



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
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P.O. Box 700
Maquoketa, IA 52060

Total Acres: 779.66

Till. Acres: 757.74

Production Index: (See Soil Map)

Ask - Gross: \$ 2,350,000.

Per Acre Price: \$ 3,014.

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.)

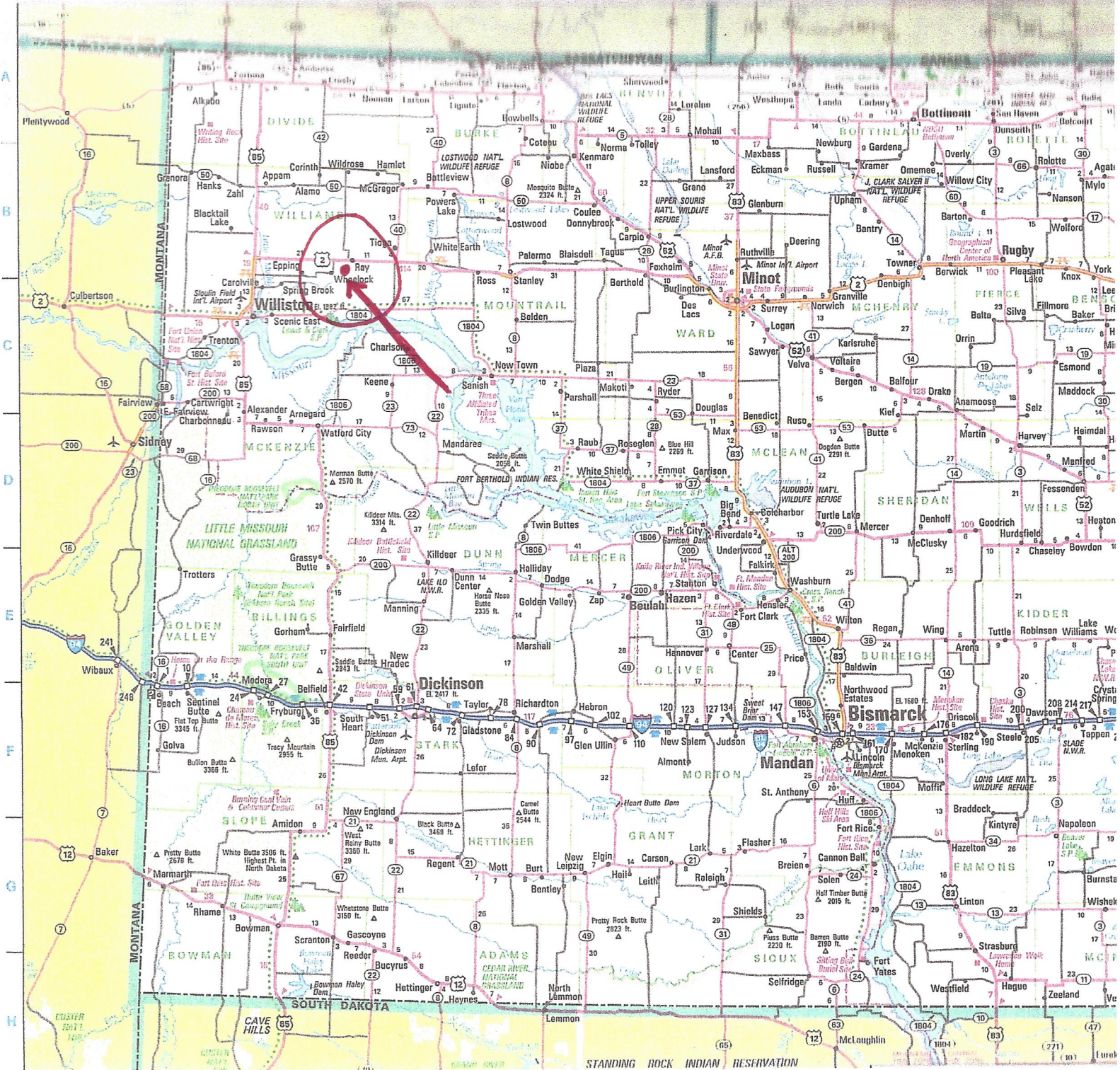
Net Return (After Tax): \$ 40,830.

