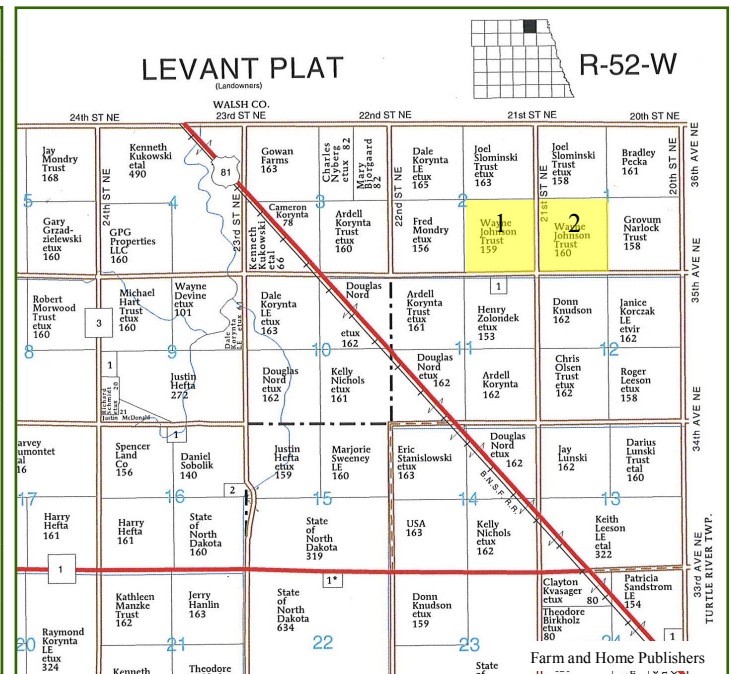
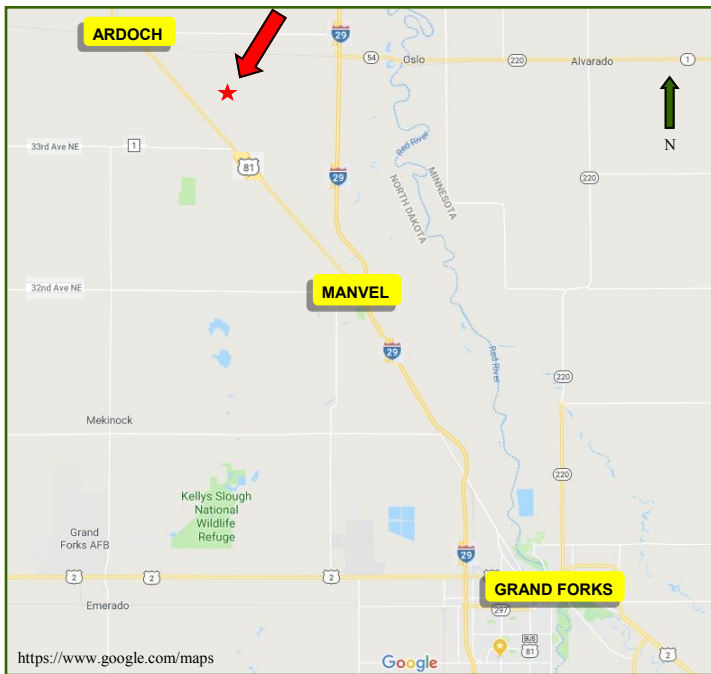


Babinski Land For Sale

Southeast of Ardoch, ND

Levant Township, Grand Forks County

www.redriverlandco.com



LOCATED 3 MILES EAST & 1.5 MILES SOUTH OF ARDOCH, ND
 BOTH PARCELS HAVE GOOD DRAIN TILE POTENTIAL.
 AVAILABLE FOR IMMEDIATE POSSESSION.

Parcel 1 Legal Description

SE4 of Sec 2 - 154 - 52
 excluding farmstead.
 156.5 Acres (approximately)

