

# Land For Sale

## Walle Township • Grand Forks County, ND



**Potential Building Site in NE Corner**

**With Deeded Access from the East**

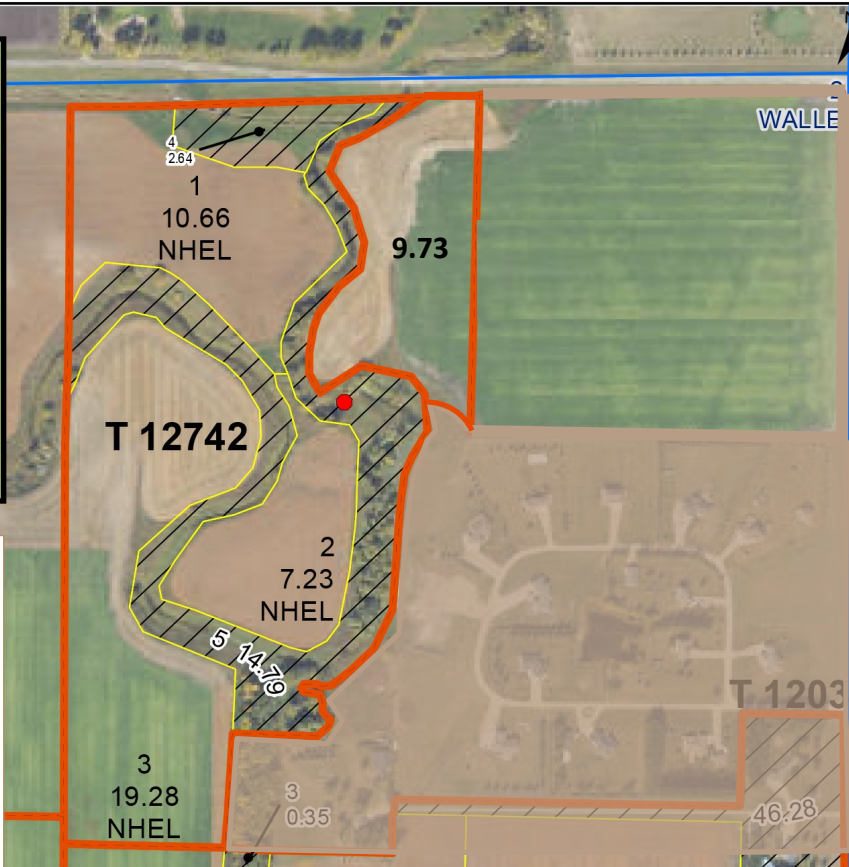
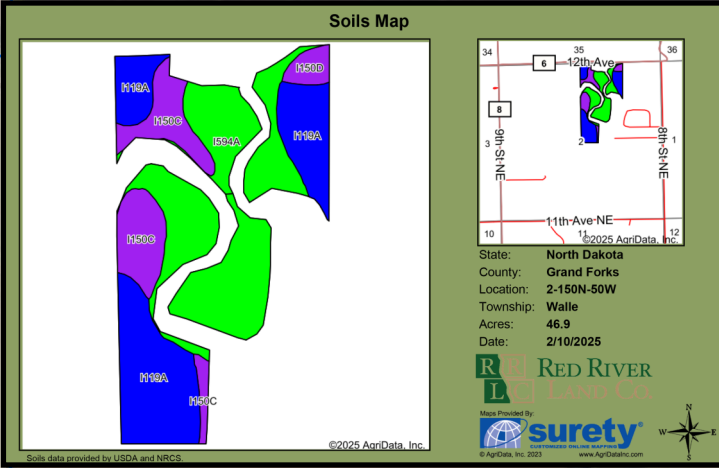
**71.33 Total Acres | 46.9 FSA Tillable Acres**

**Property is Located One Mile Southeast of Grand Forks, ND  
and Directly South of Grand Forks Country Club.**

**Available for the 2025 Crop Season**

**Listed Price: \$350,000**

35



**Legal Description:**

That part of the N1/2NE1/4, S1/2NE1/4 and Government Lot 2 of Section 2 - T150N - R50W less exceptions

**Total Acres / Tillable Acres**

71.33      46.9

**Base Ac      PLC Yield**

Wheat	25.07	63
Corn	1.58	126
Beans	8.18	29
<b>Total</b>	<b>34.83</b>	

**2024 Real Estate Taxes & Specials:**

\$1,038.62 with 5% Discount

**Soil Productivity Index: 85.6**

Available for the 2025 crop season.

**Listed Price: \$350,000**

Area Symbol: ND035, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I594A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	20.82	44.5%		IIc	95
I119A	Bearden silty clay loam, 0 to 2 percent slopes	16.52	35.2%		IIe	90
I150C	Zell-LaDelle silt loams, 1 to 9 percent slopes	8.23	17.5%		IVe	58
I150D	Zell-LaDelle silt loams, 1 to 15 percent slopes	1.33	2.8%		IVe	56
<b>Weighted Average</b>					<b>2.41</b>	<b>85.6</b>