Return Hypothetical: 1.7% (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.

* 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.

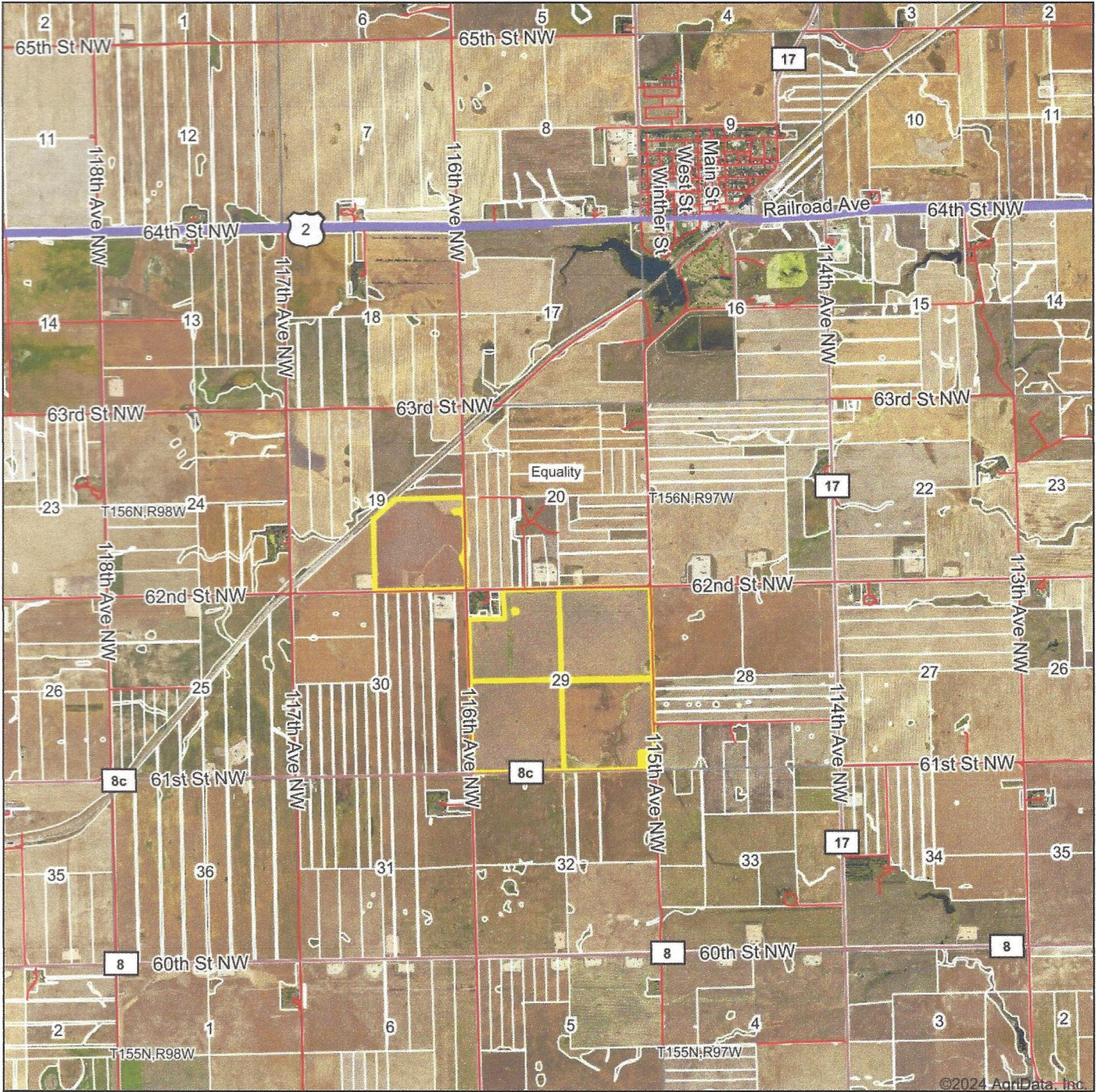


Iowa Farm Land Brokers
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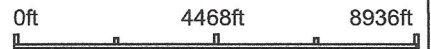
P.O. Box 700
 Maquoketa, IA 52060

