

Steele, ND • 1,280 +/- Acres

# Ranch For Sale

**1,280 +/- Acre Ranch • Kidder County, ND**



**PRICE: \$2,875,000**

**Pifer's**  
AUCTION & REALTY



510 7th St. NW • Steele, ND

701.475.7653

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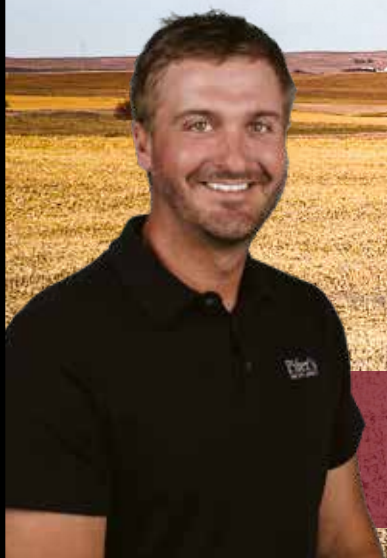
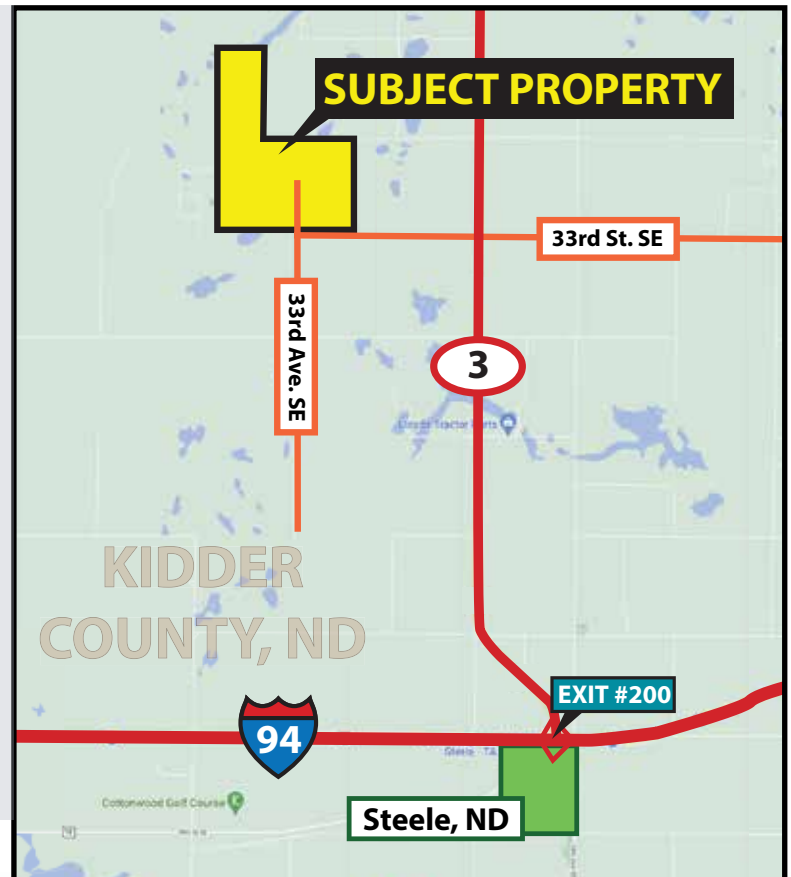
# Introduction

This premier ranch presents an attractive opportunity to purchase a diverse property with a multitude of benefits. The contiguous 1,280 +/- ranch offers an immaculate 700-head feedlot, 916 +/- acres of lush pastureland, 338 +/- acres of strong producing cropland and a 26 +/- acre farmstead nestled in a beautiful setting. The feedlot consists entirely of solid metal paneling, with ample water sources, great wind protection and solid metal feed bunks. The pastureland consists of well-maintained fences, prolific native grasses and adequate water sources, while the cropland boasts rich soils with a strong cropping history. The ranch headquarters includes a beautiful ranch-style home, a heated shop, several cold storage buildings and an abundance of mature trees to provide wind protection. Not only does this property offer excellent ranching opportunities, but it also comes with some of the best deer, upland game, and waterfowl hunting in central North Dakota. Do not miss out on this once-in-a-lifetime opportunity!

