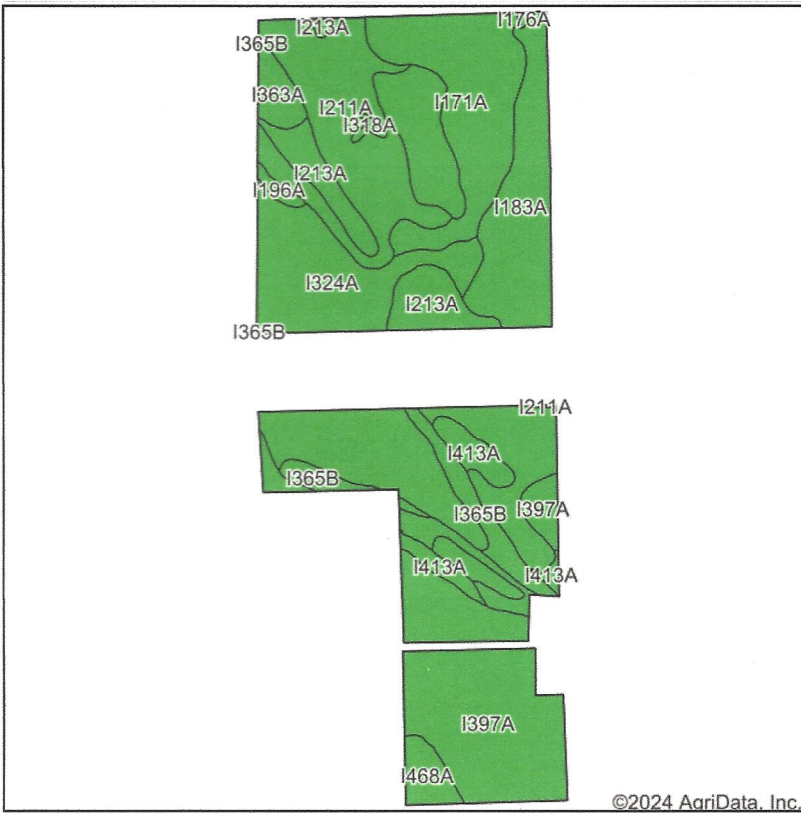
30-148N-51W
Traill County
North Dakota



6/12/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Trail**
 Location: **30-148N-51W**
 Township: **Buxton**
 Acres: **1025.23**
 Date: **6/12/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I324A	Gilby-Mustinka complex, 0 to 2 percent slopes	244.74	23.7%		Ile		76	63
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	190.26	18.6%		Ile		82	60
I211A	Wyndmere loam, 0 to 2 percent slopes	131.00	12.8%		Ile		76	42
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	119.64	11.7%		Ilw		51	61
I213A	Embsden fine sandy loam, 0 to 2 percent slopes	105.40	10.3%		Ille		74	55
I183A	Gilby, moderately saline-Mustinka complex, 0 to 2 percent slopes	97.14	9.5%		IIIs		58	45
I365B	Arvilla sandy loam, 0 to 6 percent slopes	36.75	3.6%		IIle		41	27
I413A	Lankin loam, 0 to 2 percent slopes	27.70	2.7%		Ilc		91	68
I611B	Sioux-Arvilla complex, 2 to 6 percent slopes	17.70	1.7%		VIIs		29	23
I468A	Divide loam, 0 to 2 percent slopes	17.48	1.7%		IIIs		59	39
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	17.01	1.7%		IVe	IIle	50	30
IGp	Pits, gravel and sand	11.30	1.1%		VIIIs		2	16
I196A	Winger-Doran complex, 0 to 2 percent slopes	4.86	0.5%		Ilw		75	61
I318A	Borup silt loam, 0 to 1 percent slopes	3.11	0.3%		Ilw		72	39
I176A	Ojata silty clay loam, 0 to 1 percent slopes	1.14	0.1%		VIIs		25	13
Weighted Average					2.41	*-	69	*n 53.5