Listed Price

\$362,500

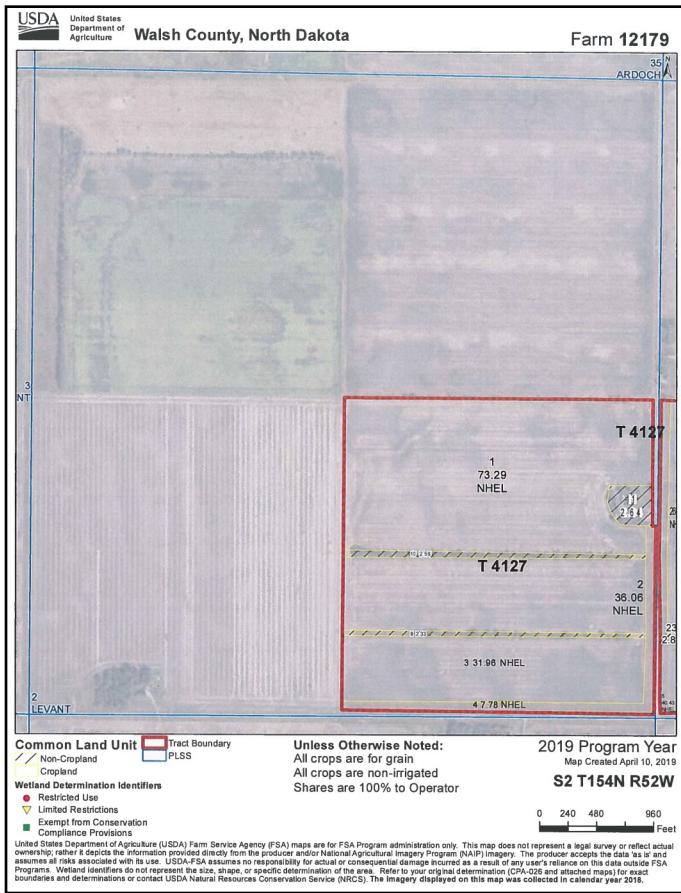
Parcel 2 Legal Description

SW4 of Sec 1 - 154 - 52
 160 Acres

Listed Price

\$362,500

PARCEL 1



Legal Description:

SE4 of Sec 2 - 154 - 52 excluding farmstead.

156.5 Acres (approximately)

Tillable Acres / Total Acres

149.09 160

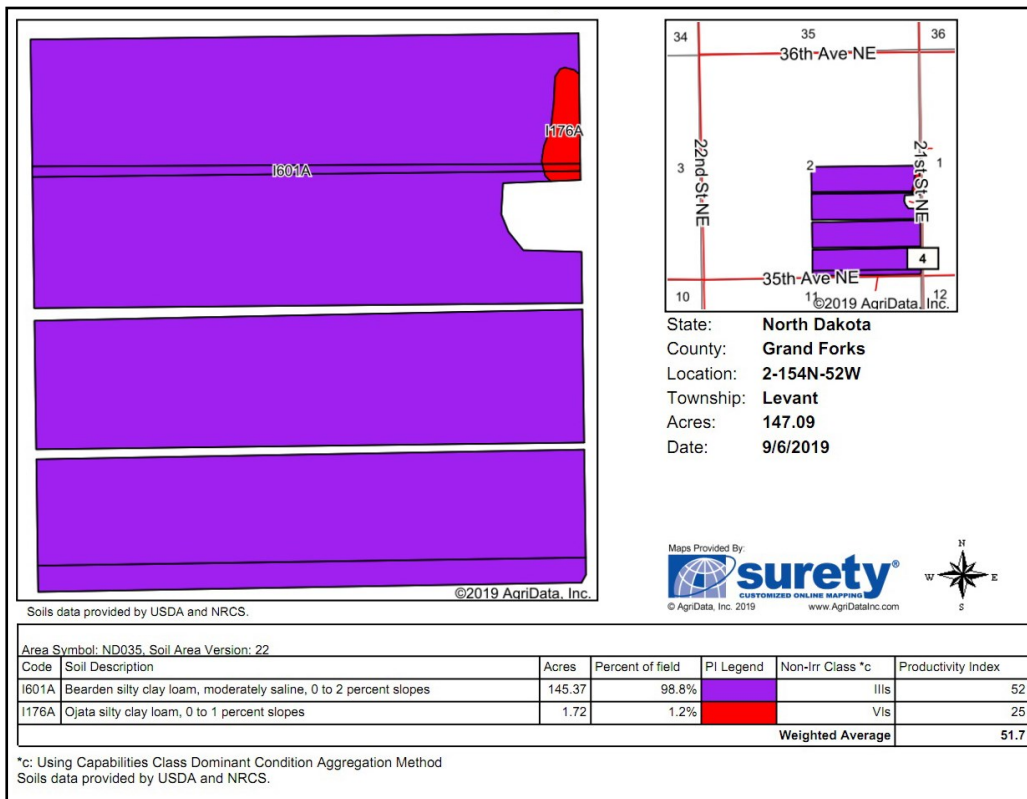
	Base Ac	PLC Yield
Wheat	82.42	60
Corn	11.76	123
Soybeans	12.49	36
Total	106.67	