## Driving Directions:

### From Steele, ND

From Steele, ND, go north on Hwy. # 3 for 5 miles, turn west on 33rd Ave. SE for 2 miles, turn north on 23rd Ave. SE for .5 Miles. Here you will enter the ranch headquarters.



**DARIN PETERSON**

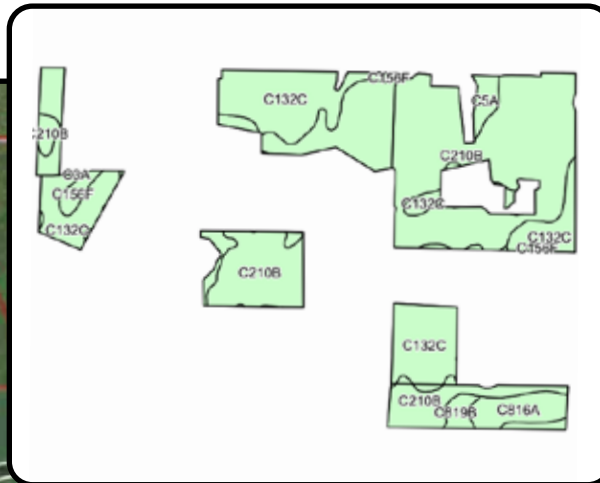
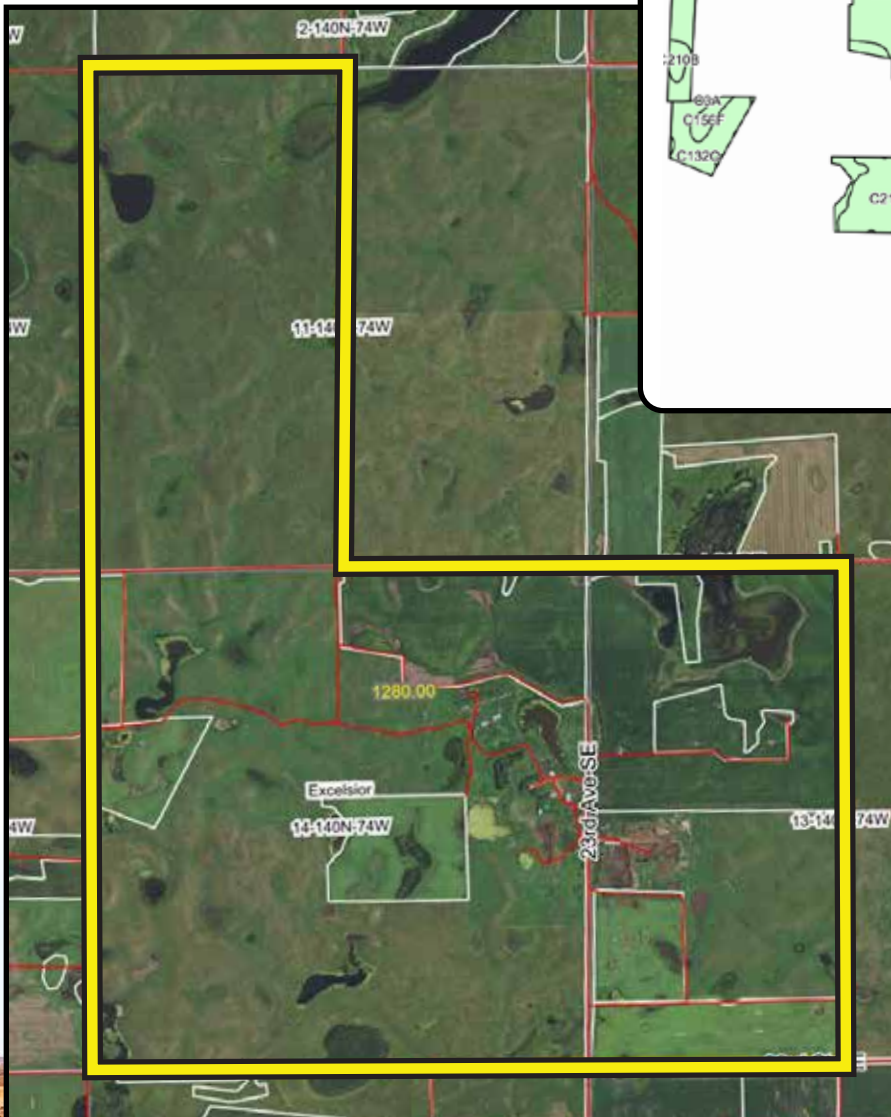
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**ABBEY MESSER**

