

# LAND AUCTION

125.76 AC± | 1 TRACT | BARNES CO, ND



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

**AUCTION DATE:** 8/27/26 **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** FRATERNAL ORDER OF EAGLES, 345 12TH AVE NE, VALLEY CITY, ND 58072

**PROPERTY PREVIEW:** 8/15 & 8/22 | 1 PM - 3 PM AT 33RD ST SE /130TH AVE SE, TOWER CITY, ND 58071

Located in Barnes County, North Dakota, this 125.76± acre property offers an outstanding combination of productive farmland, recreational opportunities, and future flexibility. With 122.93± FSA cropland acres and a Crop Productivity Index (CPI) of 64.9, the property is well-suited for agricultural production, haying, or pasture. Open tenancy after August 30, 2026, gives the next owner the opportunity to implement their own farming or management plans while adding a quality land investment to their portfolio.

Beyond its agricultural value, the property offers excellent recreational appeal with consistent pheasant and waterfowl activity observed during multiple visits. The combination of productive ground and wildlife habitat provides opportunities for hunting and outdoor recreation while maintaining the income-producing potential of the land. Whether you are looking to expand an existing operation, invest in North Dakota farmland, or own recreational acreage with agricultural benefits, this property offers multiple possibilities.

Another attractive feature is the property's potential as a future rural homesite. Located approximately 20 minutes from Valley City and 40 minutes from Fargo, it offers the opportunity to enjoy the privacy and open space of country living while remaining within a convenient commute to nearby communities and amenities. Properties that combine productive cropland, recreational opportunities, and buildable rural living potential are increasingly difficult to find, making this Barnes County offering one worth exploring.

The property is subject to a U.S. Fish & Wildlife Service Waterfowl Management Easement. Buyers are encouraged to review the easement terms to understand the applicable provisions and permitted uses.

**Deeded Acres:** 125.76±  
**FSA Farmland Acres:** 122.93±  
**Soil Types:** Swenoda-Barnes fine sandy loams, Hamerly-Tonka Complex  
**Soil PI/NCCPI/CSR2:** 64.9  
**CRP Acres/Payment:** NA  
**Taxes:** 2025 - \$1606.99  
**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:** 125.76 Acres NW ¼ N Of Rr R/W S23 T140N R56W Barnes County, ND - Full Legal on Deed to Govern  
**PIDs:** Parcel ID 272320200  
**Lat/Lon:** 46.932, -97.719  
**Zip Code:** 58071

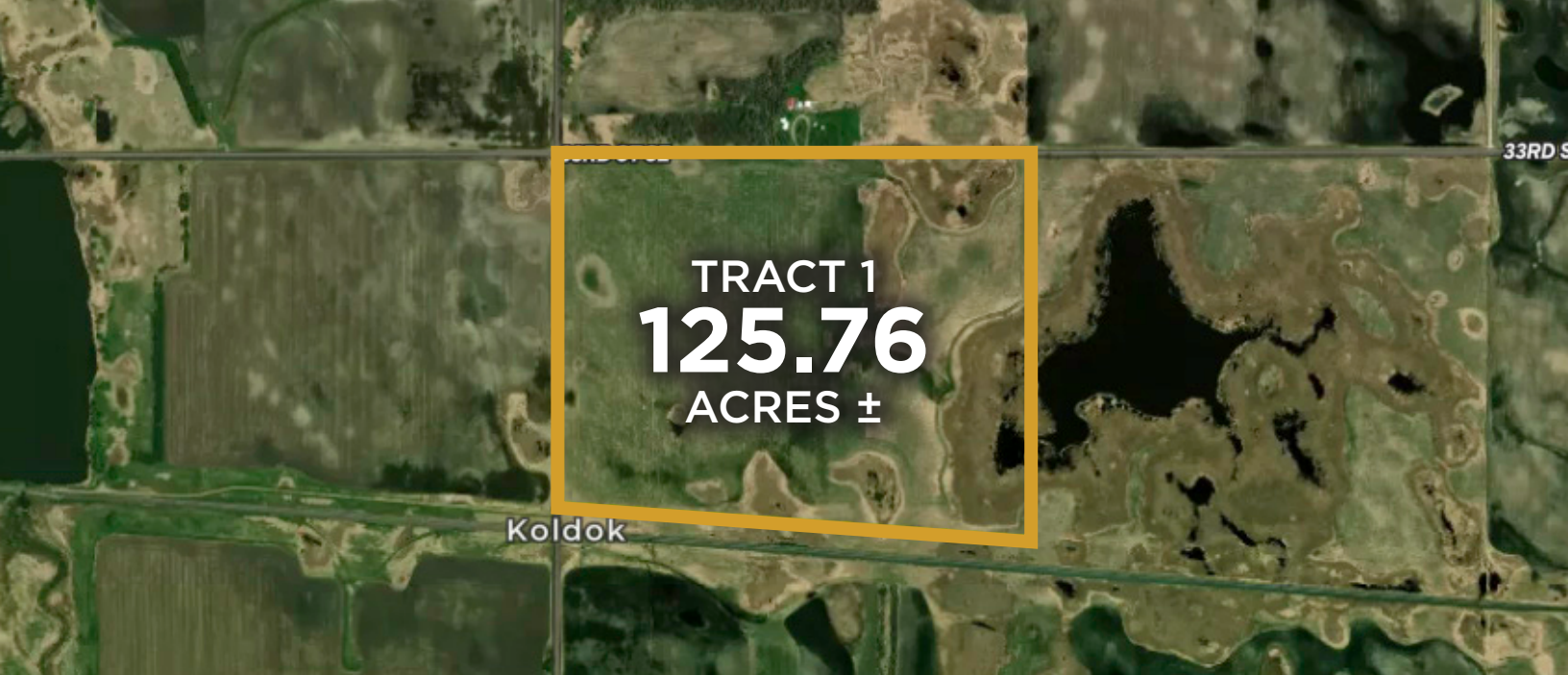
**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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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



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