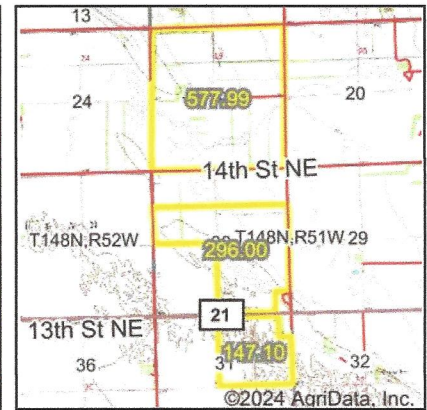
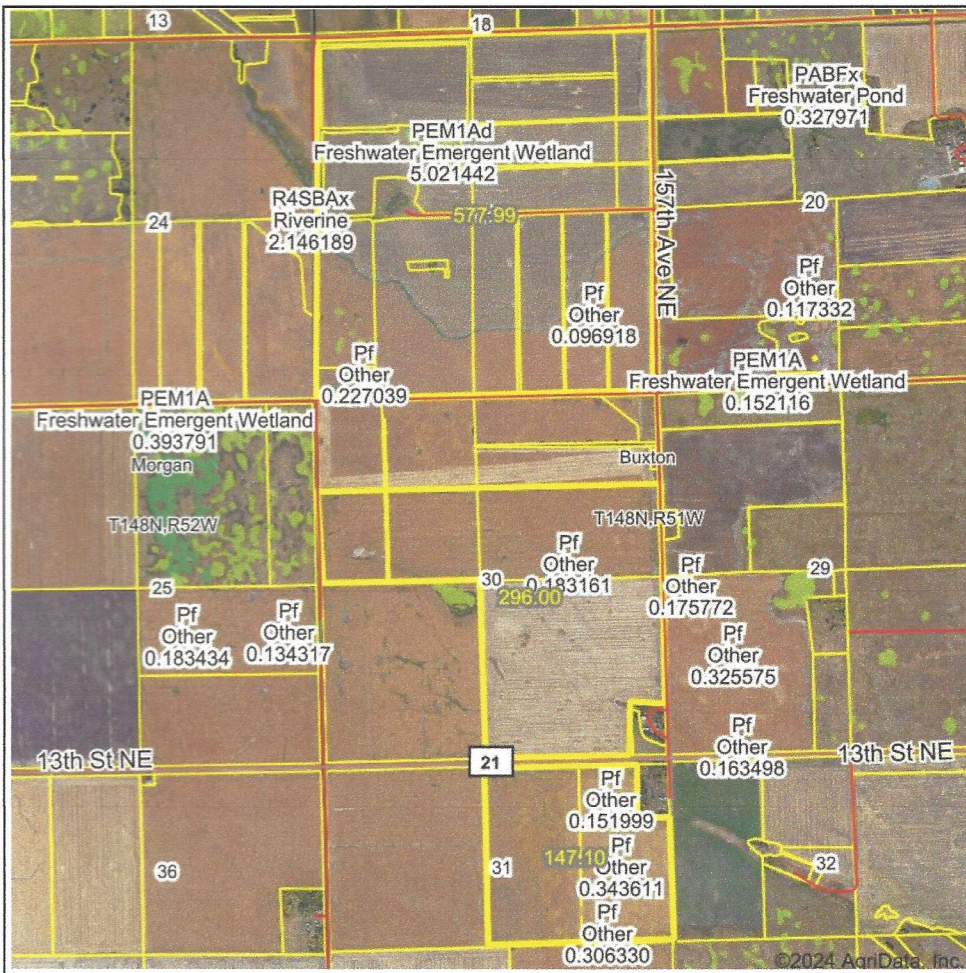
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

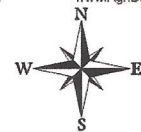
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Wetlands Map



State: **North Dakota**
 Location: **30-148N-51W**
 County: **Traill**
 Township: **Buxton**
 Date: **6/12/2024**



0ft 2881ft 5762ft

Classification Code	Type	Acres
Pf	Other	6.76
PEM1Ad	Freshwater Emergent Wetland	5.02
PEM1A	Freshwater Emergent Wetland	1.29
R4SBAX	Riverine	0.99
R4SBCx	Riverine	0.38
Total Acres		14.44

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.