

WEST FARGO/SHEYENNE LAND

REED TOWNSHIP, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



AGRICULTURAL LAND ALONG THE SHEYENNE RIVER

Sale Price: \$785,000
Lot Size: 29.98 acres | 1,305,929 SF
\$26,184/ac | \$0.60 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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\$785,000 | \$26,184/ac | \$0.60 PSF

LOT SIZE

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PARCEL NUMBER

60000001190013

2024 TAXES & SPECIALS

\$1,261

ZONING

Agricultural

FLOODPLAIN

Yes, but will be removed with FM Diversion

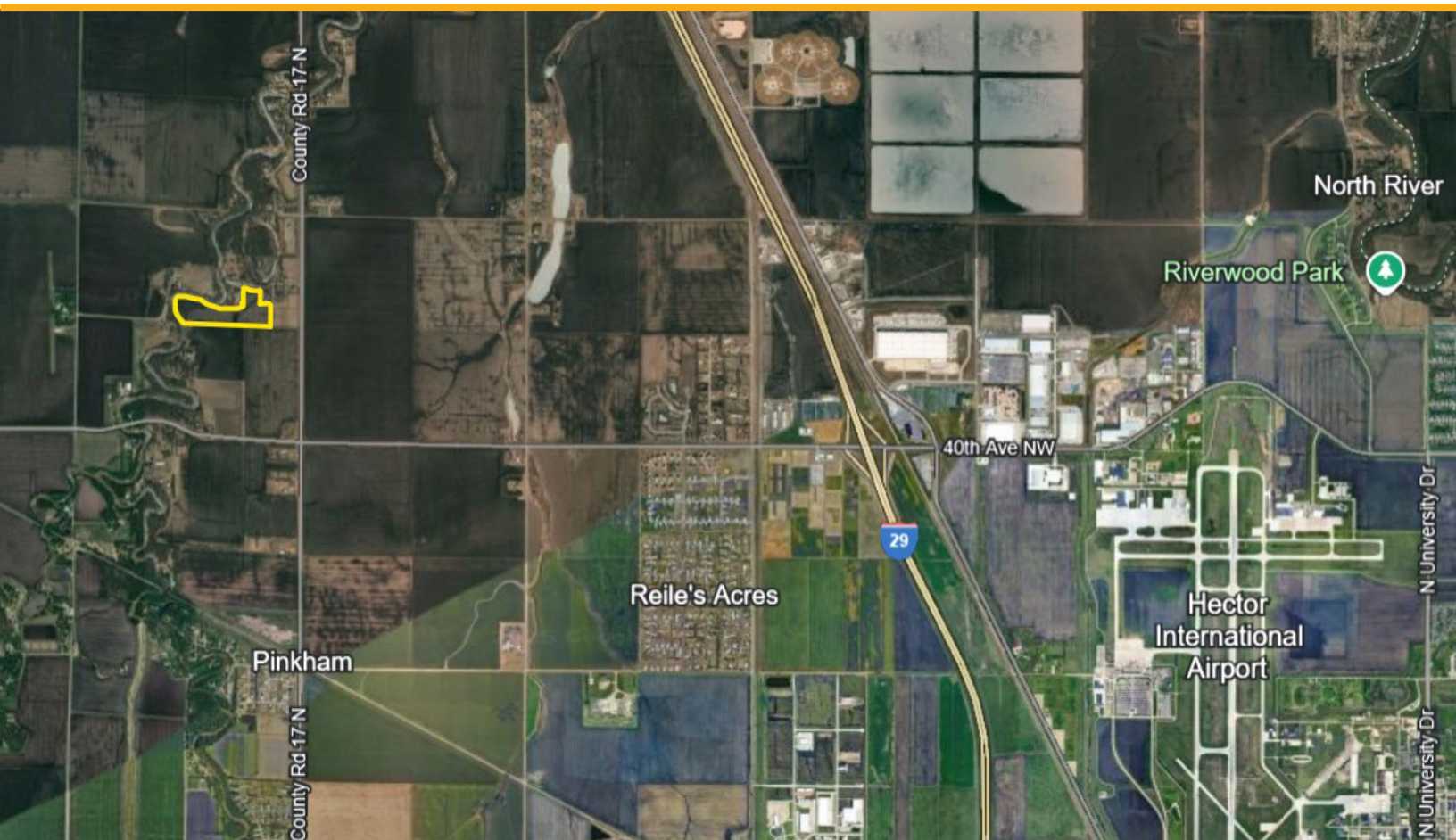
PROPERTY DESCRIPTION:

