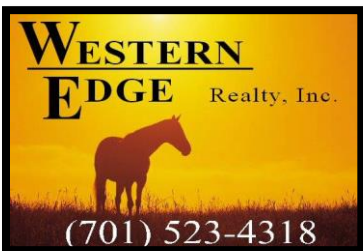


# 777 +/- Acres of Cropland & CRP For Sale Hettinger County, ND



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Property Offered By:



**Western Edge Realty**

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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

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## Location:

Property is located 10 miles north and 2 miles east of Regent, ND or 35 miles southeast of Dickinson. Located in a secluded area with good access east of the Enchanted Highway.

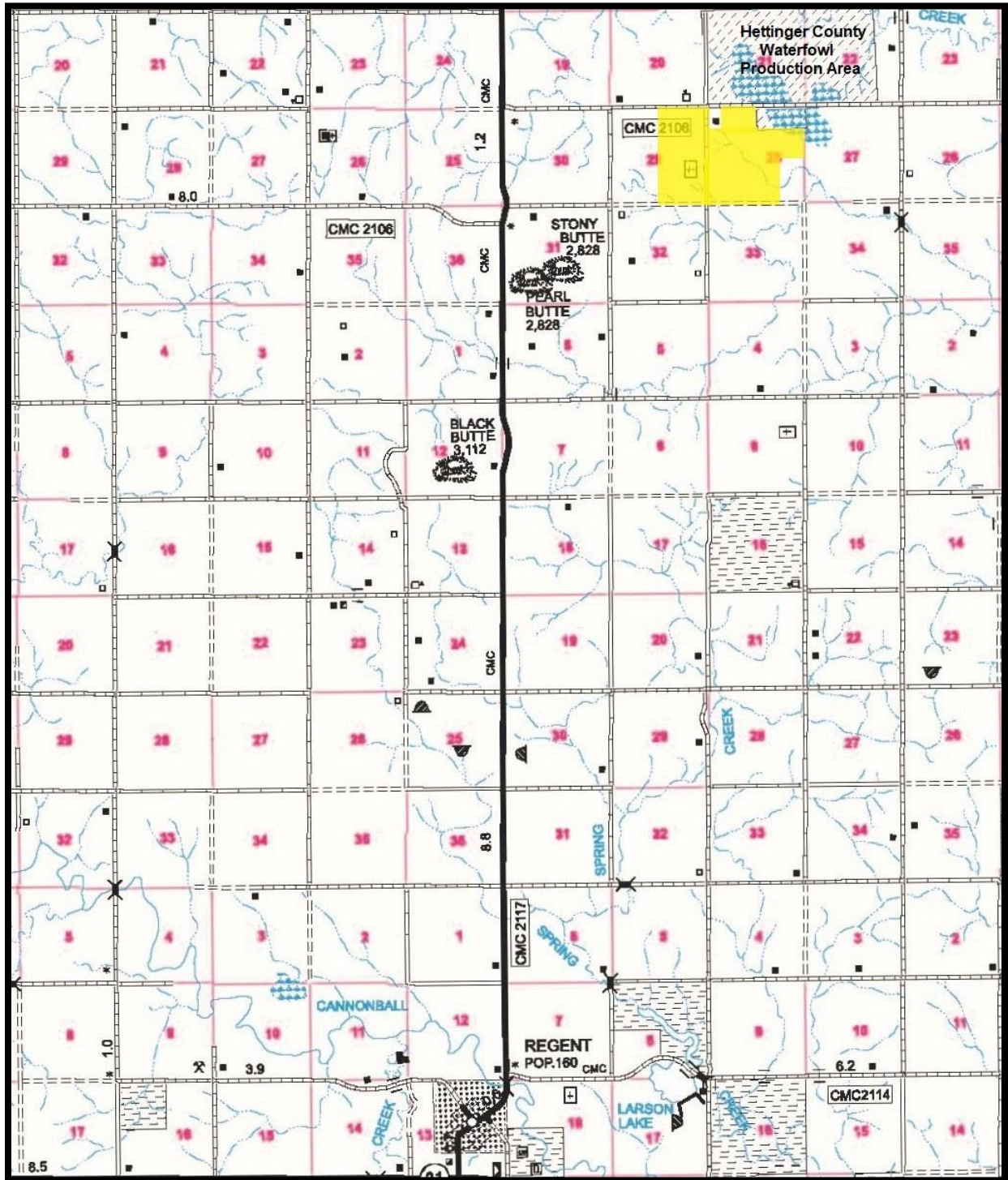
## Legal Description:

W ½ SE ¼, SW ¼, NW ¼ (less r/w & 20 acres), S ½ NE ¼ of Section 28 & E ½ of Section 29, Township 136 North, Range 94 West - Hettinger County, ND (776.97 acres more or less)

## Property Details:

This combination cropland and CRP unit has a good mix of agricultural and recreational land uses. An added feature of this property is the location bordering the Hettinger County Waterfowl production area, which adds additional nesting habitat for this property and the surrounding area. The current land use consists of approximately 371 +/- FSA tillable acres that are seeded to canola in 2020 and 368.7 acres of CRP with an annual average payment of \$34.59 per acre. The balance of the land consists of evergreen shelterbelts, creeks, and waterways that provided additional cover. The cropland has an average productivity index of 66.7. This property has been a solid and consistent pheasant producer. 2019 Real Estate Taxes: \$4,641.19

# Location Map



# Aerial Map

