

LAND AVAILABLE - 3 TRACTS

# WILLIAMS COUNTY

COUNTY ROAD 1 AND COUNTY ROAD 6, WILLISTON, ND 58801 | LISTING #17056

TRACT 1 | COUNTY ROAD 1 AND 66TH STREET NW, WILLISTON, ND 58801



**1,178.03**  
ACRES M/L

TRACT 2 | COUNTY ROAD 1 AND 60TH STREET NW, WILLISTON, ND 58801



**64.03**  
ACRES M/L

TRACT 3 | COUNTY ROAD 1 AND COUNTY ROAD 6, WILLISTON, ND 58801



**792.08**  
ACRES M/L

LINDSEY BROWN | 701.371.5538 | [Lindsey@PeoplesCompany.com](mailto:Lindsey@PeoplesCompany.com) | ND LIC 8467

JAMES JENSEN | 701.730.0104 | [James@NowRealtyND.com](mailto:James@NowRealtyND.com) | ND LIC 8748

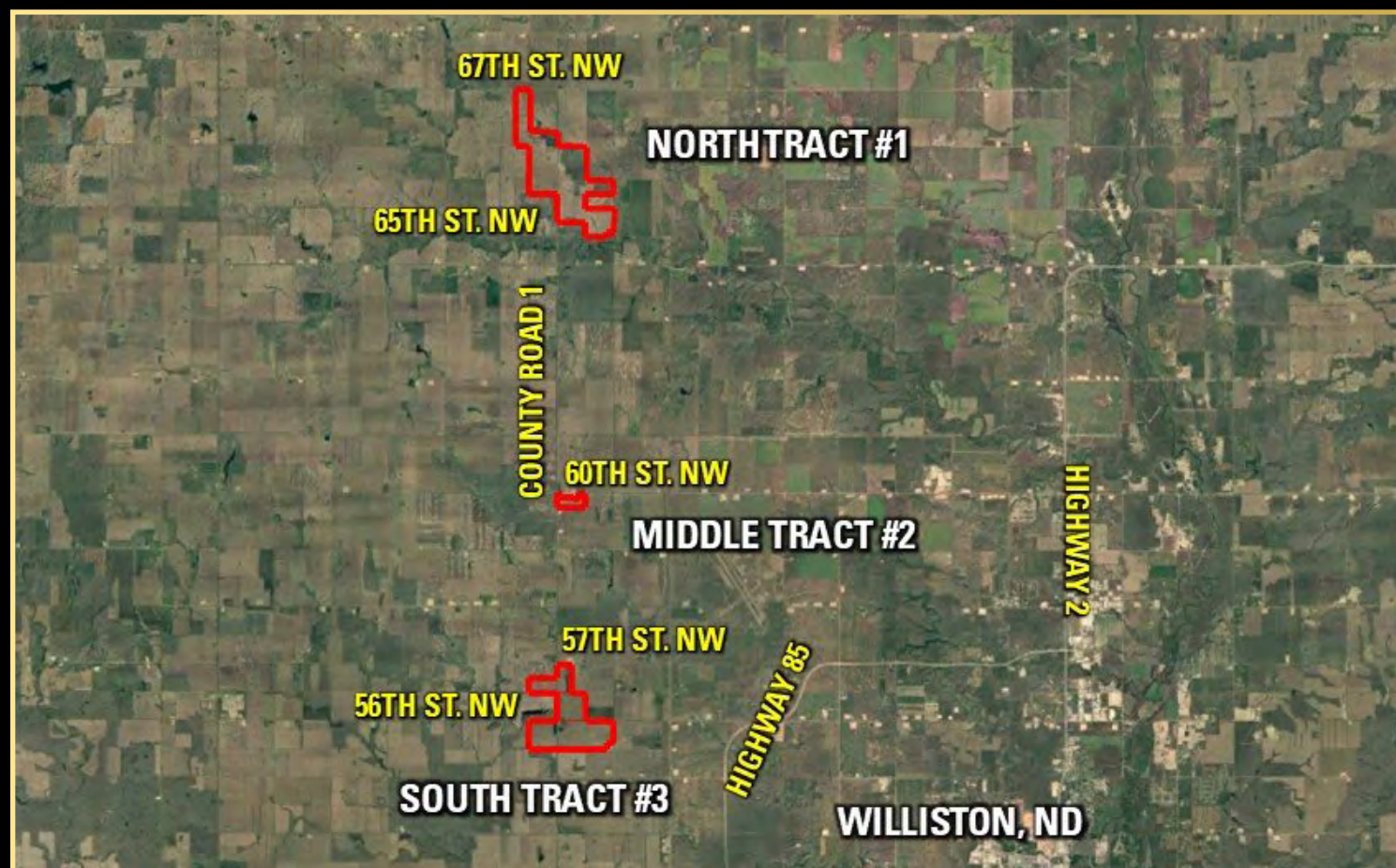


Peoples Company is pleased to present a quality farm located northwest of Williston, in Williams County, North Dakota. The farm consists of 2034.14 acres m/l with 1,526.11 tillable acres m/l carrying a productivity index of 75.3. Primary soils are Williams-Bowbells Loams and Vida-Zahill loams. The remaining balance of the property consists of 385 acres m/l of pasture and a 40-acre tract that includes a farmstead with a bin site and outbuildings. (The modular home and hopper bottom bins are owned by the renter