



Property: 779.66 Acres in Williams County, North Dakota

Location:

779.66/A in the SE ¼ of Sect. 19 & all of Sect. 29 except
Part of the NW ¼ of the NW ¼ T-156-N R-97-W in Williams Co., ND

David Hueneke

815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Total Acres: 779.66

Till. Acres: 757.74

Production Index: (See Soil Map)

Ask - Gross: \$ 1,555,000.

Per Acre Price: \$ 1,995.

Income:

	750	(FSA till = 757.74 acres / Owner being paid on 750 acres)
	X 60.	(Current Farm Rent through 2026)
- Cash Rent:	\$ 45,000.	

Gross Rent: \$ 45,000.

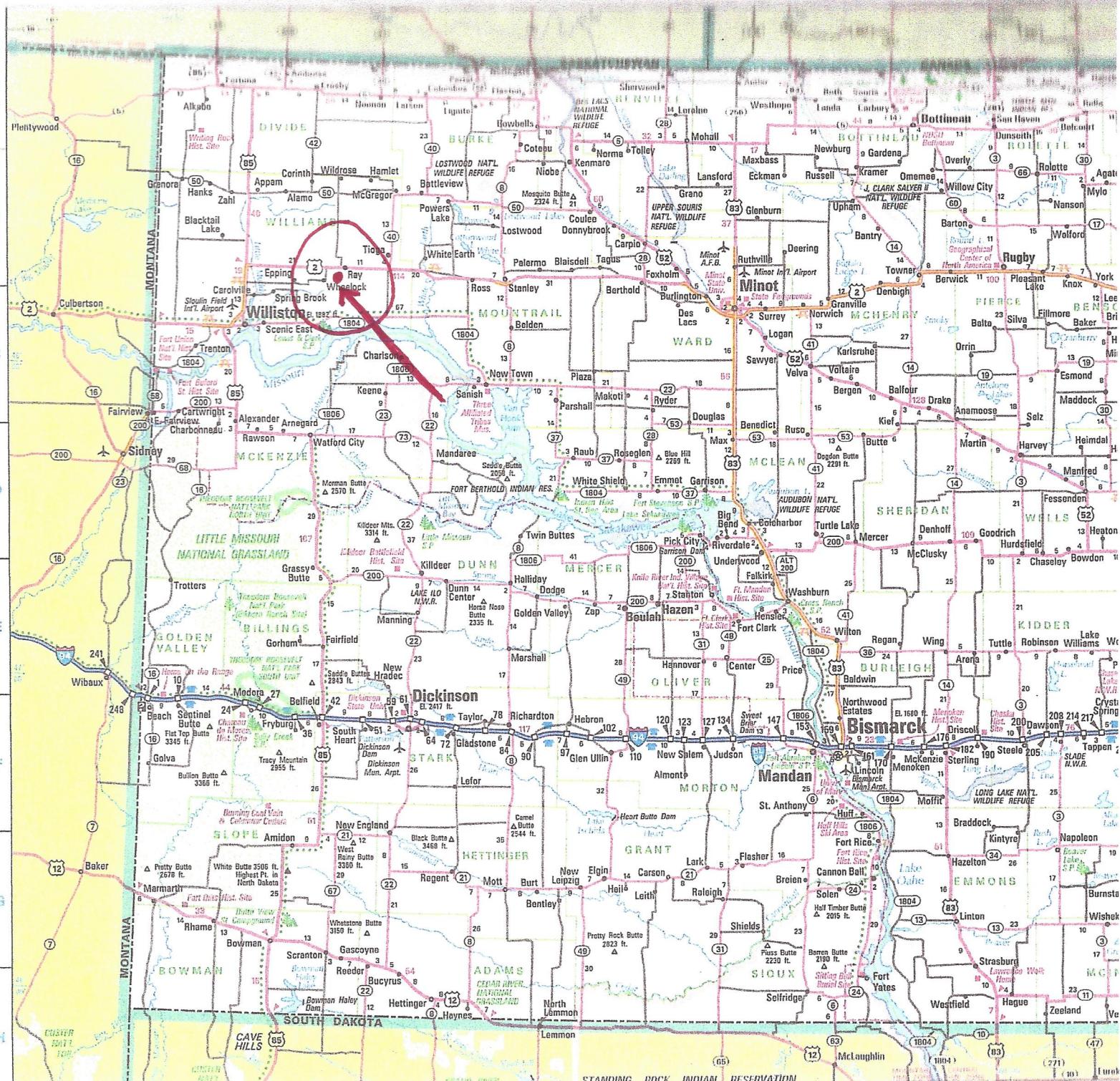
R.E. Taxes (Est.): \$ 4,170. (Est. \$5.35 p/Acre ave.)