2018 Real Estate Taxes:

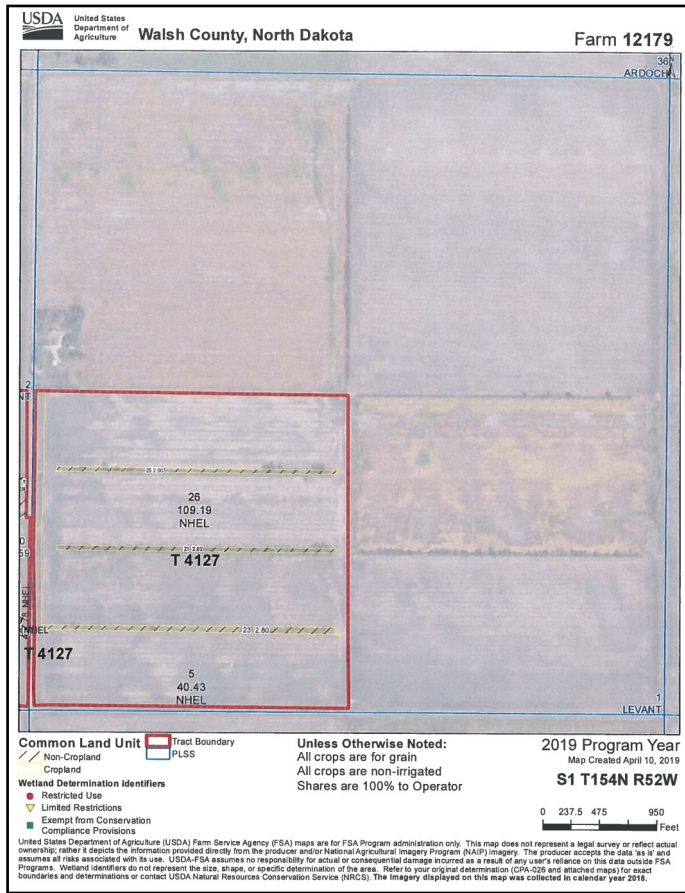
\$1,563.02

Soil Productivity Index:

51.7



PARCEL 2



Legal Description:

SW4 of Sec 1 - 154 - 52

160 Acres

Tillable Acres / Total Acres

149.62 / 160

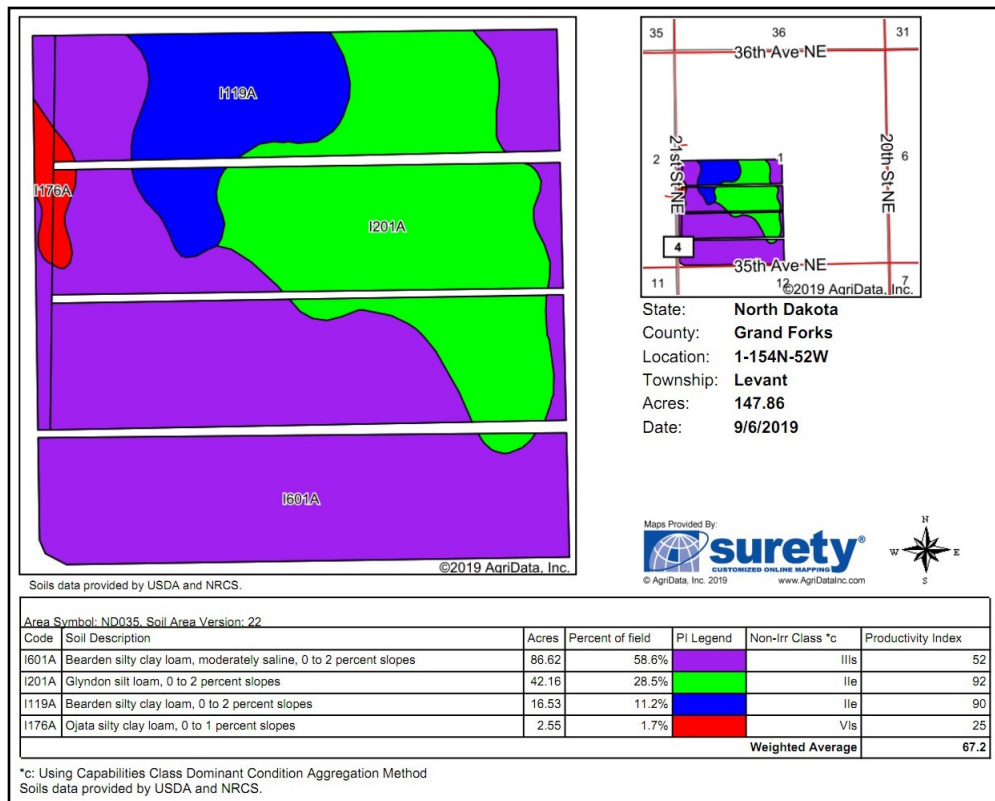
	Base Ac	PLC Yield
Wheat	82.43	60
Corn	11.77	123
Soybeans	12.49	36
Total	106.69	

2018 Real Estate Taxes:

\$2,276.22

Soil Productivity Index:

67.2



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