



**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 Hueneke  
815-291-6550  
daveiowafarmland@gmail.com  
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.)

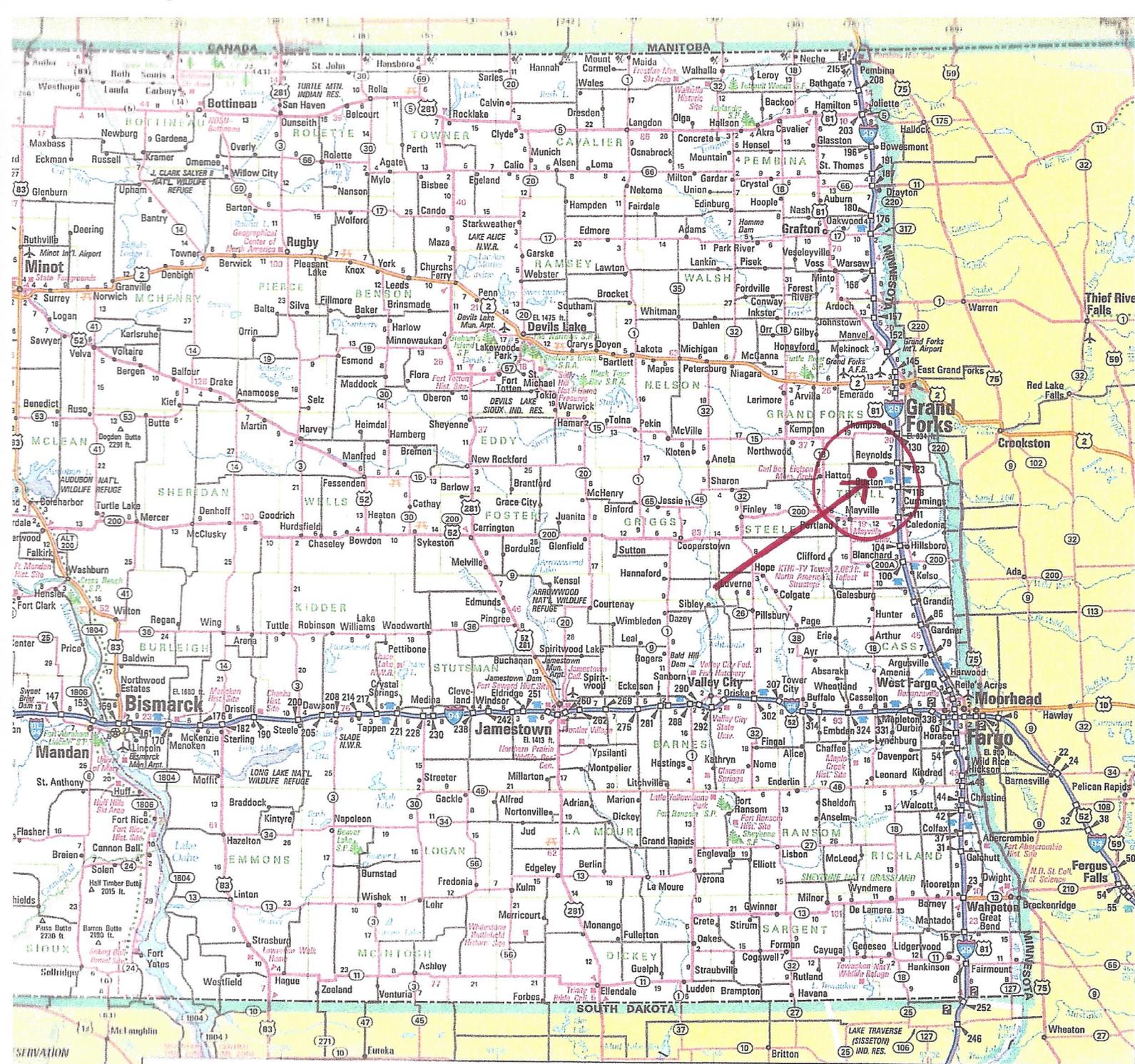
**Net Return (After Tax):** \$ 124,633.