Net Return (After Tax): \$ 40,830.

Return Hypothetical: 2.6% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Large tract with level to slightly rolling terrain
- No Buildings
- FSA Maps & 156EZ available upon request.



Iowa Farm Land Brokers

David Hueneka

Midwest Farmland

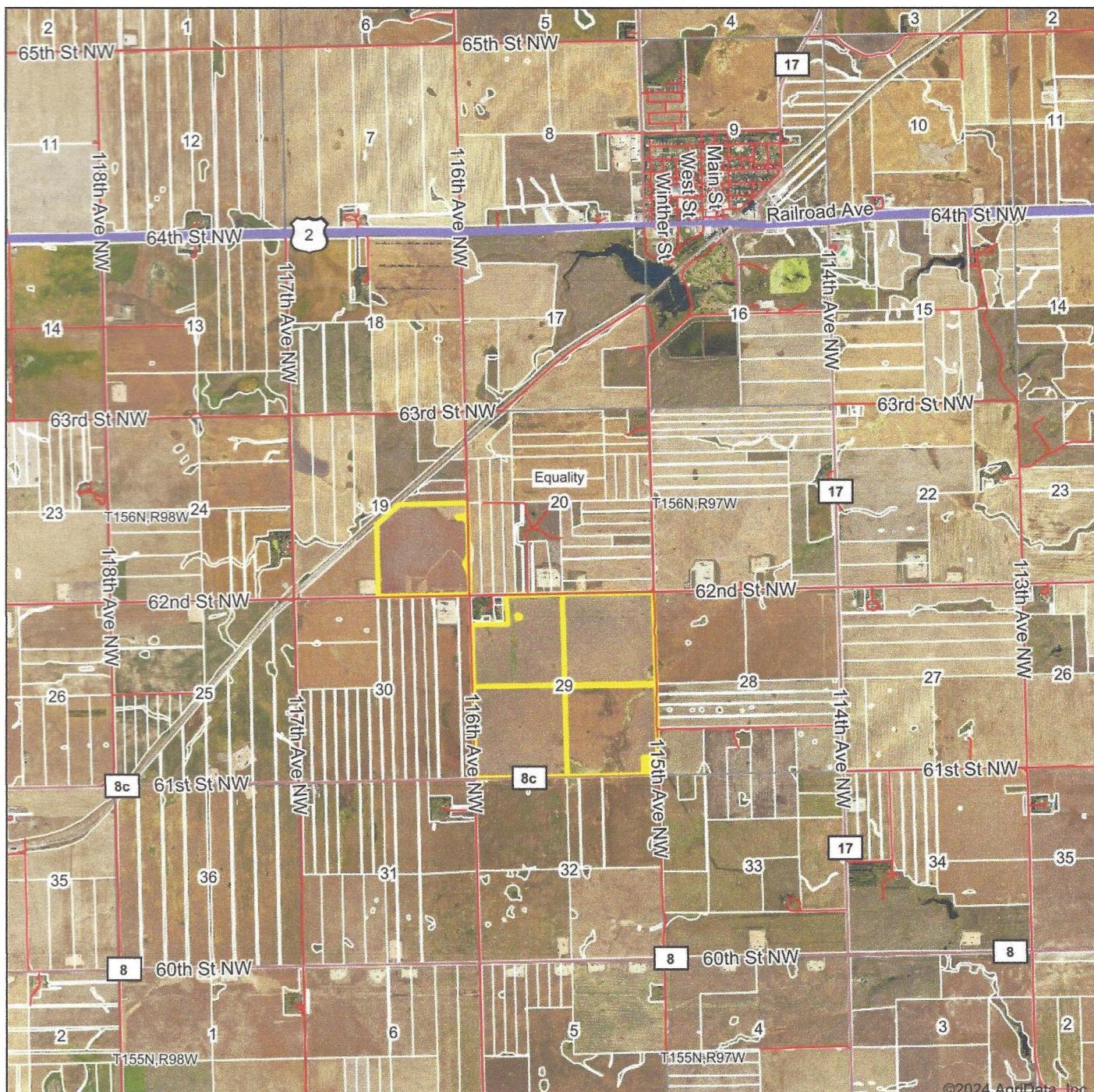
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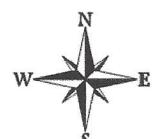
Maquoketa, IA 52060

