

# LAND AUCTION

157.49 AC± | 1 TRACT | BARNES CO, ND



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 8/27/26 **AUCTION TIME:** 11 AM CT  
**AUCTION HELD AT:** FRATERNAL ORDER OF EAGLES  
345 12TH AVE NE, VALLEY CITY, ND 58072

Offering at auction, this highly productive 157.49± acre farm in Barnes County, North Dakota, presents an outstanding opportunity for farmers, agricultural investors and landowners seeking quality tillable acreage in eastern North Dakota. Located along County Road 11 south of Sanborn, the property features approximately 152.29± tillable acres and a Crop Productivity Index (CPI) of 53.3.

With nearly the entire tract in production, this farm offers a high percentage of productive cropland and the operational efficiencies that come with large, contiguous tillable acreage. Road frontage provides excellent access for farm equipment and year-round usability.

Barnes County has long been recognized for its strong agricultural economy, productive soils and established farming infrastructure. Whether you are looking to expand an existing operation, secure an agricultural investment, or add quality farmland to your portfolio, this auction presents an opportunity to acquire productive acreage in a desirable farming region.



## Tract 1 Description:

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<b>Deeded Acres:</b>	157.49
<b>FSA Farmland Acres:</b>	152.29±
<b>Soil Types:</b>	Hamerly-Wyard loams; Vallers, saline-Parnell; Divide loam; Hamerly-Tonka complex
<b>Soil PI/NCCPI/CSR2:</b>	PI 53.3 (via Acres)
<b>CRP Acres/Payment:</b>	NA
<b>Taxes:</b>	\$1727.69
<b>Lease Status:</b>	Open Tenancy for 2027 crop year
<b>Possession:</b>	Immediate possession subject to the current tenant's rights for 2026
<b>Survey Needed?:</b>	No survey needed
<b>Brief Legal:</b>	NW ¼ S11 T139N R60W Barnes Co ND LESS 2.51 A R/W 157.49 ACRES
<b>PIDs:</b>	161120200
<b>Lat/Lon:</b>	46.8739 -98.2226
<b>Zip Code:</b>	58480

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

KARL BAUMGARTEN, AGENT: 701.367.5087 | [karl.baumgarten@whitetailproperties.com](mailto:karl.baumgarten@whitetailproperties.com)

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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 | Karl Baumgarten, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.5087 | Joe Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090



TRACT 1  
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