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

**Comments:**

- Large tract with mostly level terrain
- Majority of the Farm is Pattern tilled 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

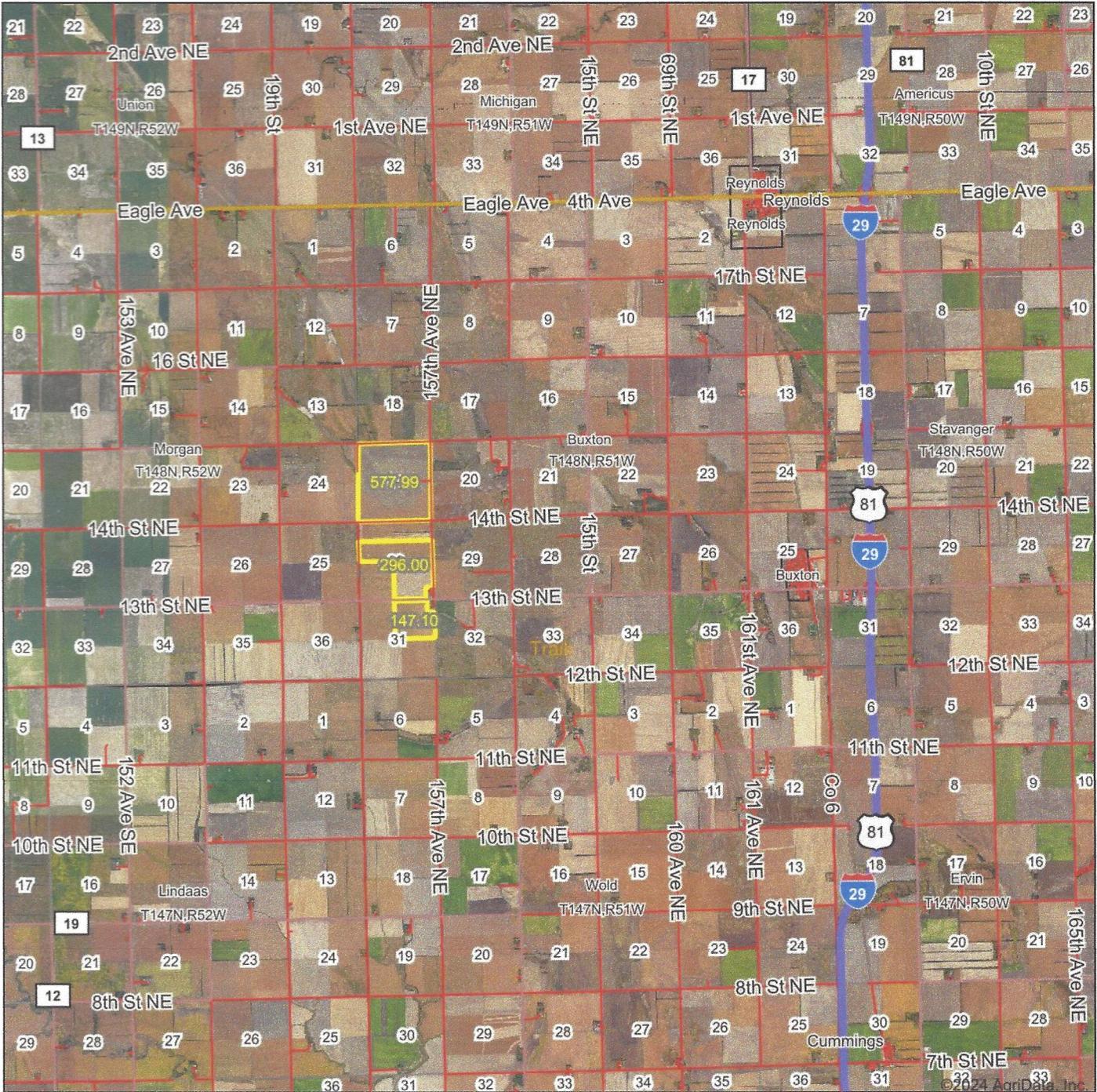
David Hueneke  
Midwest Farmland

Cell: 815-291-6550

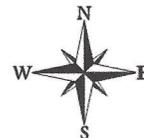
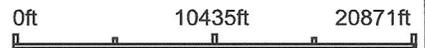
daveiowafarmland@gmail.com

