

LAND AUCTION

160 AC± | 1 TRACT | STARK CO, ND



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/23/26 **AUCTION TIME:** 1 PM MT

AUCTION HELD AT: DICKINSON EAGLES

31 1ST AVE E, DICKINSON, ND 58601

Located in the heart of Southwest North Dakota, this 160± acre property offers a well-rounded combination of productive cropland, established hay ground, and the rolling terrain characteristic of the region. The property presents an excellent opportunity for farmers, ranchers, investors, and recreational buyers looking to add quality acreage to their operation or acquire a versatile tract of land with multiple potential uses.

The gently rolling landscape provides a desirable setting for agricultural production, with tillable acres carrying a CPI of approximately 44, offering solid production potential for the area. The cropland provides an excellent opportunity to expand an existing farming operation, add to a land base, or build a long-term agricultural investment.

Approximately 50 acres on the southern portion of the property are established in an alfalfa/grass mix hay field, providing quality hay production and adding diversity to the property's agricultural makeup. The hay ground offers the flexibility to produce forage for a livestock operation or provide an additional source of income through hay production.

The balance of the property consists of gently rolling ground and agricultural acreage that complements the tillable and hay fields. With its combination of productive cropland, established hay ground, and manageable terrain, this property offers the versatility needed for a variety of agricultural operations.

For the investor, this tract represents an opportunity to acquire a sizeable block of Southwest North Dakota agricultural land with income-producing potential and long-term appreciation possibilities. For the farmer or rancher, the property offers quality additional acreage that can be incorporated into an existing operation. Recreational buyers will also appreciate the open agricultural landscape and its potential to provide habitat and travel corridors for area wildlife



Deeded Acres:	160±
FSA Farmland Acres:	152.53
Soil Types:	Daglum- Rhoades, Lawther-Daglum, Janesburg-dogtooth
Soil PI/NCCPI/CSR2:	CPI 44.02/30.89
CRP Acres/Payment:	No CRP
Taxes:	48.54
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	SW ¼ S28 T138N R98W
PIDs:	33000006264000
Lat/Lon:	46.73485, -103.0573
Zip Code:	58655

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRIDGER URBAN, AGENT: 701.240.7122 | bridger.urban@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryce McVicker, Auction License #2056 | Bridger Urban, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.240.7122



TRACT 1
160
ACRES ±

160 AC± | 1 TRACT | STARK CO, ND
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/23/26 **AUCTION TIME:** 1 PM MT

AUCTION HELD AT: DICKINSON EAGLES
31 1ST AVE E, DICKINSON, ND 58601



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRIDGER URBAN, AGENT: 701.240.7122 | bridger.urban@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryce McVicker, Auction License #2056 | Bridger Urban, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.240.7122