

Land For Sale

777.1 Acres, Section 1, less Tracts & R/W, T144, R105, Golden Valley County, ND



AG FARM
REAL ESTATE

This area of Golden Valley County is well known for its exceptional hunting opportunities, featuring elk, mule deer, whitetail deer, pronghorn, and upland game birds that frequent the property and surrounding draws. The combination of cropland, grass, and natural cover provides a perfect mix of habitat and feed for wildlife enthusiasts or those seeking a private hunting retreat.

The property is also ideally positioned to benefit from the upcoming Theodore Roosevelt Presidential Library in Medora, ND which is expected to increase tourism, economic activity, and long-term land values across western North Dakota.

With strong agricultural potential, excellent hunting, easy access, and proximity to one of the region's most significant cultural projects, this tract offers an outstanding investment opportunity for producers, sportsmen, or future development.



Asking Price: \$2,200,000



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Andy Gudajtes Broker/Owner

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Property Location: Adjacent to and west of the village of Trotters, ND.

Property Information: Taxes with 5% discount \$1662.19. Subject to lease through March 2026. FSA information: 317.97 acres cropland and 458.97 acres pasture. This section of land is located along paved Highway #16 with a gravel road on the north side. The property includes productive cropland with a Productivity Index (PI) of 65, primarily Golve Silt Loam (2-6% slopes, PI 81). The grassland offers an excellent opportunity for livestock producers looking to expand with well-maintained fences currently in use.



