

LAND AUCTION



160 AC± | 1 TRACT | WALSH CO, ND

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/10/25 | **AUCTION TIME:** 11 AM CT

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

We are pleased to offer at auction this exceptional 160± acre tract of tillable farmland located in the highly sought-after area of Walsh County, North Dakota. This productive parcel features a CPI average of 77.4, highlighting its fertile soil and ideal conditions for growing a variety of crops. With its vast agricultural potential and strategic location, this property presents an outstanding investment opportunity for farmers and investors alike.



Deeded Acres:	160±
FSA Farmland Acres:	151.89
Soil Types:	Barnes-svea loam, Harmerly-Wyard loam
Soil PI/NCCPI/CSR2:	CPI 77.4 NCCPI 53.1
CRP Acres/payment:	No CRP
Taxes:	\$1360.05
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	NW ¼ 160 ac S29 T158N R59W
PIDs:	36000008347000
Lat/Lon:	48.48207, -98.29106
Zip Code:	58229

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



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