Aerial Map



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



Maps Provided By:



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29-156N-97W
Williams County
North Dakota

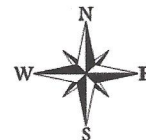
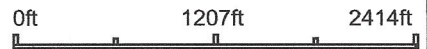
6/12/2024

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

Aerial Map



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



29-156N-97W
Williams County
North Dakota

6/12/2024



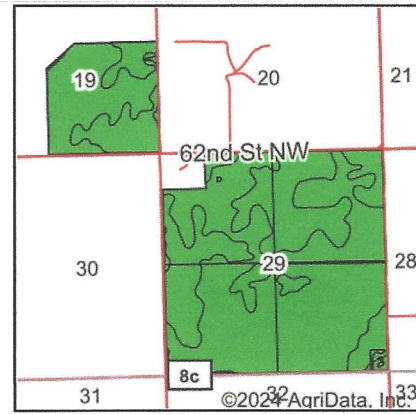
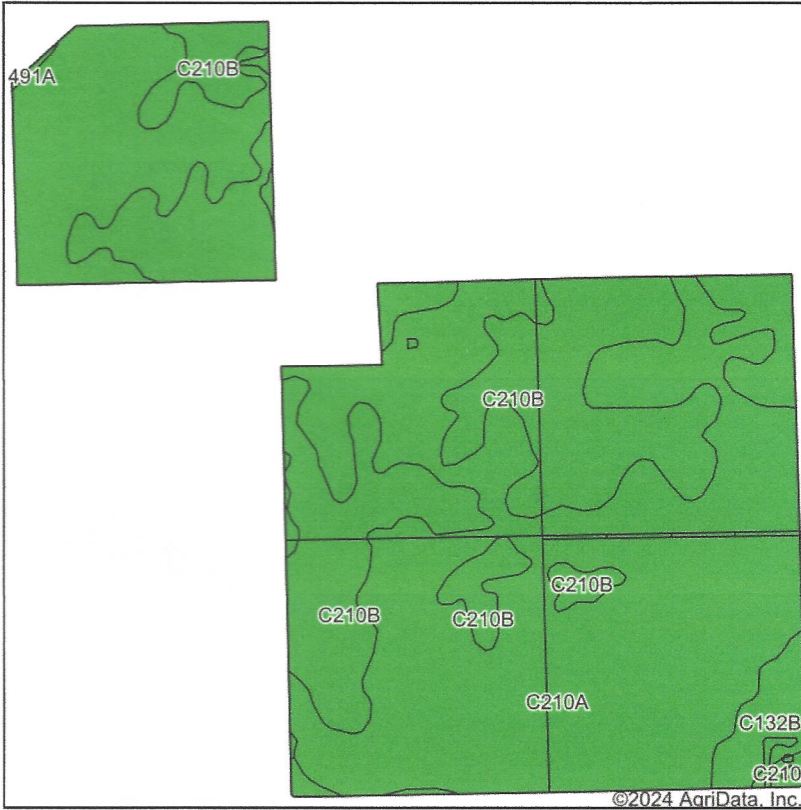
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Williams**
 Location: **29-156N-97W**
 Township: **Equality**
 Acres: **760.28**
 Date: **6/12/2024**



Soils data provided by USDA and NRCS.

