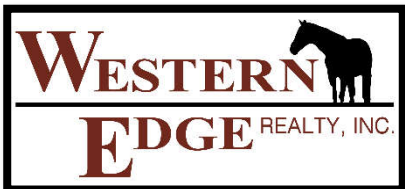


317.5 +/- Acres of Cedar River CRP and River Bottom For Sale Central Adams County, ND



Property Offered By:



Western Edge Realty

Shawn Weishaar - Salesperson (701)376-3582

Email: shwshr@sdplains.com

www.weishaarsales.com

Notice: Offering is subject to errors, omissions, and change or withdrawal without notice by owners. Information regarding the land types and classifications, potential production, etc., is intended only as a general guideline and has been provided by sources deemed reliable, but whose accuracy we cannot guarantee.

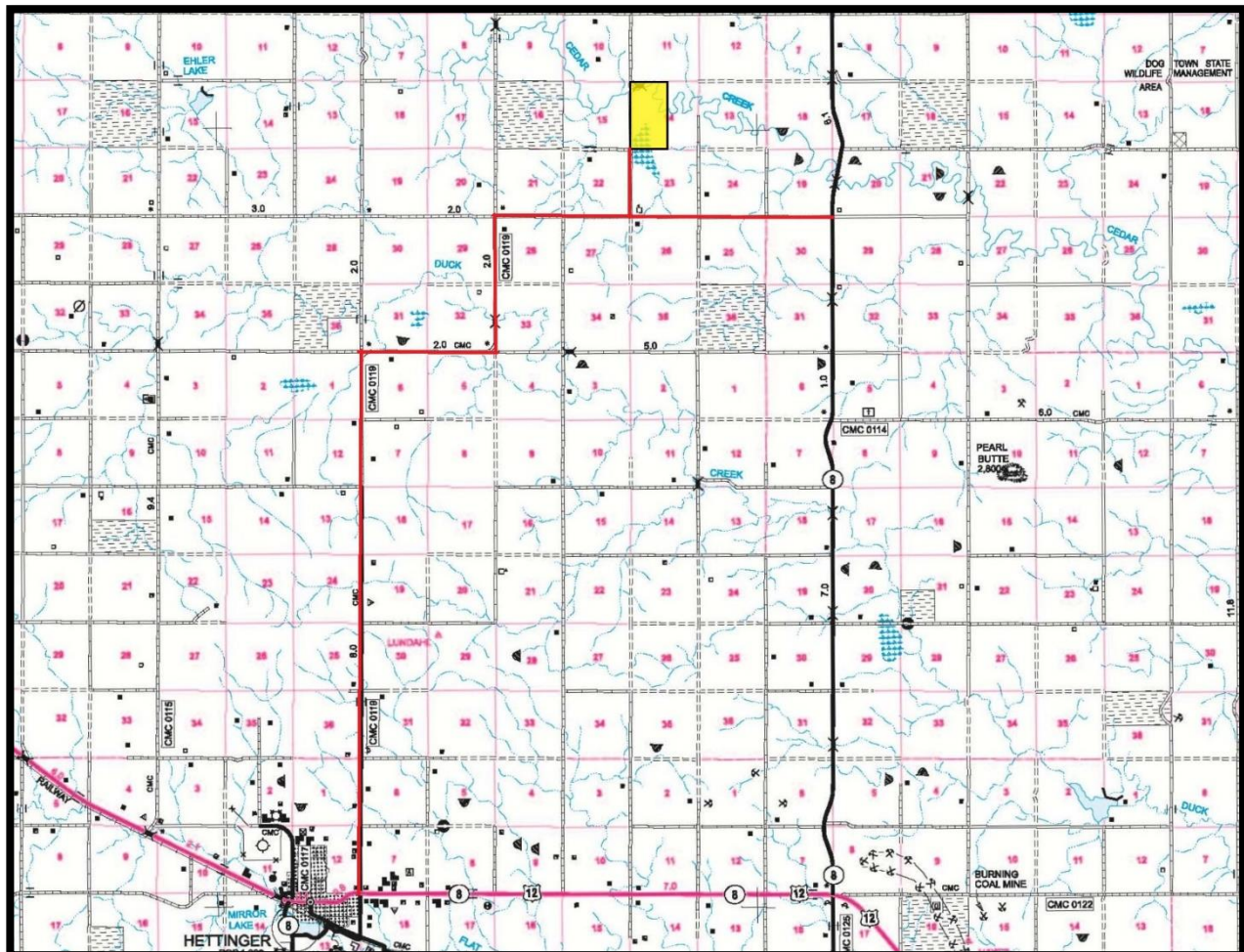
Property Details

Legal Description:

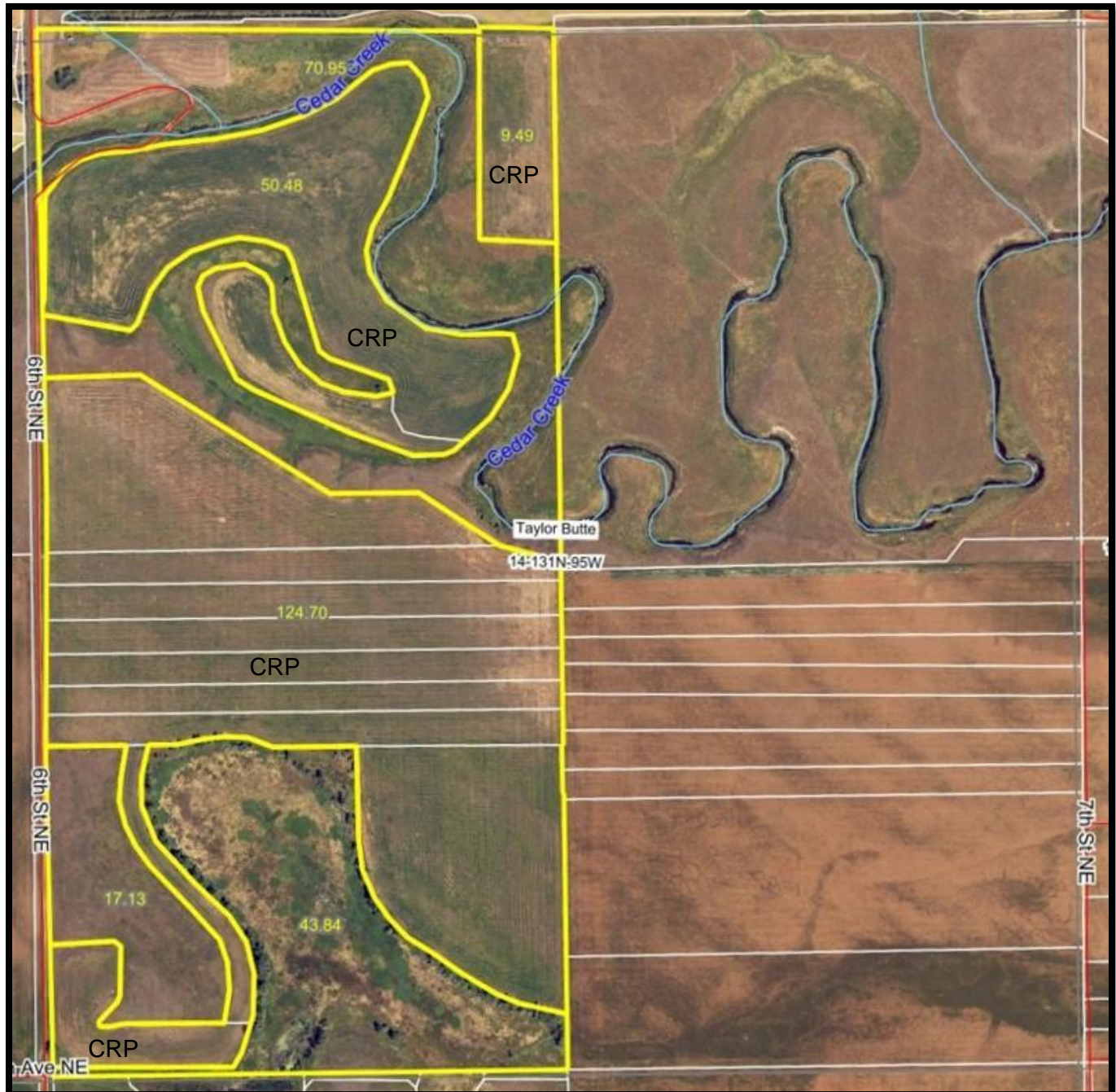
- W ½ of Section 14, Township 131, Range 95 - Adams County, ND (Total Acres: 317.5 +/-)