Aerial Map



Boundary Center: 48° 18' 35.36, -103° 11' 25.2

0ft 4468ft 8936ft



29-156N-97W
Williams County
North Dakota

6/12/2024



Maps Provided By:



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

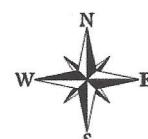
Aerial Map



Maps Provided By:
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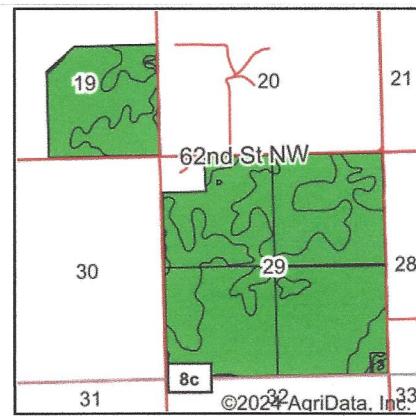
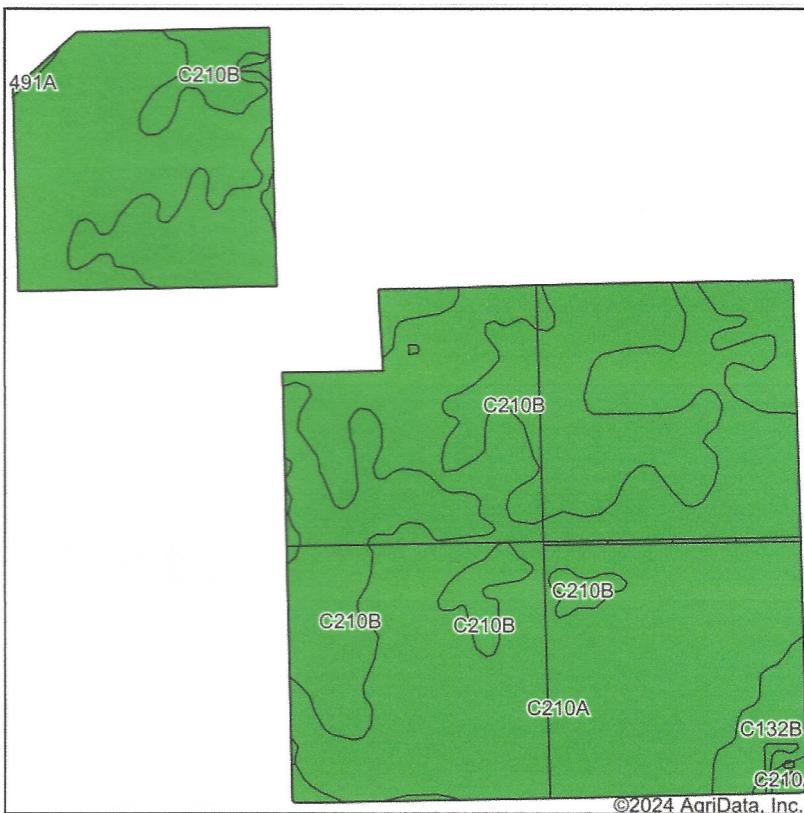
Field borders provided by Farm Service Agency as of 5/21/2008.