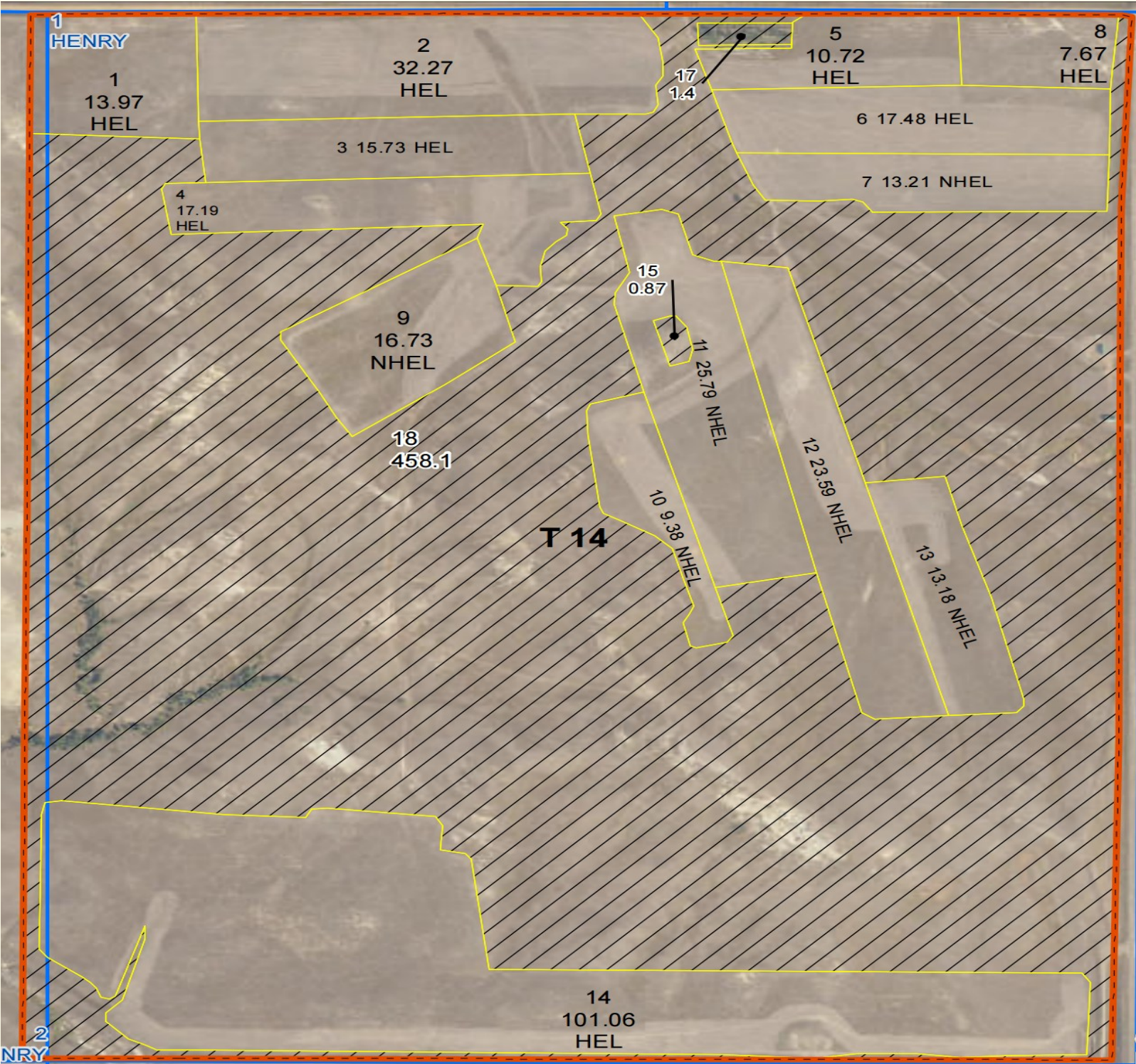
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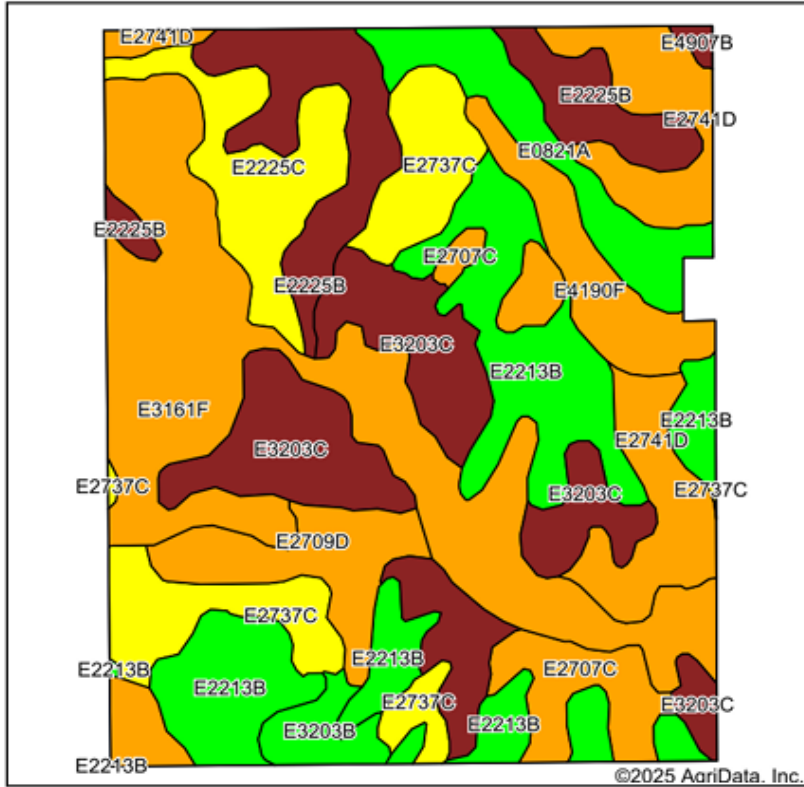
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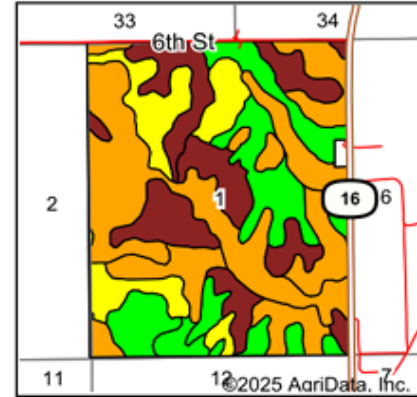
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Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Golden Valley**
 Location: **1-144N-105W**
 Township: **Henry**
 Acres: **779.75**
 Date: **10/28/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
E3161F	Cherry-Cabba silt loams, 9 to 45 percent slopes	166.89	21.4%		Vle	27	23
E2213B	Golva silt loam, 2 to 6 percent slopes	121.10	15.5%		Ile	81	45
E3203C	Cherry silt loam, 6 to 9 percent slopes	108.75	13.9%		IIle	57	41
E2225B	Maschetah silt loam, 2 to 6 percent slopes	66.39	8.5%		IIle	79	43
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	65.64	8.4%		Vle	36	32
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	61.71	7.9%		IVe	53	31
E2225C	Maschetah silt loam, 6 to 9 percent slopes	43.29	5.6%		IVe	60	41
E0821A	Lawther silty clay, 0 to 2 percent slopes	34.90	4.5%		Ile	79	35
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	34.14	4.4%		Vle	44	30
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	32.77	4.2%		Vle	33	28
E4190F	Cabba-Chama-Havrelon, occasionally flooded complex, 2 to 70 percent slopes	29.86	3.8%		Vle	40	28
E3203B	Cherry silt loam, 0 to 6 percent slopes	12.34	1.6%		Ile	74	42
E4907B	Haplustolls-Ustorthents complex, 0 to 6 percent slopes	1.97	0.3%		IIle	48	37
				Weighted Average	4.19	53.3	*n 34.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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