LAND AUCTION

150.68 AC± | 1 TRACT | LOGAN CO, ND

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/18/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: NAPOLEON COUNTRY CLUB

3131 HIGHWAY 34, NAPOLEON, ND 58561

This fantastic piece of Logan County farmland features 140± acres of quality tillable ground that would be a great addition to anyone's operation, whether they're big or small. The soils consist mainly of Bowdle-Lehr loams, Wabek-Lehr complex, Appam sandy loam, and Lehr-Bowdle loams, with an average CPI of 46. There is road frontage on the North and South sides, with access currently from the Southeast corner. The property's layout and size make for easy navigation and operation of large equipment, as well as more manageable from an investment standpoint. The flat terrain, great access, and its location on the East Side of Napoleon make this property both productive and convenient. Don't miss out on this chance at a great tract of Logan County farmland!



Deeded Acres:	150.68±
FSA Farmland Acres:	140±
Soil Types:	Bowdle-Lehr loams, Wabek-Lehr complex, Appam sandy loam, Lehr-Bowdle loams
Soil PI/NCCPI/CSR2:	CPI 46
CRP Acres/Payment:	No CRP
Taxes:	$736
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	NE ¼ Less 6.87 Acres. Section 17 T135N R72W, Logan County, ND 150.68 Acres. Parcel ID 02901000
PIDs:	02901000
Lat/Lon:	46.51119 / -99.7536
Zip Code:	58561

BUYERS PREMIUM: No buyer's premium or internet fees

TAXES: Prorated to date of close

TENANCY: Open tenancy for 2027

RENTS: Seller will retain 2026 rents

MINERALS: Seller-owned rights will convey

CLOSING COSTS: Sellers to pay for the Abstract updating; Buyer to pay for Title Opinion, Title Search, and any Title Insurance if wanted. All other fees, including Settlement fees and recording fees, to be split evenly between Sellers and Buyer.

CLOSING DATE: On or before 45 days from seller acceptance

DOWN PAYMENT: 10%

POSSESSION DATE: At closing

SURVEY: No

SELLER: Reis and Engelhardt

SALE ORDER: By the acre

SALE METHOD: Sells Subject to seller acceptance

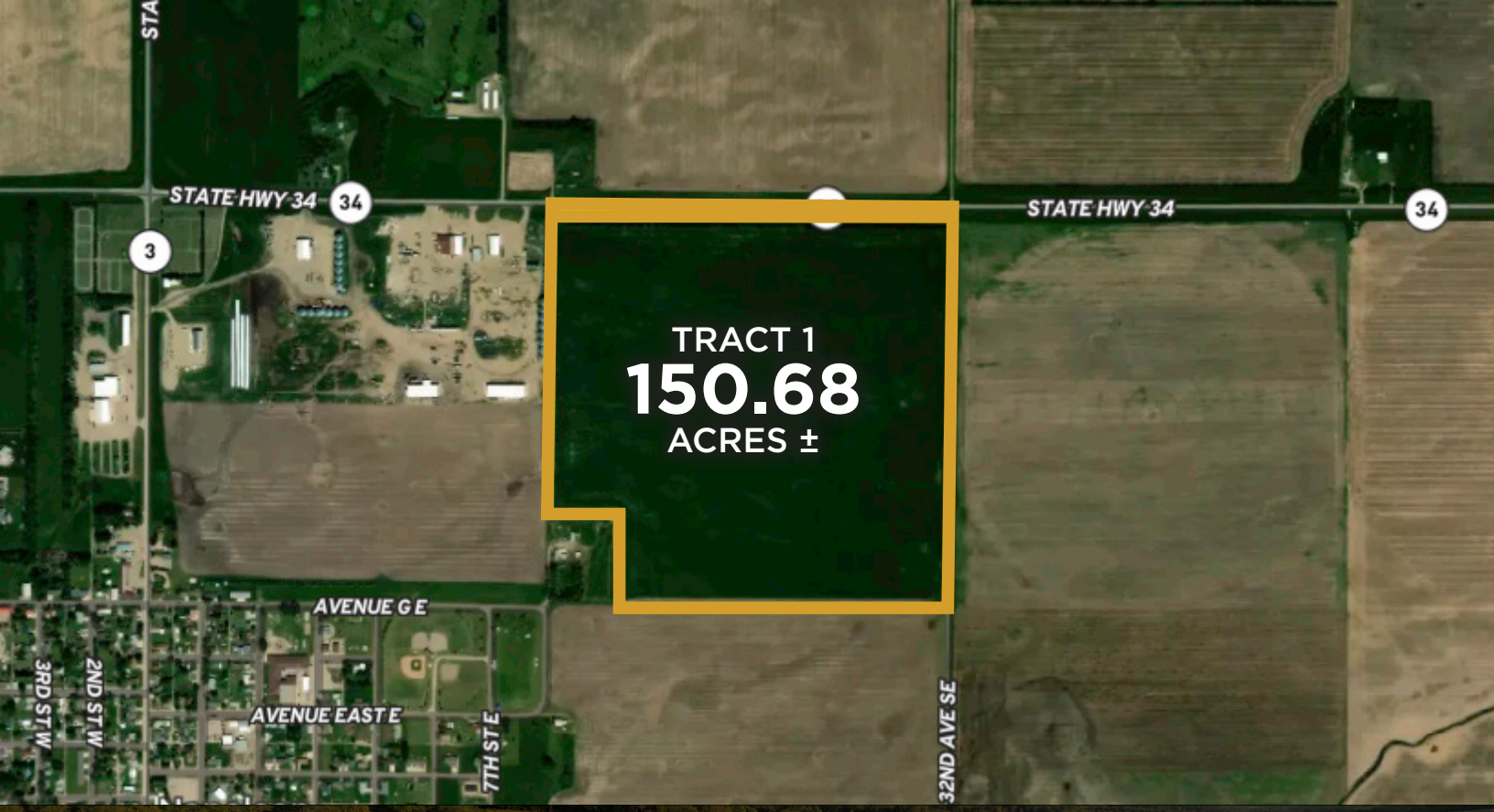
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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



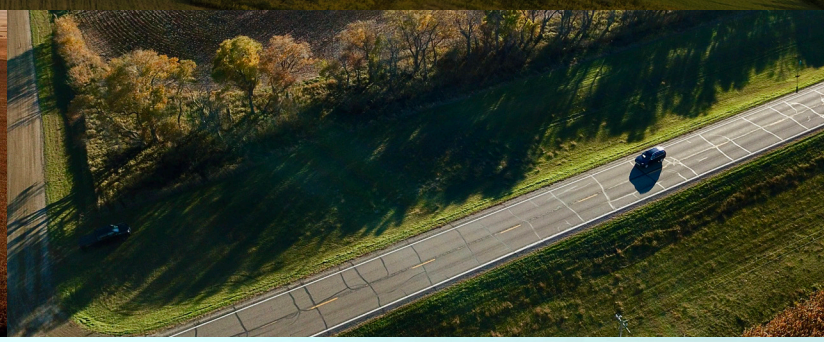
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