

147.65

ACRES M/L PASTURE AVAILABLE

STUTSMAN COUNTY, ND

LISTING #16242



ABOUT THE PROPERTY:

Peoples Company is pleased to have the opportunity to sell 147.65 acres m/l of quality pastureland located in Stutsman County, North Dakota. The pasture lies just six miles south of Spiritwood and has an exterior barbed wire fence with one strand of smooth wire with the ability to be electrified. The hot wire fencing can be purchased from the previous renter for \$250.00. Throughout the center of the pasture livestock will find a good water source. Property is open for possession as there is **NO RENTAL CONTRACT** for the current year. The seller has agreed to provide the new owner to take **IMMEDIATE POSSESSION** provided 20% earnest money is paid at signing. Otherwise possession is offered at closing with 10% earnest money. There is a wetland easement on a portion of the property. That description will be posted to the website and supplied to interested buyers as soon as it is received from US Fish and Wildlife. All mineral rights of record will transfer to the buyer.



DIRECTIONS:

From Spiritwood, ND at the intersection of 33rd St. SE and Salisbury Ave S., drive east on 33rd St. SE for 0.5 miles to 94th Ave SE. Turn right (south) onto 94th Ave SE and drive four miles. Turn right (west) onto 37th St. SE and travel 0.75 miles to the cartway. Then drive north to the southern fence line of the property. (You will need to pass through two gates that need to be closed after you pass through them, before you reach the subject property).

PRICE | \$265,770 | NET TAXES | \$357.90

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