and will NOT be included as part of the sale.) County Road 1 splits the farm and provides good access to most of the property. The pastureland and parts of the cropland are fenced and ready for grazing.

**The north tract #1** is located in Bonetraill and Cow Creek townships and consists of 1,178.03 acres m/l with 842.90 tillable acres m/l carrying a productivity index of 71.9 and 289.83 acres m/l of pastureland.

**The middle tract #2** is located in Mont township and consists of 64.03 acres m/l with 53.18 tillable acres m/l with a productivity index of 86.2.

**The south tract #3** is also located in Mont township and consists of 792.08 acres m/l with 629.27 tillable acres m/l with a productivity index of 79.4 and 94 acres m/l of pastureland.



# TRACT 1 | 1,178.03 ACRES M/L

COUNTY ROAD 1 AND 66TH STREET NW, WILLISTON, ND 58801

The north tract #1 is located in Bonetrail and Cow Creek townships and consists of 1,178.03 acres m/l with 842.90 tillable acres m/l carrying a productivity index of 71.9 and 289.83 acres m/l of pastureland.



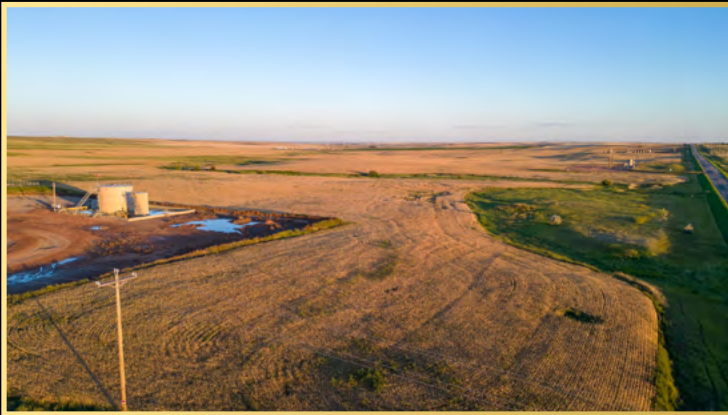
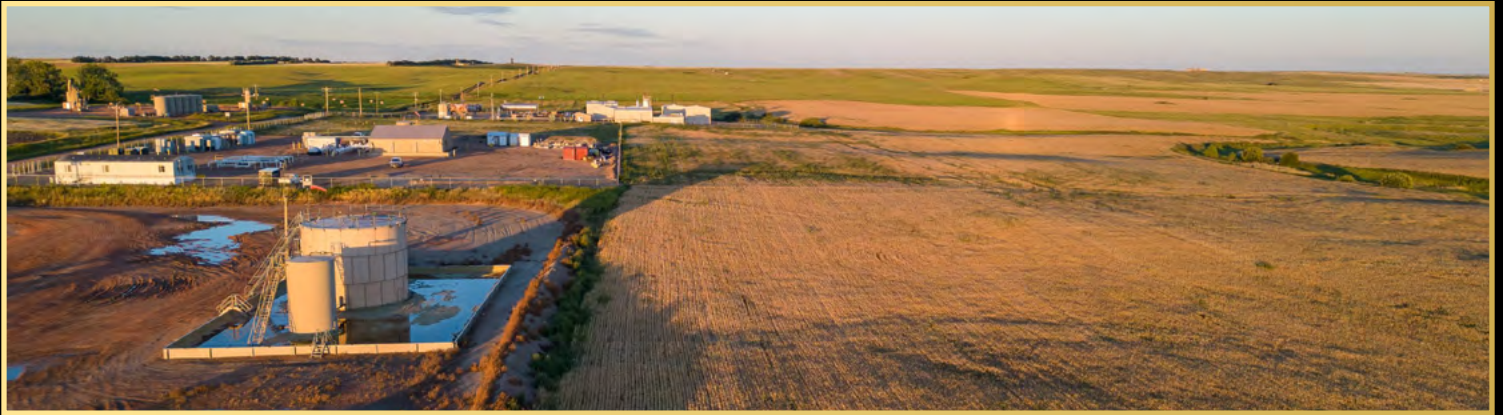
## Directions