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amesser@pifers.com

# Property Information



**Address:** 3253 23rd Ave. NW • Steele, ND

**Acres:** 1,280 +/-

**Legal:** All of Section 14-140-74,  
W½ 13-140-74 & W½ 11-140-74

**Crop Acres:** 338 +/- (Pending FSA)

**Pasture Acres:** 916 +/-

**Farmstead Acres:** 26 +/-

**Taxes (2020):** \$3,678.39

The 916 +/- Acres of lush pasture have multiple water sources and cross fencing. The 338 +/- Acres of Tillable Cropland have an average SPI of 71! Wetland and Grassland Easements do apply in some areas.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	193.68	57.2%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	110.35	32.6%	IIle	61
C816A	Lehr loam, 0 to 2 percent slopes	14.04	4.1%	IIIs	47
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	8.12	2.4%	VIIle	36
C819B	Lehr-Wabek loams, 2 to 6 percent slopes	6.64	2.0%	IIle	41
C5A	Southam silty clay loam, 0 to 1 percent slopes	5.51	1.6%	VIIIw	5
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.06	0.0%	Vw	20
<b>Weighted Average</b>					<b>71.1</b>



# House



**Style:** Ranch Style with Full Walkout Basement

**Total Square Footage:** 3,384 sq. ft.

**Main Floor Square Footage:** 1,692 sq. ft. (Fully Renovated)

**Basement Square Footage:** 1,692 sq. ft.

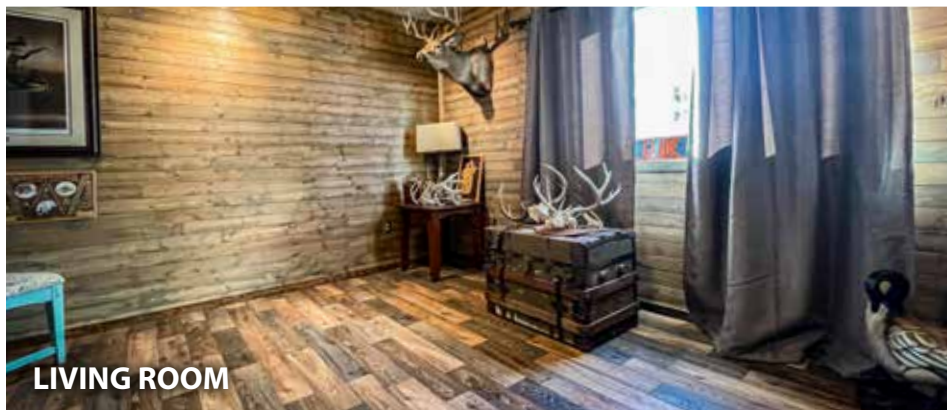
**Total Bedrooms:** 3

**Total Bathrooms:** 1

**Basement:** Fully Sheetrocked, Framed and Wired, Ready for finishing, Plumbed for additional two bathrooms downstairs, finished hot tub room, large brick fireplace (would need re-piped to be operational)

**Garage:** Two Stall Attached Garage, New Garage doors and windows





1506 29th Ave. S • Moorhead, MN



# House Photos



**BEDROOM #1**



**BEDROOM #2**



**BEDROOM #3**



**BASEMENT**



**BEDROOM #3**



# House Photos



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# Outbuildings, Corrals & Feedlot



