LAND AUCTION

475.57 AC± | 3 TRACTS | MORTON CO, ND

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/7/26 **AUCTION TIME:** 2 PM CT

AUCTION HELD AT: BAYMONT INN & SUITES

2611 OLD RED TRAIL, MANDAN, ND 58554

If you are a farmer, rancher, or hunter, this 475.57± acre property has a great mix of land types to interest anyone. Featuring 196± tillable acres, gently rolling terrain, an average Crop Productivity Index of 49, and great access, this is a fantastic opportunity to acquire quality production acres. The 235± acres of dedicated pasture ground have not been overgrazed, has lush grasses, and a newer 4-strand barbed wire fence around the majority of it. There is ample water from the Northwest Branch of the Cantapeta Creek that runs through the property, as well as a dugout, to help with your watering needs. The creek corridor provides excellent cover, water, and habitat for wildlife, and the amount of game in the area is impressive. There have been many incredible deer and pheasant hunts over the years on the property, including several trophy bucks. The large stand of mature cottonwood trees also offers great cover and security, and, with the area's crops for food, wildlife has everything they need on this property. This is a rare opportunity for several hundred acres in this area, and with a mix of acres to satisfy anyone.

TRACT 1 DESCRIPTION:

This 149.95± acre tract has both quality tillable and pasture ground. The roughly 58± tillable acres has a CPI of 60, relatively flat terrain, as well as great access off the county road. The remaining acreage consists of 89± dedicated pasture acres, a fence that's in great condition, and the Cantapeta Creek providing an excellent water source. There are also hunting opportunities to be had on the property, especially along the creek and its tree-lined banks. If you are a farmer, rancher, or outdoors person, this is your chance at a great tract of land that offers a little bit of everything.

Deeded Acres:	149.95±
FSA Farmland Acres:	53±
Soil Types:	Tally-Parshall fine sandy loams, Vebar-Cohagen fine sandy loams, Belfield-Grail clay loams,
Soil PI/NCCPI/CSR2:	60 CPI
CRP Acres/Payment:	NO CRP
Taxes:	$333
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey:	No survey needed
Brief Legal:	SE ¼ S33 T135N R80W (Less 10.05 A Rd) 149.95 Acres
PIDs:	09-0152000
Lat/Lon:	46.4619, -100.7409
Zip Code:	58570

TRACT 2 DESCRIPTION:

Featuring 162.25 ± acres, this tract is impressive in many ways. There are roughly 127± tillable acres, with gently rolling terrain, and a CPI of 43. The long nature of the property makes for easy farming, which saves time and money. The remaining acreage features 33± acres of prime hunting ground. The Cantapeta Creek, as well as the mature cottonwoods on the West end, provide excellent deer and pheasant habitat with numerous animals having been harvested here over the years. This would also make a great building site with the creek-side setting and large cottonwoods towering overhead. There is also a Rural Water stubbed onto the property with the potential to be put into use pending approval and acceptance from authorities. If you are looking for an excellent opportunity to acquire quality tillable acres, fantastic recreational hunting land, as well as a great building site, this is the property for you.

Deeded Acres:	162.25±
FSA Farmland Acres:	127±
Soil Types:	Dogtooth-Janesburg complex, Vebar-Cohagen fine sandy loams, Regent-Janesburg complex,
Soil PI/NCCPI/CSR2:	43 CPI
CRP Acres/Payment:	NO CRP
Taxes:	$302
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey:	No survey needed
Brief Legal:	S ½ S ½ S34 T135N R80W (Less 0.47 A Rd) 159.53 Acres
PIDs:	09-0155000
Lat/Lon:	46.4594, -100.7291
Zip Code:	58570

TRACT 3 DESCRIPTION:

This tract features 166.09± acres of excellent pasture and hunting ground, with a small amount of tillable acres as well. The 145± pasture acres feature lush grasses that have not been overgrazed, newer fences in excellent condition, and great access from the county road on the South side. The Cantapeta Creek flows through the North end of the property, and there is also a dugout to help with your water needs. There are roughly 12± acres of crop land on the far North end of the property, which would make an excellent food plot for the numerous pheasants and deer that frequent the property. Its secluded location, as well as being close to the creek, would make for incredible hunting, which this property has had a great history of. If you are looking for quality pasture acres along with impressive hunting opportunities, don't miss out on this chance.

CRP Acres/Payment:	NO CRP
Taxes:	$297
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey:	No survey needed
Brief Legal:	pt W ½ S2 T134N R80W Lots 7 8 9 & 10 166.09± Acres
PIDs:	03-0009000
Lat/Lon:	46.45080, -100.71165
Zip Code:	58570