Tract #1: North of Williston, ND at the intersection of Highway 2 and Highway 85 (Love's Travel Stop Corner), drive north on Highway 2 for 6.6 miles to Highway 85 N (64th Street NW) then turn left and drive east for 9 miles to County Road 1 (145th Avenue NW), then turn right onto County Road 1 and drive north for 1.4 miles. This will put you in the center of Tract #1. The land will be on the east and west sides of the road. (Watch for the Peoples Company and RE/MAX Now signs)

# TRACT 2 | 64.03 ACRES M/L

COUNTY ROAD 1 AND 60TH STREET NW, WILLISTON, ND 58801

The middle tract #2 is located in Mont township and consists of 64.03 acres m/l with 53.18 tillable acres m/l with a productivity index of 86.2.



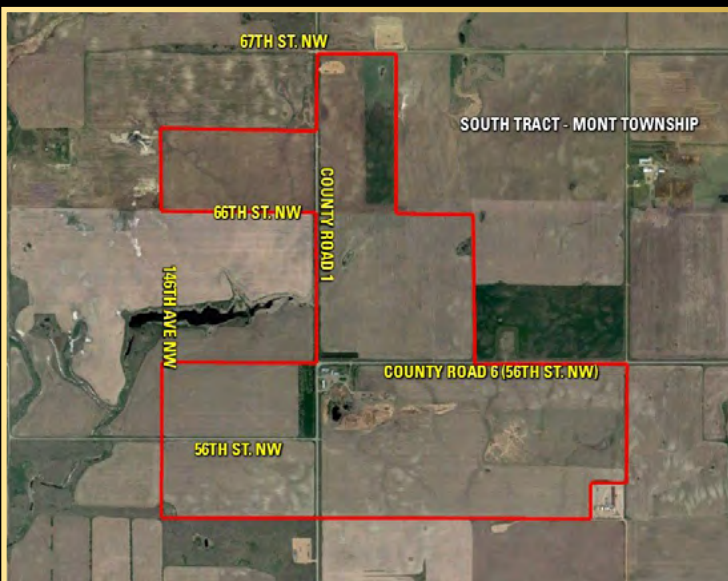
## Directions

Tract #2: North of Williston, ND at the intersection of Highway 2 and Highway 85 (Love's Travel Stop Corner), drive west on Highway 85 S for 6.4 miles to County Road 6 (56th Street NW), turn right onto County Road 6 and drive west for 3.3 miles to County Road 1 (145th Avenue NW), then turn right on County Road 1 and drive north for 4 miles to the corner of 60th Street NW. The land will be in the southeast corner. (Watch for the Peoples Company and RE/MAX Now signs)

# TRACT 3 | 792.08 ACRES M/L

COUNTY ROAD 1 AND COUNTY ROAD 6, WILLISTON, ND 58801

The south tract #3 is also located in Mont township and consists of 792.08 acres m/l with 629.27 tillable acres m/l with a productivity index of 79.4 and 94 acres m/l of pastureland. This tract includes a 40-acre farm site with outbuildings, a cattle yard, and a bin site. The modular home and hopper bottom bins are NOT included with the sale of the land.



## Directions

Tract #3: North of Williston, ND at the intersection of Highway 2 and Highway 85 (Love's Travel Stop Corner), drive west on Highway 85 S for 6.4 miles to County Road 6 (56th St. NW), turn right onto County Road 6 and drive west for 3.3 miles to County Road 1 (145th Avenue NW). This will put you at the center of Tract #3. The land will be to NE, SE, and SW of the corner. (Watch for the Peoples Company and RE/MAX Now signs)

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12119 Stratford Drive  
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PeoplesCompany.com  
Listing #17056

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TRACT 1

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TRACT 2

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TRACT 3

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