

LAND AUCTION

320 AC± | 2 TRACTS | LOGAN CO, ND



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/10/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: AMERICAN LEGION POST 250

200 MAIN STREET, GACKLE, ND 58442

This property has a mix of vastly different land types to interest anyone. From hunting land to farm ground, to pasture acres, it can all be found on this 320± acres. The lakes and ponds provide an ample water supply for cattle, ducks, geese, deer, and numerous other wildlife in the area. The crop fields are productive, and the pasture land is lush and green. There is good access provided by a county road and section line, and the gentle rolling terrain makes navigating it easy. The property is being offered in 2 tracts, each with its own special features, designed to give buyers exactly what they are looking for. Located in the prairie pothole region and a great farming and ranching area, these tracts offer an excellent opportunity to acquire private hunting ground, as well as add to your existing operation.



Tract 1 Description:

This 160± acre tract is an ideal waterfowl hunting property. With 55± acres being dry ground, islands, and miles of shoreline, there is no shortage of places to set up decoys, build blinds, or tuck in a boat. The chance to chase pheasants and whitetail deer along the shore or on portions of the high ground is also a possibility, as this is a great wildlife area. Access is from a good section line road in the Southeast corner, and with no other roads leading to the property, it is secluded and private, making for a fantastic hunting experience. This is a great chance to acquire a fantastic piece of hunting ground in the heart of the prairie pothole region.



Tract 2 Description:

This 160± acre tract appeals to the farmer and rancher looking for both good tillable and pasture acres. There are 50± acres currently of tillable ground, gently rolling terrain, with a CPI of 56, and a variety of class E soils. There are roughly 75± acres of good quality pasture and high ground, lush grasses, with a couple of small sloughs and ponds that vary in size from year to year. The remaining 35± acres consists of lowlands, sloughs, and 22± acres of water in the Northeast corner of the property. The pasture acres, sloughs, lowlands, and water also offer great hunting opportunities, and in addition to the crop fields, deer, pheasants, waterfowl, and other wildlife have everything they need here. There are good fences and great access from the gravel road that runs along the West side of the property, with multiple approaches for large equipment or trailers. If you are a farmer looking for more tillable ground, or a rancher looking for pasture acres, or an outdoors person looking for your own private hunting tract, this is the property for you.



Deeded Acres:	160±
FSA Farmland Acres:	50±
Soil Types:	Zahl-Williams loams, Williams-Zahl loams, Zahl-Williams-Zahill complex, Makoti-Sakakawea complex,
Soil PI/NCCPI/CSR2:	56 CPI
CRP Acres/Payment:	No CRP
Taxes:	\$956
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:	S ½ NW ¼ S24 T135N R68W Logan Co ND
PIDs:	02354000
Lat/Lon:	46.4948 / -99.1786
Zip Code:	58442

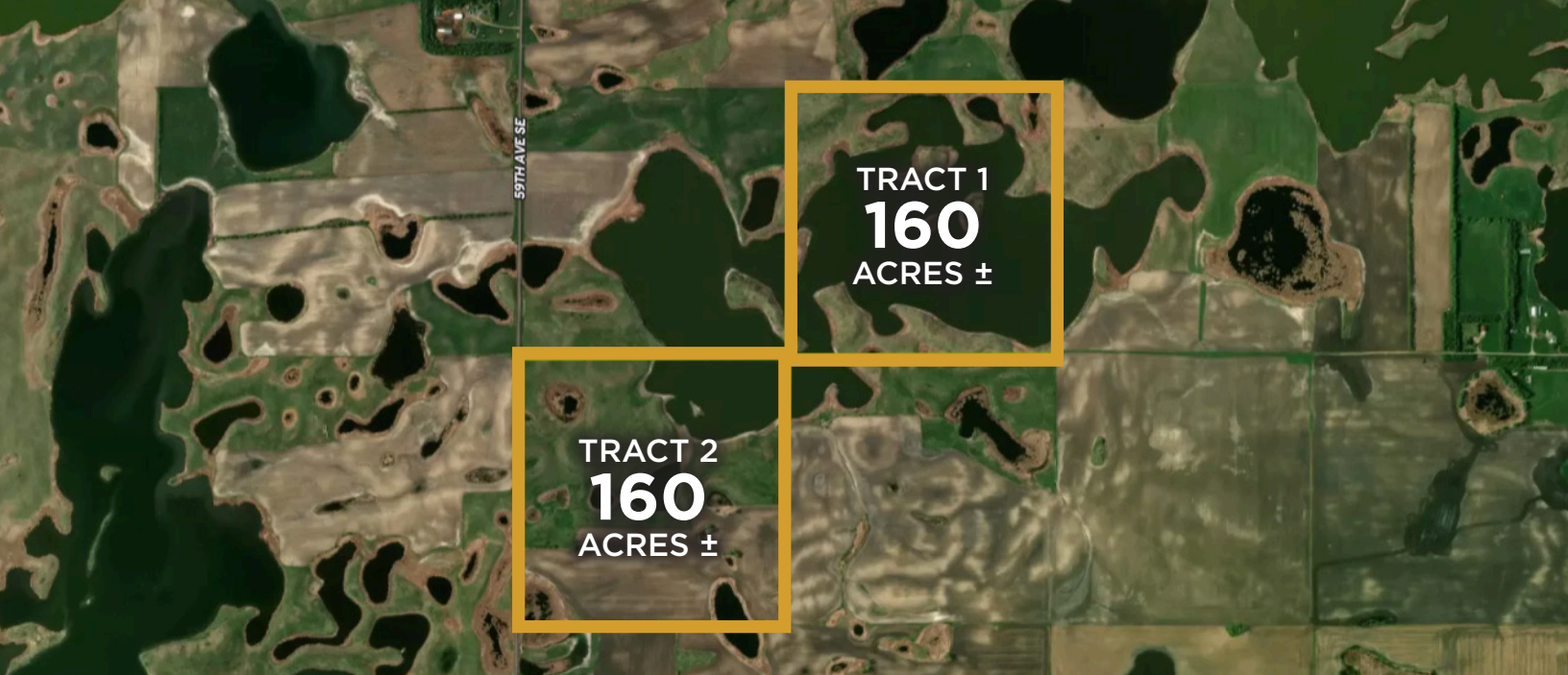
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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



TRACT 1
160
ACRES ±

TRACT 2
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ACRES ±

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