Property Details:

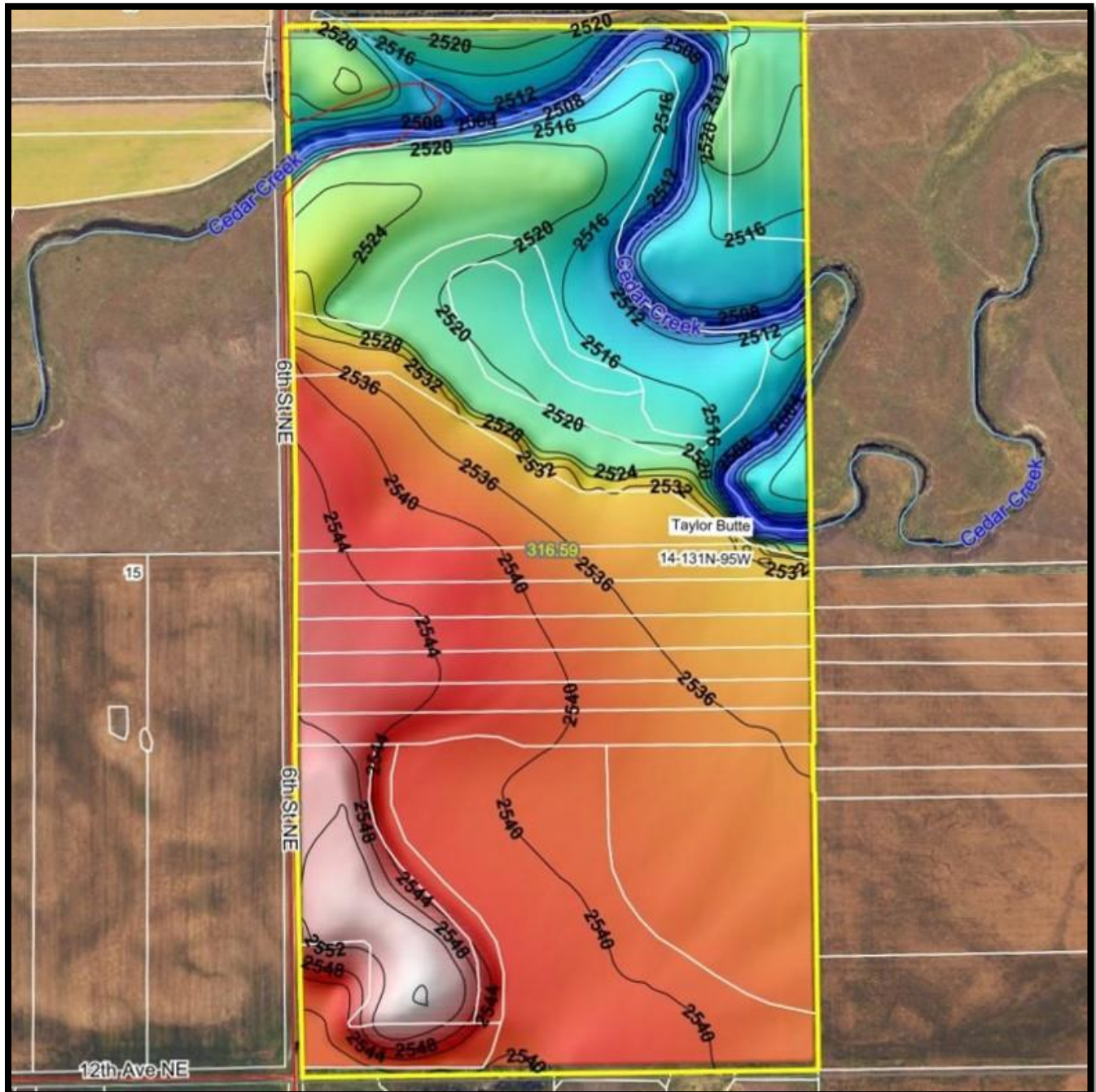
- This is an outstanding tract of Cedar River bottom land with approximately 184.6 +/- acres of tillable that is currently enrolled in a CRP contract through 2030. The Cedar River flows through one mile of the property with a 40 acre +/- wetland with mature stand of willow and cottonwood trees providing additional wildlife habitat. The CRP annual payment is \$4981. The land is a diverse mix of river bottom, wetlands, and uplands. The tract is currently enrolled in a ND Game and Fish PLOTS agreement with the option of ending the contract at the end of the year. The tillable is highly productive with an estimated productivity index of 64.9. The property is 15 miles northeast of Hettinger in central Adams County.
- 2022 Real Estate Taxes - \$1,145.46.



