

LAND AUCTION



158 AC± | 1 TRACT | WALSH CO, ND

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/17/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: AMERICAN LEGION
108 5TH STREET E, PARK RIVER, ND 58270

An excellent opportunity to add quality farmland to your operation or investment portfolio! This 158-acre Walsh County property will sell via public auction. Located in a strong agricultural area, this tract features approximately 139.91 tillable acres with a weighted Productivity Index (PI) of 72.8.

The land is predominantly flat to gently rolling, providing efficient farmability and strong production potential for a variety of crops common to the region. With great access and solid soil ratings, this tract offers both immediate income-producing potential and long-term value.

Don't miss this chance to bid on a piece of prime Walsh County farmland!



158 Acres – Walsh County, North Dakota – Land Auction

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Total Acres: 158±

Tillable Acres: 139.91±

CPI Average: 72.8

Location: Walsh County, North Dakota

Auction Type: Public Auction

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Tract #:	1
Deeded acres:	158±
FSA Farmland Acres:	139.91±
Soil Types:	Hamerly-Wyard loam, Barnes -Svea Loam
Soil PI/NCCPI/CSR2:	PI 72.8
CRP Acres/payment:	No CRP
Taxes:	\$1465
Lease Status:	Open Tenancy for 2026 crop year/ Buyer to receive 50% of cash rents for 2025
Possession:	Immediate possession subject to current tenants' rights for 2025
Survey needed?:	No survey needed
Brief Legal:	NE ¼ S16 T157W R58W Full legal on deed to govern
PIDs:	31-0000-07402-000
Lat/Lon:	48.4237 -98.1276
Zip Code:	58210



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JOSEPH ERB, AGENT: 218.849.6090 | joseph.erb@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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 | Joseph Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090

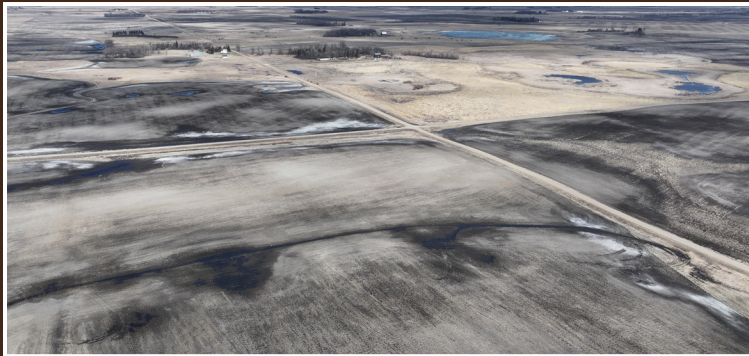


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