

**92ND AVE SE
SPIRITWOOD, ND**

**CENTURY 21
COMMERCIAL®**

Morrison Realty

FOR SALE



SPACE AVAILABLE

Lot Size: 230+/- acres

OFFERED AT

\$1,495,000

HIGHLIGHTS

- Excellent Sand & Gravel
- Class 5 Material
- \$6,500 / AC



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1142 W Turnpike Ave, Bismarck, ND

JASON BECKER
701.400.9930

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PROPERTY INFORMATION

PARCEL: 51-2013000 & 51-2040000
LEGAL: SE1/4 of S20, T140, R62 (160
acres) & NE1/4 lying S of NP S20, T140,
R62 (70 acres)

LOT SIZE: 230 +/- acres
ZONING: Ag
2025 TAXES: \$752.92

RENEE BROWN

701.202.9092



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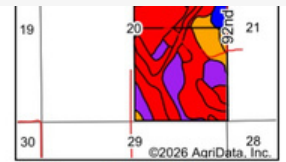
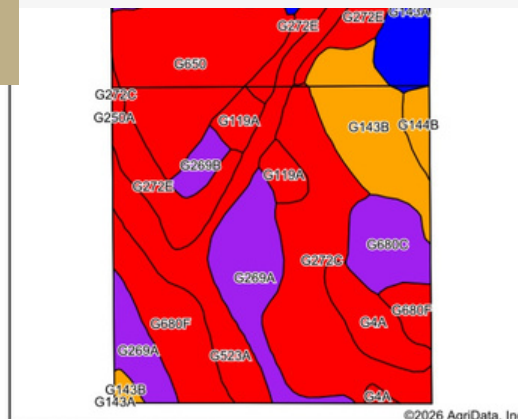
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LOCATION

Excellent Sand & Gravel
Source



State: North Dakota
County: Stutsman
Location: 20-140N-62W
Township: Spiritwood
Acres: 232.04
Date: 6/17/2026



Soils data provided by USDA and NRCS

Area Symbol: ND093, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	34.33	14.8%		Vls	26
G650	Pits, gravel and sand	32.74	14.1%		Vllls	9
G523A	Lowe-Fluvuquents, channelled complex, 0 to 2 percent slopes, frequently flooded	23.40	10.1%		Vllw	21
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	22.19	9.6%		Ills	54
G272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	21.50	9.3%		Vls	16
G143A	Barnes-Svea loams, 0 to 3 percent slopes	20.09	8.7%		Ilc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	19.83	8.5%		Ille	79
G680F	Buse-Sioux complex, 9 to 35 percent slopes	17.39	7.5%		Vllle	21
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	10.41	4.5%		IVlw	42
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	10.32	4.4%		Ille	55
G4A	Southern silty clay loam, 0 to 1 percent slopes	8.92	3.8%		Vlllw	11
G269B	Fordville-Renshaw loams, 2 to 6 percent slopes	6.40	2.8%		Ille	51
G144B	Barnes-Buse loams, 3 to 6 percent slopes	2.83	1.2%		Ille	71
G147D	Buse-Barnes-Damen loams, 6 to 15 percent slopes	1.26	0.5%		Vlle	50
G376A	Embsen fine sandy loam, 0 to 2 percent slopes	0.37	0.2%		Ille	62
G250A	Divide loam, 0 to 2 percent slopes	0.06	0.0%		Ille	51
Weighted Average					5.07	37

*c: Using Capabilities Class Dominant Condition Aggregation Method

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