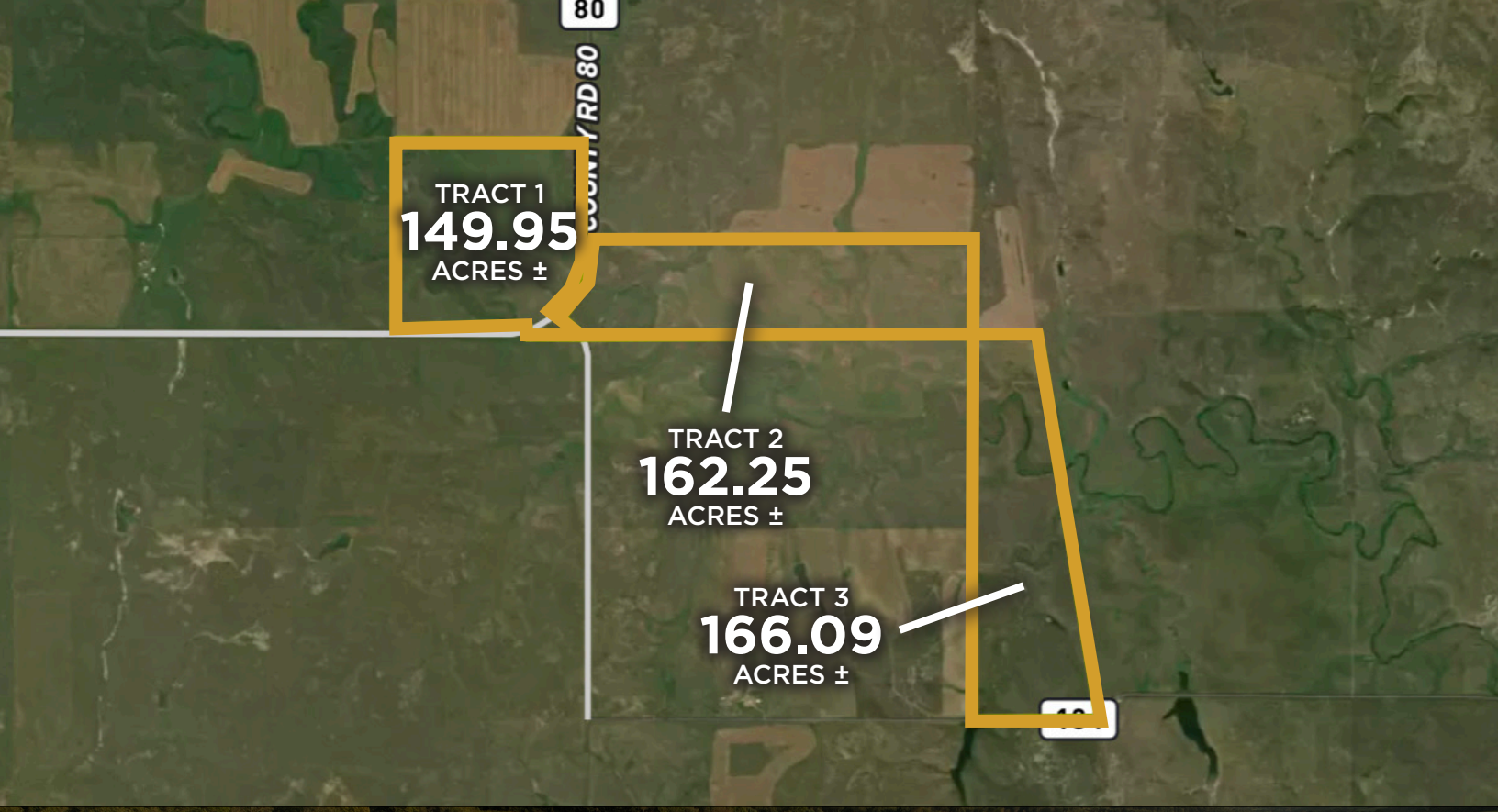
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JOHN LIEN, AGENT: 701.730.4685 | john.lien@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 | John Lien, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.730.4685



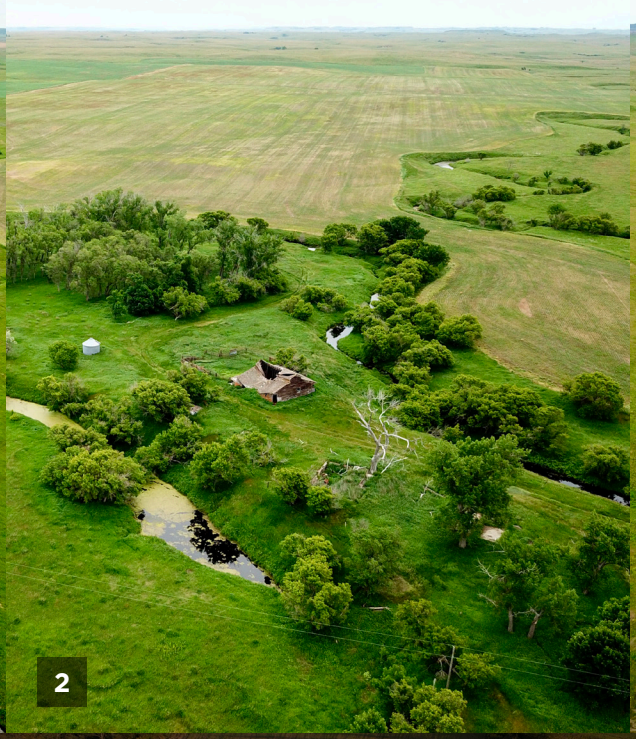
475.57 AC± | 3 TRACTS | MORTON CO, ND

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/7/26 **AUCTION TIME:** 2 PM CT

AUCTION HELD AT: BAYMONT INN & SUITES
2611 OLD RED TRAIL, MANDAN, ND 58554







IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOHN LIEN, AGENT: 701.730.4685 | john.lien@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 | John Lien, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.730.4685