

LAND AUCTION



156.7 AC± | 1 TRACT | MORTON CO, ND

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/1/24 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: BAYMONT INN & SUITES
2611 OLD RED TRAIL NW, MANDAN, ND 58554

This property will appeal to a wide range of buyers with its great mix of pasture acres, hay acres, as well as hunting and recreation acres. The home and outbuildings on the property have a ton of potential to be either a permanent residence or a hunting camp. The Southeast corner is a deer hunter's dream with its mix of mature trees, brush, draws, natural spring, and tall grass giving deer and other wildlife everything they need. Deer herd up here in the winter by the dozens to take advantage of the ideal habitat and thermal cover. Some of the hay/grass acres could be turned into food plots for further hunting enhancements. The property is roughly 35 miles from the Bismarck-Mandan area so within minutes you could be out hunting and enjoying the beautiful country life this property has to offer. If you are a farmer or rancher, the pasture acres are well fenced, not overgrazed, and would be a great addition to your operation. The current hay acres are thick, lush and produce several bales per year. They also could easily be worked up and put back into production acres as well. Don't miss out on this great opportunity, call us today to learn more.



Deeded Acres:	156.7±
FSA Farmland Acres:	36.63±
Soil Types:	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes, Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes, Cabba-Chama-Shambo loams, 9 to 50 percent slopes, Amor-Cabba loams, 9 to 15 percent slopes, Morton-Cabba silt loams, 6 to 9 percent slopes, Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes, Chama-Cabba-Sen silt loams, 6 to 9 percent slopes.
Soil PI/NCCPI/CSR2:	CPI = 37
CRP Acres/payment:	NO CRP
Taxes:	\$435.89
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	No survey needed
Brief Legal:	156.71± Acres NW ¼ S08 T137N R084W (Less 3.29 A Rd)
PIDs:	25-0022000
Lat/Lon:	46.6992 / -101.3158
Zip Code:	58563

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOHN LIEN, AGENT: 701.730.4685 | john.lien@whitetailproperties.com

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



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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 | John Lien, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.730.4685