P.O. Box 700  
Maquoketa, IA 52060

# Aerial Map



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



Maps Provided By:



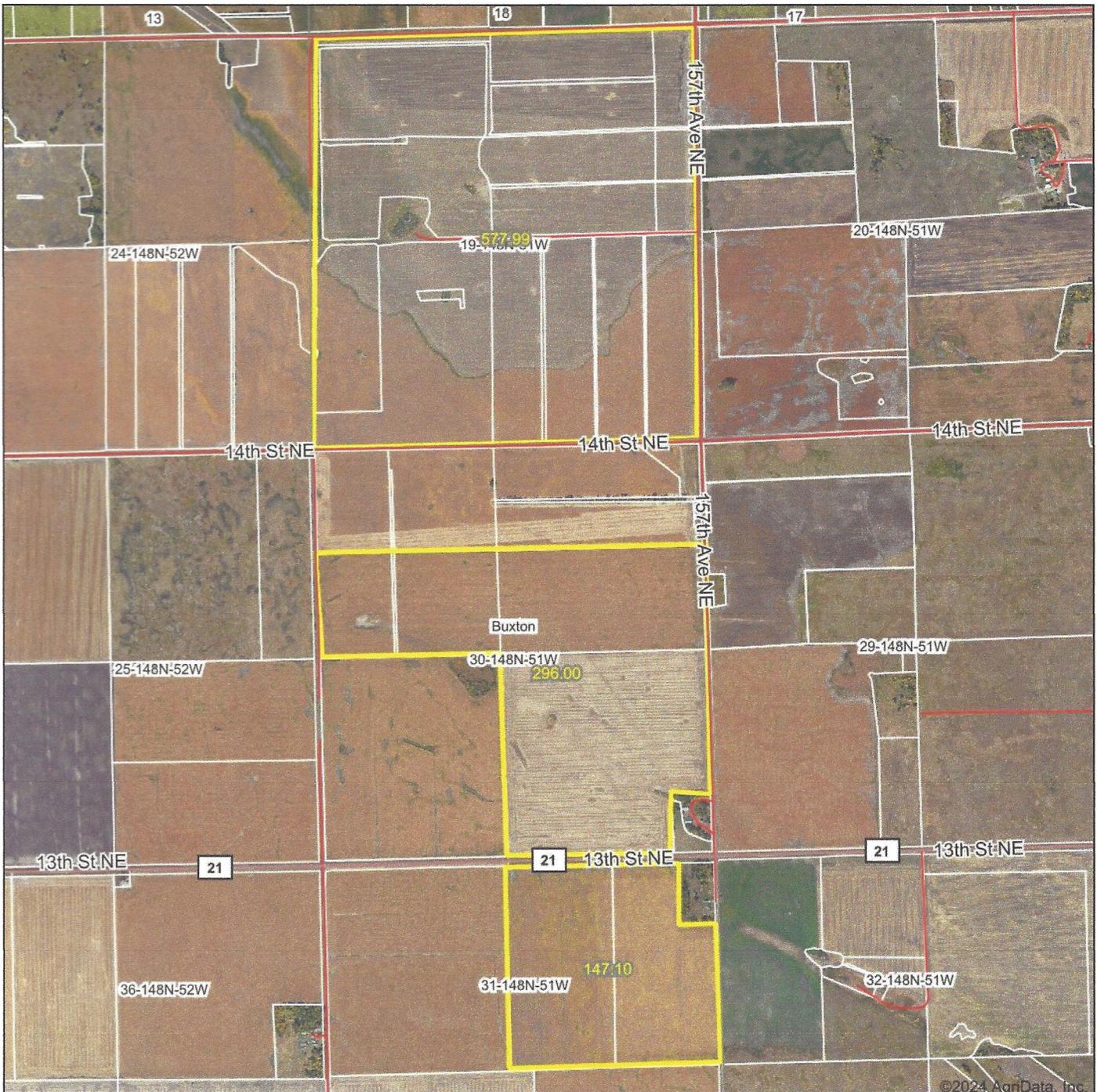
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**30-148N-51W**  
**Trail County**  
**North Dakota**

6/12/2024

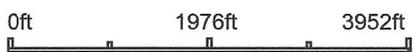
Field borders provided by Farm Service Agency as of 5/21/2008.