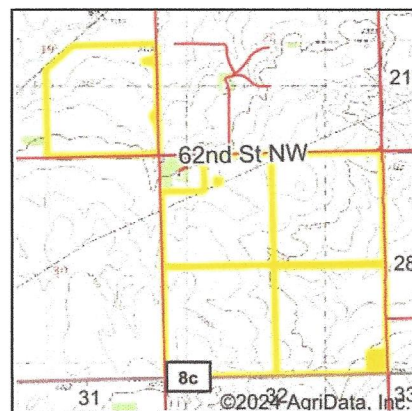
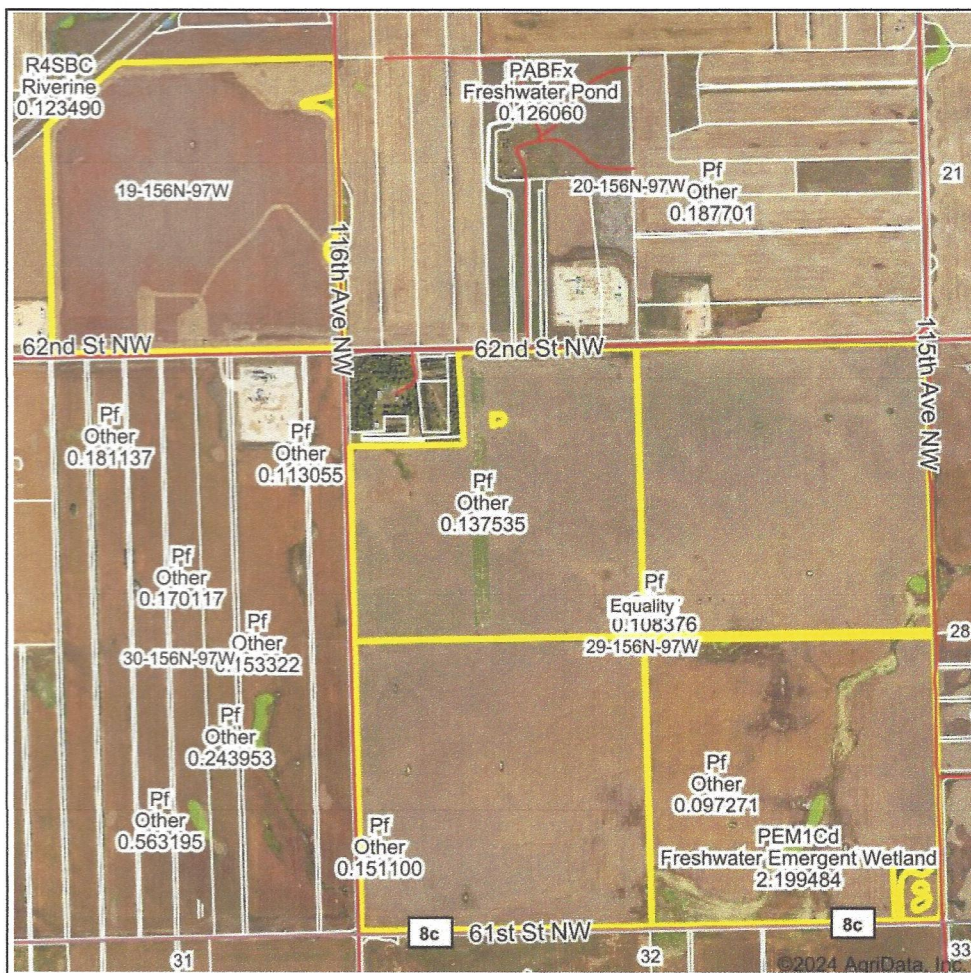
Area Symbol: ND105, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	488.27	64.2%		IIc	86	54
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	249.92	32.9%		Ile	83	53
C132B	Williams-Zahl loams, 3 to 6 percent slopes	21.39	2.8%		Ile	76	53
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	0.70	0.1%		VIw	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

Soils data provided by USDA and NRCS.

Wetlands Map

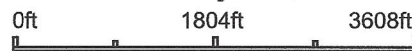


State: North Dakota
Location: 29-156N-97W
County: Williams
Township: Equality
Date: 6/12/2024



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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/>

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