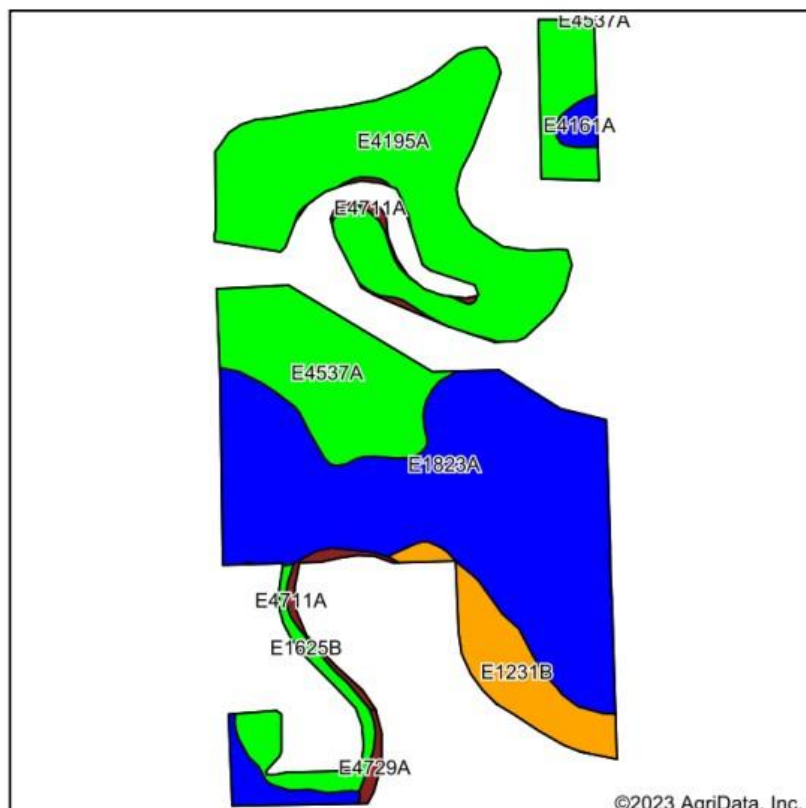
Aerial Map



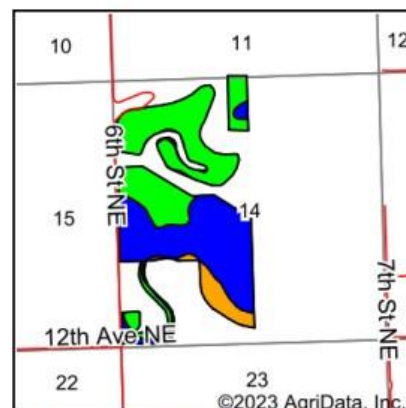
Topo Map



Soils Map



©2023 AgriData, Inc.



State: **North Dakota**
 County: **Adams**
 Location: **14-131N-95W**
 Township: **Taylor Butte**
 Acres: **184.67**
 Date: **7/11/2023**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