# Aerial Map



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



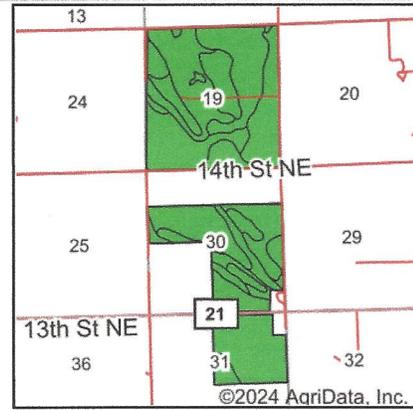
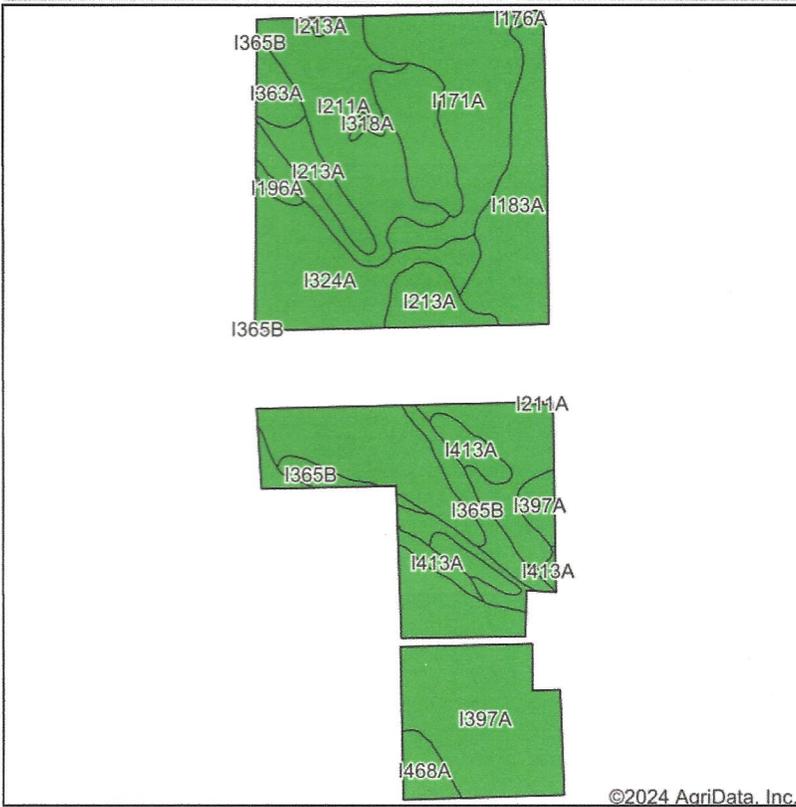
Maps Provided By:  
**surety**  
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**30-148N-51W**  
**Trail County**  
**North Dakota**

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:  
  
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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%	<span style="color: green;">■</span>		Ile	76	63	
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	190.26	18.6%	<span style="color: green;">■</span>		Ile	82	60	
I211A	Wyndmere loam, 0 to 2 percent slopes	131.00	12.8%	<span style="color: green;">■</span>		Ile	76	42	
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	119.64	11.7%	<span style="color: green;">■</span>		Ilw	51	61	
I213A	Embden fine sandy loam, 0 to 2 percent slopes	105.40	10.3%	<span style="color: green;">■</span>		IIle	74	55	
I183A	Gilby, moderately saline-Mustinka complex, 0 to 2 percent slopes	97.14	9.5%	<span style="color: green;">■</span>		IIIs	58	45	
I365B	Arvilla sandy loam, 0 to 6 percent slopes	36.75	3.6%	<span style="color: green;">■</span>		IIle	41	27	
I413A	Lankin loam, 0 to 2 percent slopes	27.70	2.7%	<span style="color: green;">■</span>		Ilc	91	68	
I611B	Sioux-Arvilla complex, 2 to 6 percent slopes	17.70	1.7%	<span style="color: green;">■</span>		VIIs	29	23	
I468A	Divide loam, 0 to 2 percent slopes	17.48	1.7%	<span style="color: green;">■</span>		IIs	59	39	
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	17.01	1.7%	<span style="color: green;">■</span>		Ive	IIle	50	30
IGp	Pits, gravel and sand	11.30	1.1%	<span style="color: green;">■</span>		VIIIs	2	16	
I196A	Winger-Doran complex, 0 to 2 percent slopes	4.86	0.5%	<span style="color: green;">■</span>		Ilw	75	61	
I318A	Borup silt loam, 0 to 1 percent slopes	3.11	0.3%	<span style="color: green;">■</span>		Ilw	72	39	
I176A	Ojata silty clay loam, 0 to 1 percent slopes	1.14	0.1%	<span style="color: green;">■</span>		VIIs	25	13	
<b>Weighted Average</b>						<b>2.41</b>	<b>*-</b>	<b>69</b>	<b>*n 53.5</b>