29-156N-97W
Williams County
North Dakota



6/12/2024

Soils Map



State: **North Dakota**

County: **Williams**

Location: **29-156N-97W**

Township: **Equality**

Acres: **760.28**

Date: **6/12/2024**



Maps Provided By:



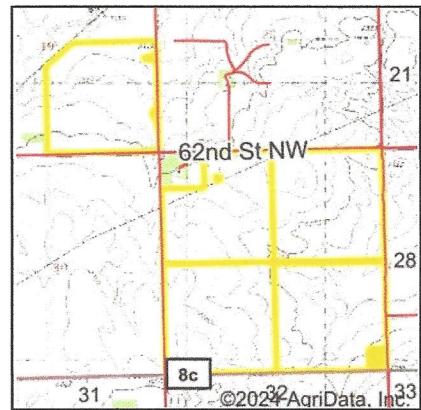
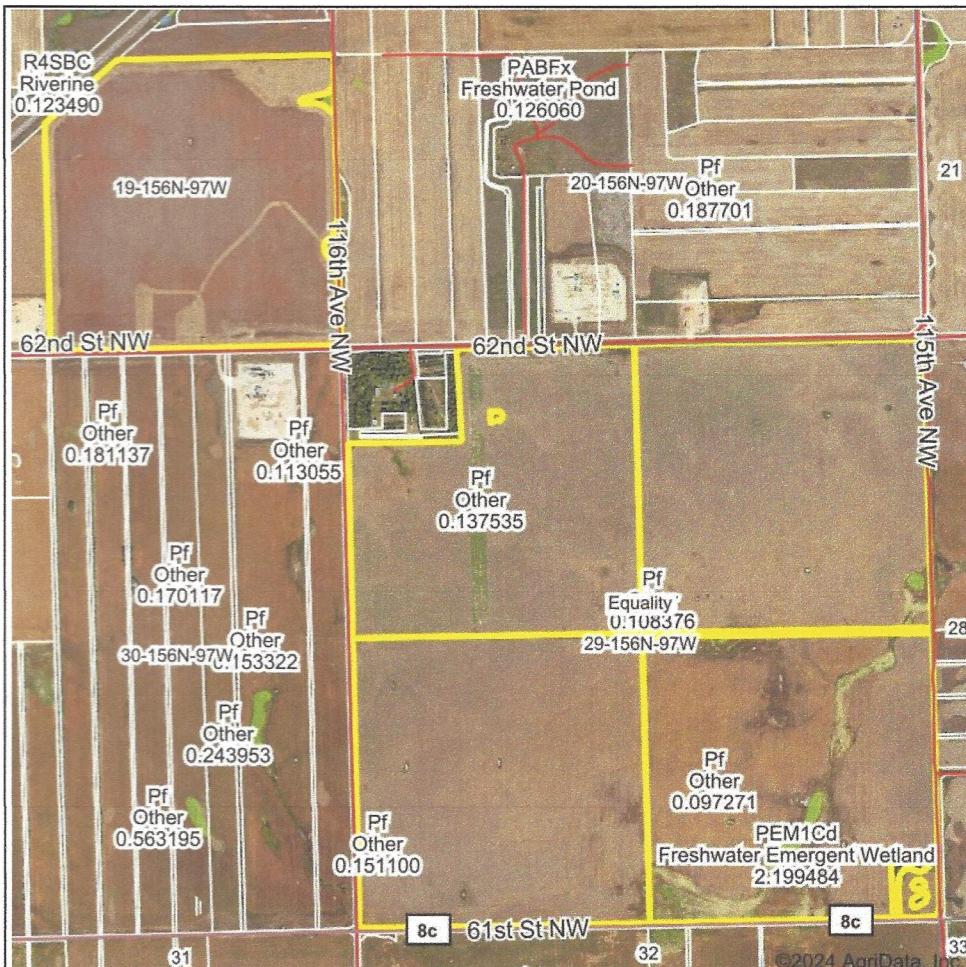
Area Symbol: ND105, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	488.27	64.2%		IIC	86	54
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	249.92	32.9%		IIE	83	53
C132B	Williams-Zahl loams, 3 to 6 percent slopes	21.39	2.8%		IIE	76	53
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	0.70	0.1%		Vlw	42	24
Weighted Average					2.00	84.7	*n 53.6

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

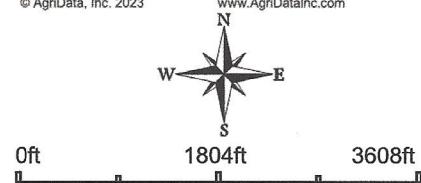
*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: North Dakota
Location: 29-156N-97W
County: Williams
Township: Equality
Date: 6/12/2024


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Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	2.20
Pf	Other	0.49
PEM1Ad	Freshwater Emergent Wetland	0.40
PEM1A	Freshwater Emergent Wetland	0.29
	Total Acres	3.38

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