

LAND AUCTION



80 AC± | 1 TRACT | WALSH CO, ND

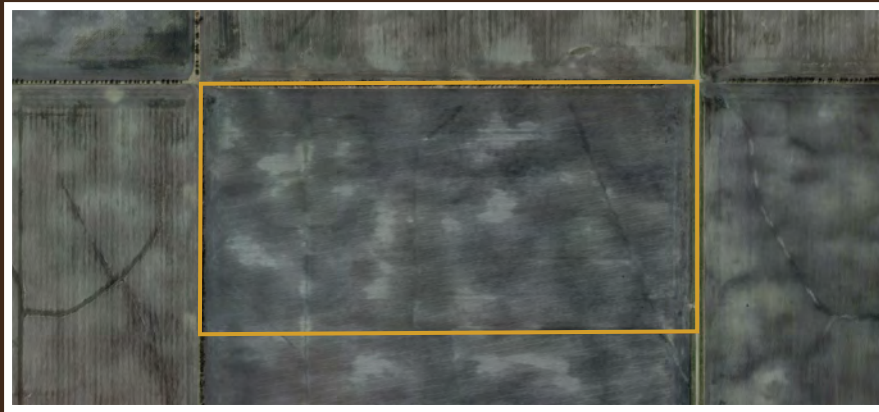
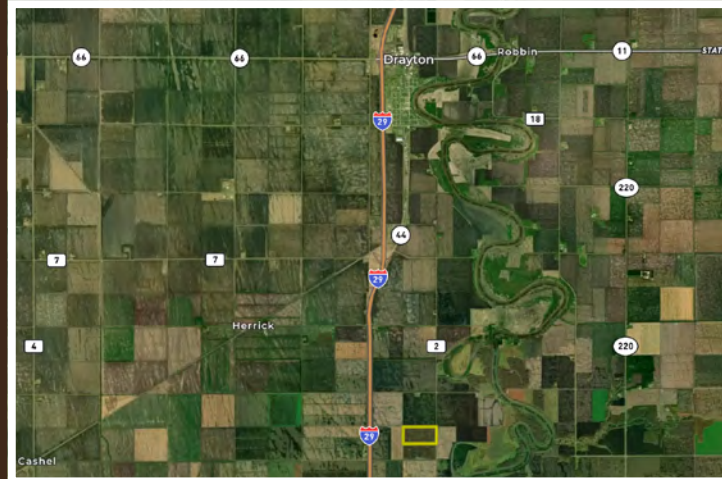
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/20/23 | AUCTION TIME: 4:30 PM

**AUCTION LOCATION: HASTINGS LANDING
909 NORTH MAIN ST | DRAYTON, ND 58225**

Red River Valley highly productive tillable acres for sale! Currently being rented for the year of 2023 at \$135/ acre for a total of \$10,485.45 per year. Right now it has sugar beets planted as the crop. Rental agreement expires in December of 2023. This acreage boasts a weighted average of 85.56 CPI. The current tenant has been doing a great job in keeping the land productivity high. Don't miss out on this great opportunity to add an excellent eighty acre parcel to your farming resume.



TRACT 1: 80 ± ACRES

Tract #: 1

Deeded acres: 80

FSA Farmland Acres: 80

Soil Types: Hegne Fargo silty clays, 0 to 1 percent slopes, Bearden silty clay loam, 0 to 2 percent slopes

Soil PI/NCCPI/CSR2: CPI 85.66 NCCPI 63

Taxes: 1227.31

Lease Status: Open Tenancy for 2024 crop year

Possession: Immediate possession subject to current tenants rights for 2023

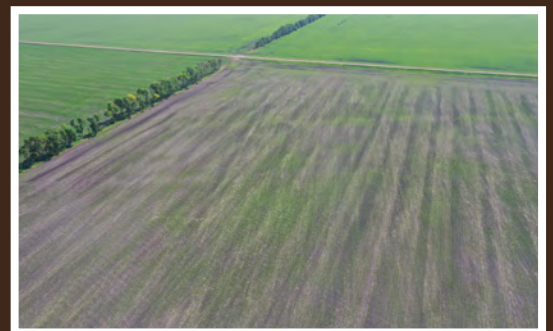
Survey needed?: No survey needed

Brief Legal: N ½ SE ¼ 80A S23 T158N R51W

PIDs: 4000000938010

Lat/Lon: 48.4903 -97.1744

Zip Code: 58237



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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
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