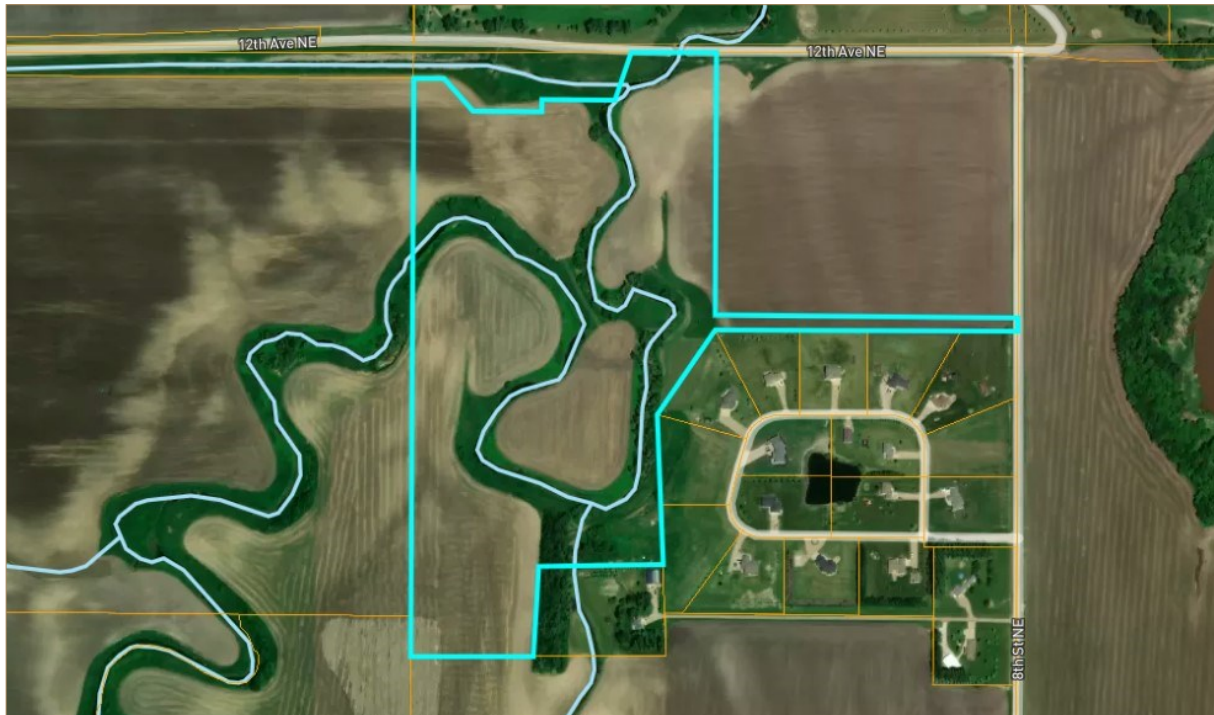
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Aerial View

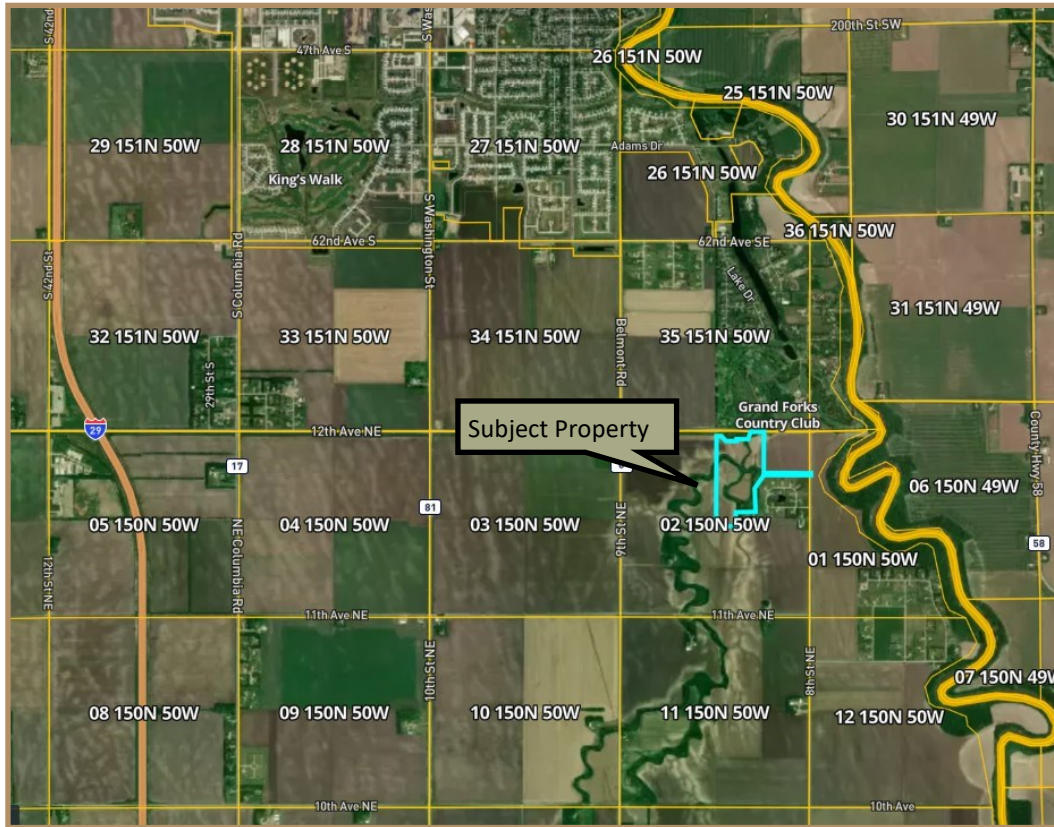


# Approximate Parcel Boundary



# Location Map

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NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective buyer should conduct their own due diligence concerning the property.

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