## Outbuildings & Corrals

1,900 sq. ft. Heated Shop

4,032 sq. ft. Machine Shed – Partial Concrete and Insulation

(4) Metal Cattle Barns

2,500 Bushel Hopper Grain Bin

3 Wells in Yard and Feedlot

## Feedlot

700 Head Capacity

1,400 ft. of Solid Metal Runways

6 Ritchie Waterers

Solid Metal Feedbunks





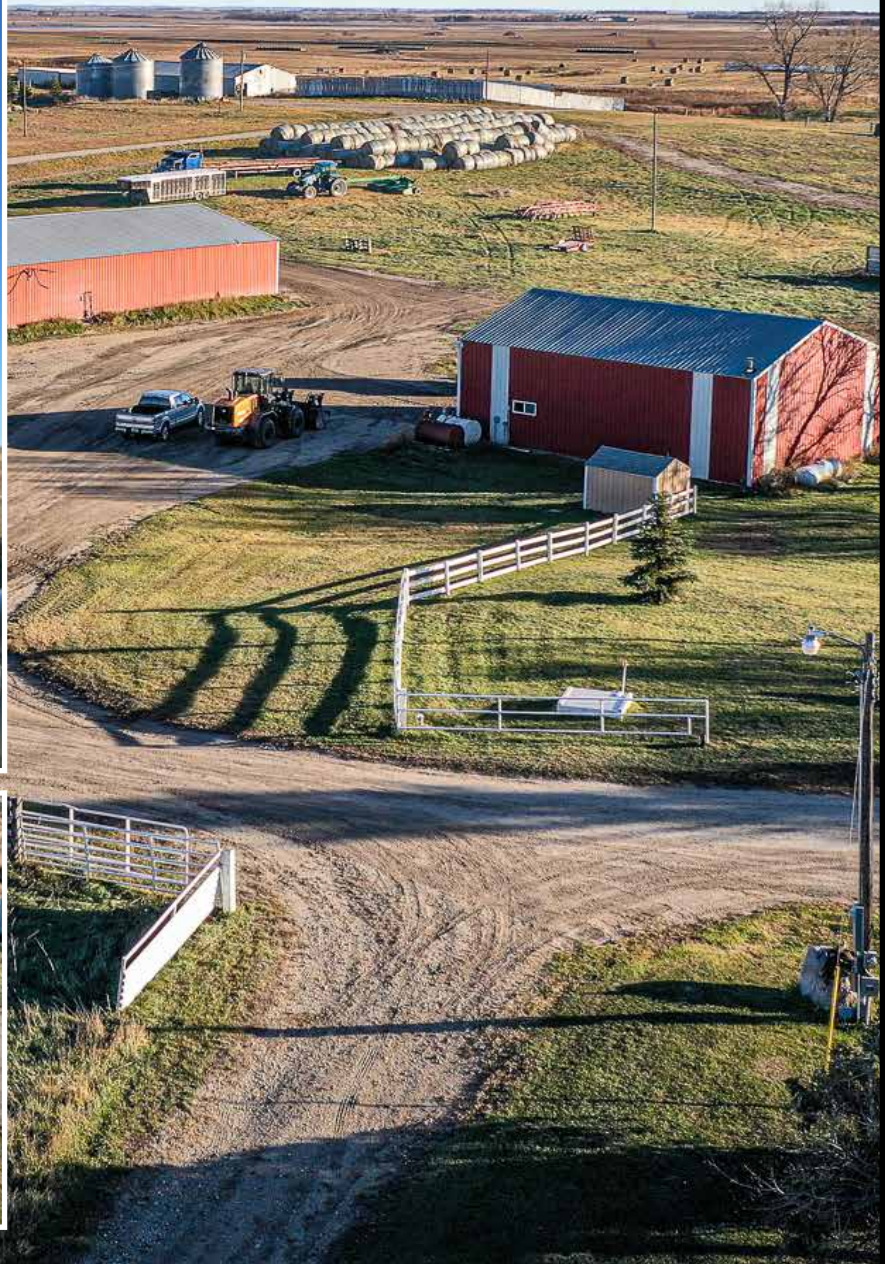
# Miscellaneous

## Miscellaneous

(1) 2,500 Gallon Liquid Feed Tank

(1) 5,000 Gallon Fuel Tank

(2) 500 Gallon Fuel Tanks



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# Photos



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