

LAND AUCTION



ABSOLUTE AUCTION

795.63 AC± | 5 TRACTS | STARK CO, ND

ABSOLUTE AUCTION:

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AUCTION DATE: 8/2/22 | AUCTION TIME: 1:00 PM

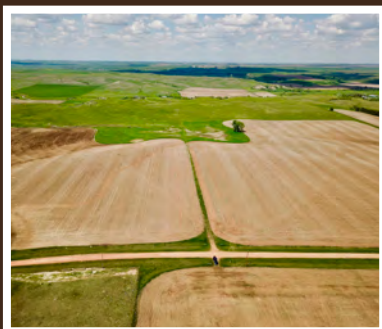
**AUCTION LOCATION: ROOSEVELT GRAND DAKOTA HOTEL
532 15TH ST WEST | DICKINSON, ND 58601**

ABSOLUTE AUCTION. 795.63+/- acres offered in 5 tracts. An excellent opportunity to invest and/or expand as the Kirsch farm will be offered to the public in 5 different tracts. This Stark County farm is highly productive and offers a great mix of tillable, hay, pasture, as well as a house and farmstead. This farm is located approximately 4 miles Southeast of Gladstone, ND and lies in portions of Sections 2, 3, and 34. The bulk of the acreage is made up of approximately 340.86+/- acres of cropland that boasts an average Productivity Index (PI) of 73.6 and has very gentle terrain and minor hills. There are approximately 271.49+/- acres of tame pasture/rangeland, and approximately 109.63+/- acres of hay land, with the remainder made up of habitat, farmstead, roads and misc. Antelope Creek winds through tract one and around the farmstead making for a very scenic view. Access is great to all 5 tracts via either the driveway off of 99th Ave SW, or directly off of 42nd Street SW. The farm has been well maintained with gates, fences, roads, and most buildings all in very good condition.



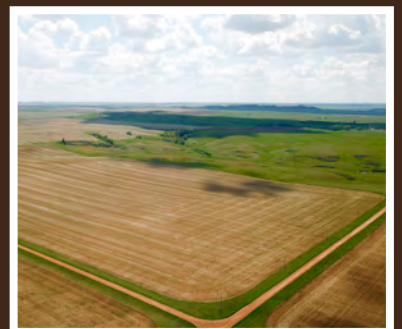
TRACT 1: 160 +/- ACRES

This 160+/- acre tract contains the house, shop, machine shed, barn, and other misc buildings. The 1,162SF home was built in the 1930's with an addition put on in 2016 at which time new shingles, soffit, fascia, siding, and windows were also installed. A new poured concrete foundation was done in 2004, there is some block foundation as well. In 2018 a new septic tank was put in. It has GFA propane heat, central A/C, and a newer 50 gallon water heater. The 28'x80' shop has 10' side walls, concrete floor, and in 2015 new siding, shingles, fascia, some new windows, and doors were installed. The 28'x48' machine shed has 10' side walls, concrete foundation, and dirt floor. There is also an older 28'x60' dairy barn. Overall the house and buildings are in good shape. There are approximately 32.35 acres of cropland in the NE corner with a very high Productivity Index (PI) of 80.28 and the pasture has direct access to Antelope Creek. Access is from the West off of 99th Ave SW and after a half mile drive down the well maintained driveway, the farmstead is at the end of the road providing a peaceful and beautiful setting. This tract would make a great home place with a nice mix of land use and acreage, and/or a perfect place for a hired hand to reside.



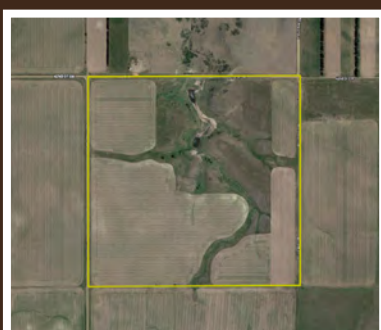
TRACT 2: 164.19 +/- ACRES

This 164.19+/- acre tract consists of approximately 86.93 of relatively flat tillable acres with an average productivity Index (PI) of 64.91. The remaining acreage is a mix of pasture and low land in the Southwest corner as well as on the North side. There is easy access to this property on the south side off of 42nd Street SW. This tract would make a great addition to an existing operation with its nearly equal split of cropland and pasture acreage.



TRACT 3: 158.12 +/- ACRES

This 158.12 +/- acre tract consists of approximately 77.91 acres of income producing cropland with a Productivity Index (PI) of 73.81. The tillable acres are flat with a gentle hill towards the South end. The remaining acreage on the West side is pasture and lowland with some water features. Access is in the middle of the tract on the North side off of 42nd Ave SW. This tract has almost an equal amount of cropland and pasture which makes it a great addition for any farmer.



TRACT 4: 156.62 +/- ACRES

This 156.62+/- acre tract has approximately 97.14+/- cropland acres and has an impressive average Productivity Index (PI) of 78.63. The remaining acreage in the middle of the property is grass with low lands and water features including a couple small ponds. There is more than ample access with locations off of 42nd Street SW in the NW and NE corners, and off of 98th Ave SW in the SW corner of the tract. With the majority of the acreage being income producing along with its high PI, this tract will be an excellent addition for anyone.



TRACT 5: 156.7 +/- ACRES

This 156.7 +/- acre tract has 45.69+/- acres of tillable cropland with an outstanding Productivity Index (PI) of 74.69. There are 109.63+/- acres of grass and hay with a Productivity Index (PI) of 50.05. There is access along the entire North side via 42nd Street SW. Anyone looking to put up more hay and acquire additional cropland in the process will benefit from this tract.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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