

RESIDENTIAL LAND FOR SALE



94 St Se

Rutland, North Dakota

United States

Asking Price

\$783,000

Parcel Size 0

Date Listed

08/01/2024

Listing ID

GL-

1726972792

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11807779>

Overview

Located along the south edge of Rutland, ND, this farmland spans approximately 130.5 acres and would be a valuable addition to any farmer's or investor's portfolio. The soil productivity is rated at 80.9, with an NCCPI of 51, and it is composed of Gwinner Peever complex and Aastad Forman Parnell soils. The land includes 47.82 base acres for corn and 83.78 base acres for soybeans. The terrain is mostly flat with some smaller potholes and a wetland easement. The proximity to the Tewaukon National Wildlife Refuge enhances the area's pheasant and duck hunting opportunities. A survey will be completed after the harvest. There is a lease in place, which can potentially be broken, and the property offers easy access with two main roads nearby. Survey in progress. if survey indicates an increase or decrease in acreage(price based on 130.5 acres at \$6000 per acre), price will be adjusted accordingly.

For more details:

Listed by: Darin Milbrath

Contact

Email

Phone