

LAND AUCTION



718.56 AC± | 2 TRACTS | 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

An excellent opportunity to invest and/or expand as this farm will be offered to the public in 2 different tracts. This Morton County farm offers a great mix of tillable, pasture, and hay acres. This farm is located approximately 24 miles South of Mandan, ND and close to the intersection of Highways #6 and #21. It lies in a portion of Section 16 and encompasses all of Section 23. The bulk of the acreage is made up of approximately 286± acres of cropland that boasts an average Productivity Index (PI) of 53 and has very gentle to flat terrain. There are approximately 354± acres of tame pasture/rangeland and approximately 76± acres of hay land. The two tracts are approximately 1 mile apart by air or 3 miles apart by road. As you can see, no matter what your farming or ranching needs may be, this great offering can help you out.



TRACT 1 DESCRIPTION:

This tract would be a great addition to anyone's farming operation. Featuring almost all farmable acres and a CPI of 60, this is an excellent opportunity to add not only quality acres but very few non-productive or wasted acres as well. This tract is currently in hay/grass, but not too many years ago it was in tillable acres and wouldn't require much work to get them back into production again. The property sits only a half mile off of a main county road and has good road access along section lines to the entire east and south sides. Don't miss out on this great opportunity, call us today to learn more.

Deeded Acres: 78.56±
FSA Farmland Acres: 78.56±
Soil Types: Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes, Tal-ly-Parshall fine sandy loams, 2 to 6 percent slopes, Farland silt loam, 0 to 2 percent slopes, Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes, Farland silt loam, 2 to 6 percent slopes, Shambo loam, 2 to 6 percent slopes.
Soil PI/NCCPI/CSR2: CPI = 60 / NCCPI = 33
CRP Acres/payment: No CRP
Taxes: \$332.56
Lease Status: Leased. Open Tenancy for 2025 crop year
Possession: January, 1st, 2025
Survey needed?: No survey needed
Brief Legal: Sect 16 Twp135N Rng82W, E1/2 SE1/4 (Less 1.44 A R/W)
78.56 Acres
PIDs: 11-0067000
Lat/Lon: 46.5059/-100.9886
Zip Code: 58570

TRACT 2 DESCRIPTION:

If you are a farmer and a rancher, this tract has exactly what you need with its great mix of quality tillable and pasture acres. The relatively flat 286± acres of tillable ground has a good CPI of 53 and currently consists of corn and soybeans this growing season. The remaining 354± acres are high quality pasture acres featuring lush grass that has not been overgrazed. It is fenced and cross-fenced, all perimeter fences are owned, and in great shape. There is a dugout that holds water from the low area running through the property, so the watering needs for your herd are being addressed as well. There is good access via the section line on the East side of the property from both the North and the South. This tract presents a great chance at acquiring both quality tillable and pasture acres so don't miss out, call us today to learn more.

Deeded Acres: 640±
FSA Farmland Acres: 286±
Soil Types: Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes, Virgelle complex, 0 to 6 percent slopes, Regent-Janesburg complex, 3 to 6 percent slopes, Vebar-Parshall fine sandy loams, 3 to 6 percent slopes, Vebar-Parshall fine sandy loams, 0 to 3 percent slopes, Parshall fine sandy loam, 0 to 2 percent slopes, Amor-Cabba loams, 9 to 15 percent slopes, Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes, Lihen-Parshall complex, 0 to 6 percent slopes, Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes.
Soil PI/NCCPI/CSR2: CPI = 53 / NCCPI = 28
CRP Acres/payment: No CRP
Taxes: \$1,990.69
Lease Status: Leased. Open Tenancy for 2025
Possession: January, 1st, 2025
Survey needed?: No survey needed
Brief Legal: Sect 23 T135N R82W, E 1/2 320.00 Acres
Sect 23 T135N R82W, W 1/2 320.00 Acres
PIDs: 11-0093000, 11-0092000
Lat/Lon: 46.494/-100.9605

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.



TRACT 1
78.56
ACRES ±

TRACT 2
640
ACRES ±

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