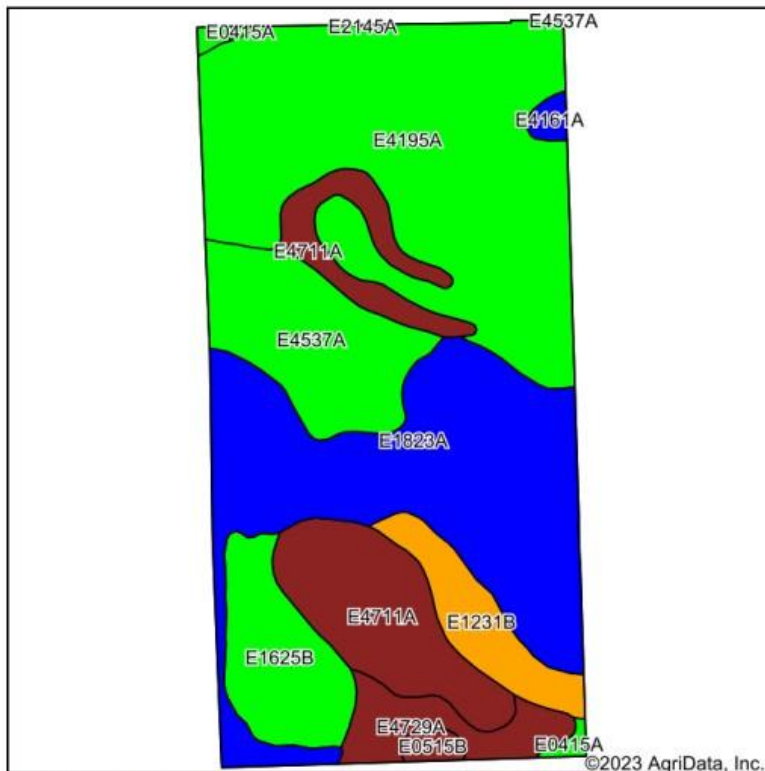


Soils data provided by USDA and NRCS.

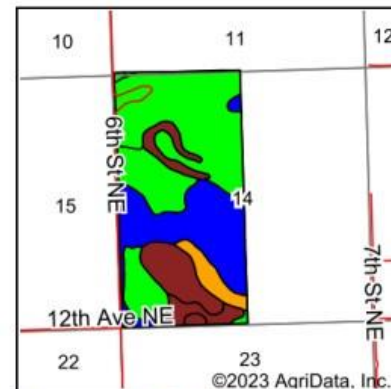
Area Symbol: ND001, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	77.74	42.1%		IIIe	2467	71
E4195A	Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded	56.93	30.8%		IIIe	2887	64
E4537A	Stady loam, 0 to 2 percent slopes	24.96	13.5%		Ile	2274	61
E1231B	Ekalaka-Yegen fine sandy loams, 0 to 6 percent slopes	12.62	6.8%		IVs	2138	48
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	6.69	3.6%		IIIe	2444	63
E4711A	Dimmick silty clay, 0 to 1 percent slopes	3.01	1.6%		Vw	5655	30
E4161A	Straw loam, 0 to 2 percent slopes, rarely flooded	1.77	1.0%		Ile	2762	88
E4729A	Heil silty clay loam, 0 to 1 percent slopes	0.95	0.5%		Vis	2453	35
Weighted Average					2.97	2601.8	64.9

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Adams**
 Location: **14-131N-95W**
 Township: **Taylor Butte**
 Acres: **316.59**
 Date: **7/11/2023**

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: ND001, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E4195A	Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded	108.04	34.1%		IIIe	2887	64
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	81.72	25.8%		IIIe	2467	71
E4711A	Dimmick silty clay, 0 to 1 percent slopes	40.77	12.9%		Vw	5655	30
E4537A	Stady loam, 0 to 2 percent slopes	31.25	9.9%		Ile	2274	61
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	22.02	7.0%		IIIe	2444	63
E1231B	Ekalaka-Yegen fine sandy loams, 0 to 6 percent slopes	14.54	4.6%		IVs	2138	48
E4729A	Heil silty clay loam, 0 to 1 percent slopes	12.07	3.8%		VIIs	2453	35
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	2.13	0.7%		VIIs	1210	29
E4161A	Straw loam, 0 to 2 percent slopes, rarely flooded	1.77	0.6%		Ile	2762	88
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	1.41	0.4%		IIs	1891	60
E4581A	Parshall, gravelly substratum-Manning fine sandy loams, 0 to 2 percent slopes	0.80	0.3%		IIIe	2458	64
E2145A	Shambo loam, 0 to 2 percent slopes	0.07	0.0%		IIc	2480	87
Weighted Average					3.33	2975.2	59.1

Photos



Photos



Photos



Photos

