

Doug Wildin & Associates

Ranch Brokers



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NINNESCAH RIVER LAND FOR SALE

- ACRES:** 320± total acres.
- LOCATION:** from Junction of Hwy.'s 400 & 17, go north 10 miles, then west on Parallel Road 4 miles, then north on Whiteside Road 2 miles; from South Hutchinson go south on Hwy. 17 eight miles, then west on Arlington Road 4 miles, then south on Whiteside Road 2 miles.
- LAND TENURE:** 128.98± acres of native pasture (in 2 tracts); 38.10± acres of CRP grass @ \$40.72 per acre to expire 2012; 76± acres of CRP @ \$40.39 to expire in 2020; 42.78± acres of cropland (in 2 tracts); 33± acres of waterways, homestead, riverbed and trees.
- LEGAL DESCRIPTION:** E½ of Section 19-25-06.
- PRICE:** \$1,800 per acre.
- COMMENTS:** excellent mix of land uses with tree cover; two good springs located in areas that could allow for multiple pond development; blacktop frontage with bridge over river for complete access to entire acreage;

All information furnished regarding property for sale is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. CRP program terms and conditions are subject to potential changes and/or cancelation. Broker hereby notifies prospective buyer that: a) broker will be acting as a transaction broker in this sale; b) broker will not be the agent of the buyer nor the seller; c) information given to broker will be disclosed to both the buyer and the seller.