

LAND AUCTION



157.5 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 is an excellent opportunity to acquire an almost equal amount of quality tillable acres, as well as good hay/grass acres. The 80+/- tillable acres have a CPI of 69, and the property as a whole has a CPI of 68.51 so even the hay/grass acres currently not in production have quality soils. There are three separate access points off of the county road on the south side, and the gentle terrain is easy to navigate. Don't overlook the hunting potential this property has either as the non-tillable acres are great upland bird and deer habitat. The property is located roughly 9 miles south and 3 miles East of New Salem, and about 35 miles Southwest of Bismarck and Mandan along County Rd 137. It's an area where not a lot of good ground seems to come up for sale very often, don't miss out on this chance. Call us today to learn more.



Deeded Acres: 157.5±
FSA Farmland Acres: 79.88±
Soil Types: Morton-Cabba silt loams, 6 to 9 percent slopes, Morton-Farland silt loams, 3 to 6 percent slopes, Arnegard loam, 2 to 6 percent slopes, Grail-Belfield clay loams, 2 to 6 percent slopes, Farland silt loam, 2 to 6 percent slopes, Tally-Parshall fine sandy loams, 6 to 9 percent slopes, Sen-Chama silt loams, 3 to 6 percent slopes
Soil PI/NCCPI/CSR2: CPI = 69 / NCCPI = 37
CRP Acres/payment: NO CRP
Taxes: \$627.77
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: Sect 05 T137N R084W SW 1/4 (Less 2.55 A Rd)
PIDs: 25-0013000
Lat/Lon: 46.7069 / -101.3148
Zip Code: 58563

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOHN LIEN, AGENT: 701.730.4685 | john.lien@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 | John Lien, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.730.4685



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