

LAND AUCTION



77 AC± | 1 TRACT | PEMBINA CO, ND

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/2/25 **AUCTION TIME:** 2 PM CT

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

A strong addition to any farming operation or investment portfolio—this 77± acre parcel in Pembina County, ND offers a quality mix of tillable farmland with an impressive CPI average of 71.2. Well-situated in a productive ag region, this land presents a solid opportunity for expansion, 1031 exchange, or future development.



Deeded Acres: 77±
FSA Farmland Acres: 75.15±
Soil Types: Neche silty clay loam, Rauville silty clay loam, Lamoure silt loam
Soil PI/NCCPI/CSR2: 71.2 NCCPI
CRP Acres/Payment: No CRP
Taxes: \$946.01
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: W ½ SW ¼ S27 T159N R56W Pembina Co, ND
PIDs: 112220000
Lat/Lon: 48.5612 -97.8593
Zip Code: 58227

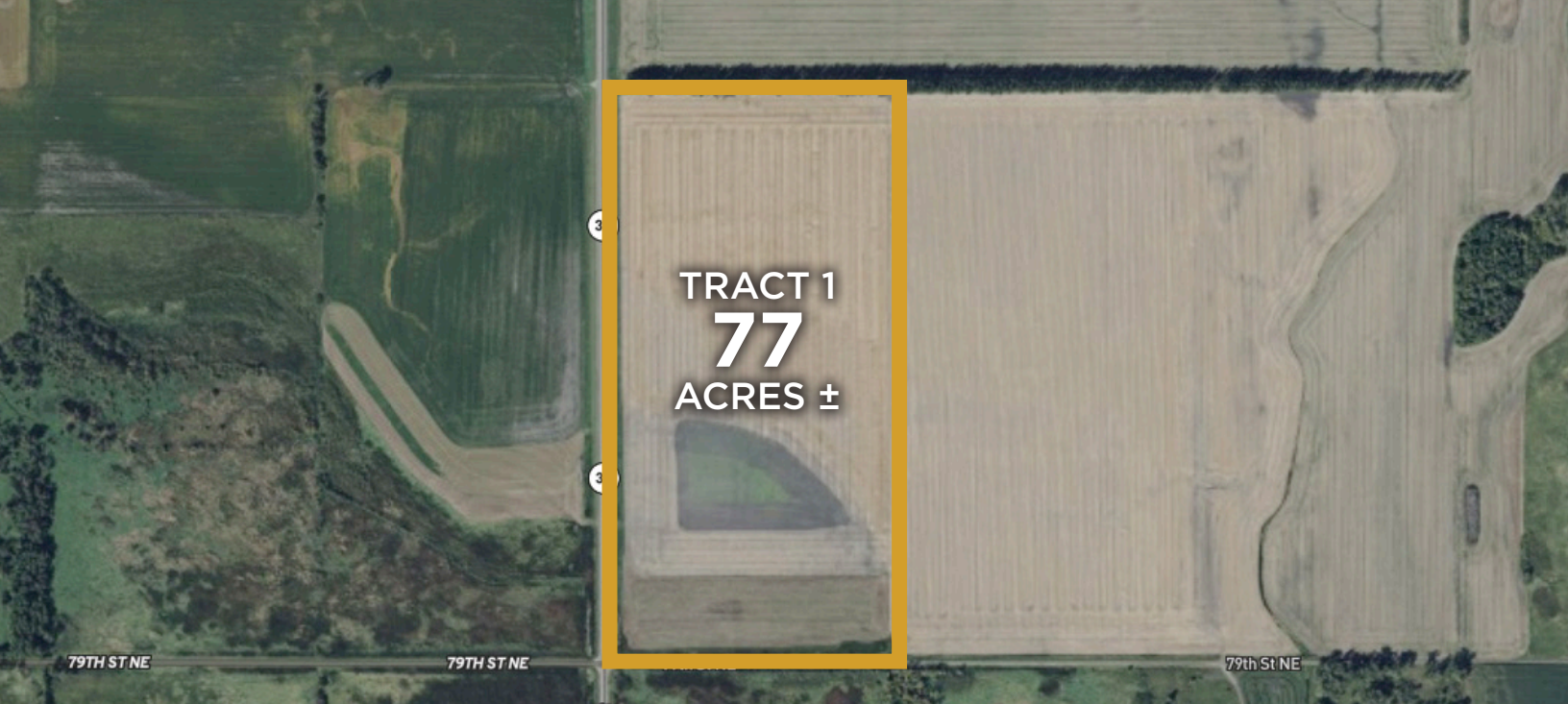


IN COOPERATION WITH WHITETAIL TROPHY PROPERTIES REAL ESTATE, LLC
JOSEPH ERB, AGENT: 218.849.6090 | joseph.erb@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL TROPHY 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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