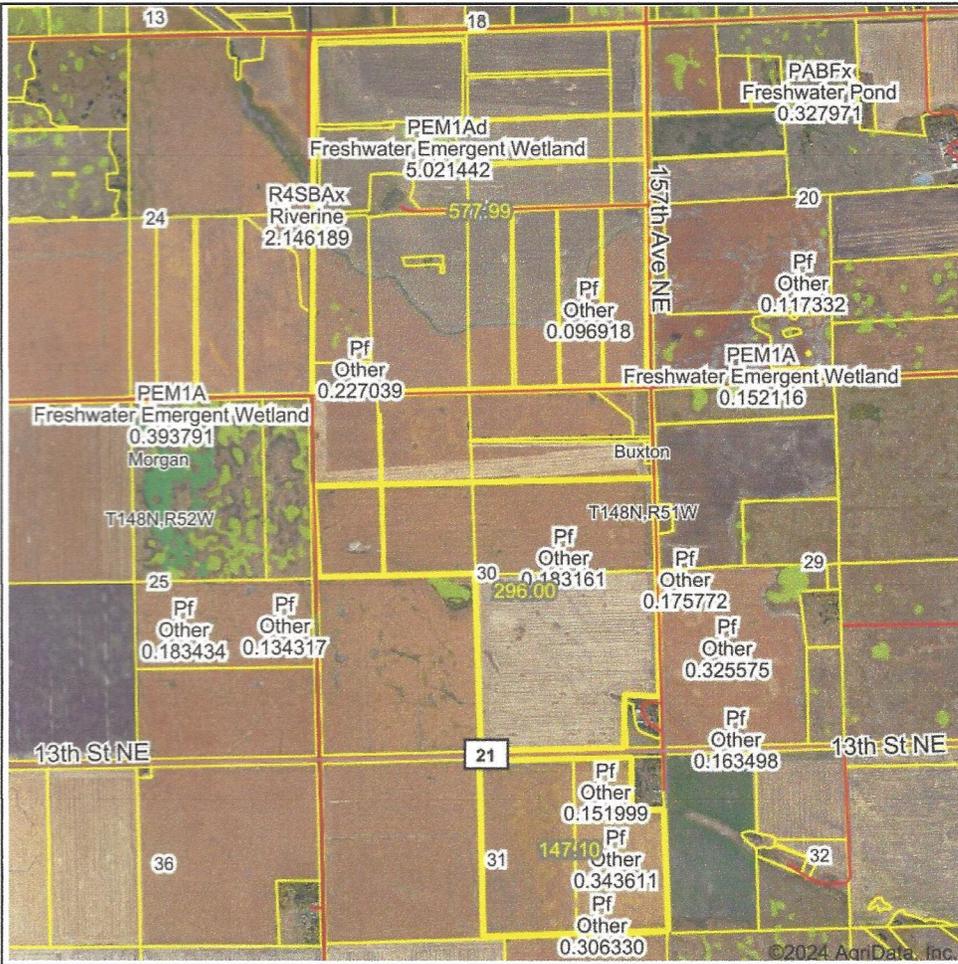
\*n: The aggregation method is "Weighted Average using all components"

\*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.

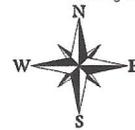
# Wetlands Map



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



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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
<b>Total Acres</b>		<b>14.44</b>

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.