Nearly 30 private acres along the picturesque Sheyenne River. A rare blend of seclusion, natural beauty, and future potential.

Tucked just off County Road 17 and bordered by mature trees, this property is ideal for a dream homesite or a long-term investment.

With low taxes, and city services nearby, it will sit outside the floodplain once the FM Diversion is complete. Currently income-producing with a farm tenant, this versatile parcel offers both immediate value and exceptional upside.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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PARCEL MAP

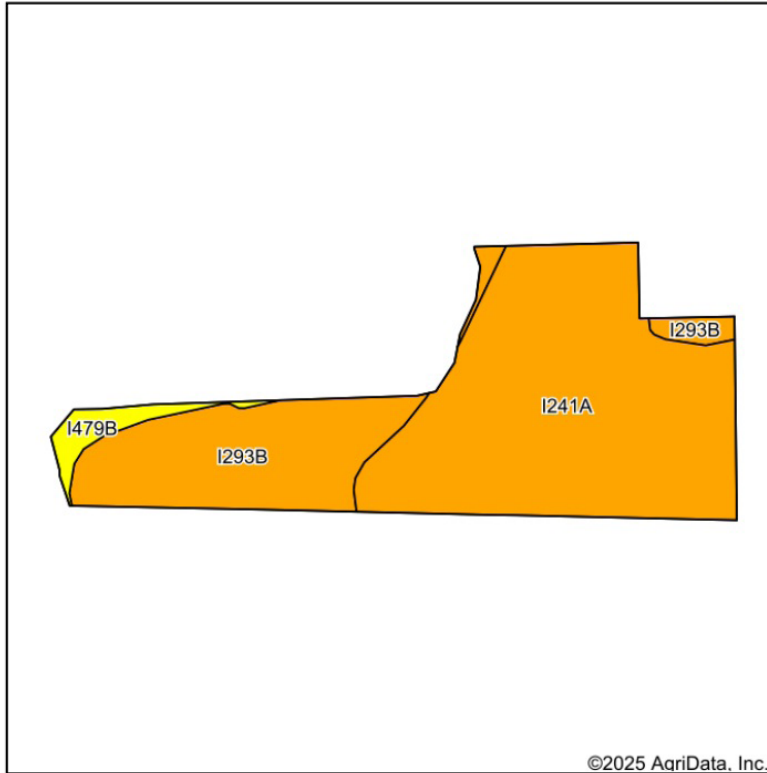


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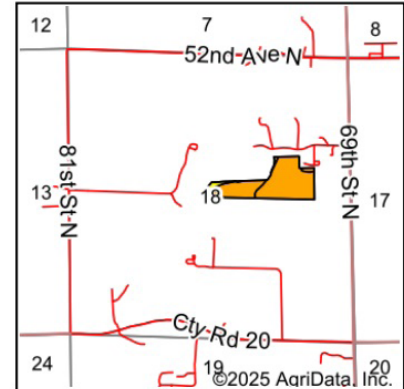
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Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
County: **Cass**
Location: **18-140N-49W**
Township: **Reed**
Acres: **21.44**
Date: **11/11/2025**

AG LAND
SALES & AUCTION

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Area Symbol: ND017, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes	14.27	66.6%		IIw	78	47
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	6.37	29.7%		IIe	77	42
I479B	Fairdale-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	0.80	3.7%		IIc	63	40
Weighted Average					2.00	77.1	*n 45.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method