

Farmland for Sale at Public Bidding Rushford Township | Walsh County, ND



**294.98 Acres Located 5 Miles Northeast of Fordville, ND and
6 Miles South of Park River, ND
Available for the 2025 Crop Season**

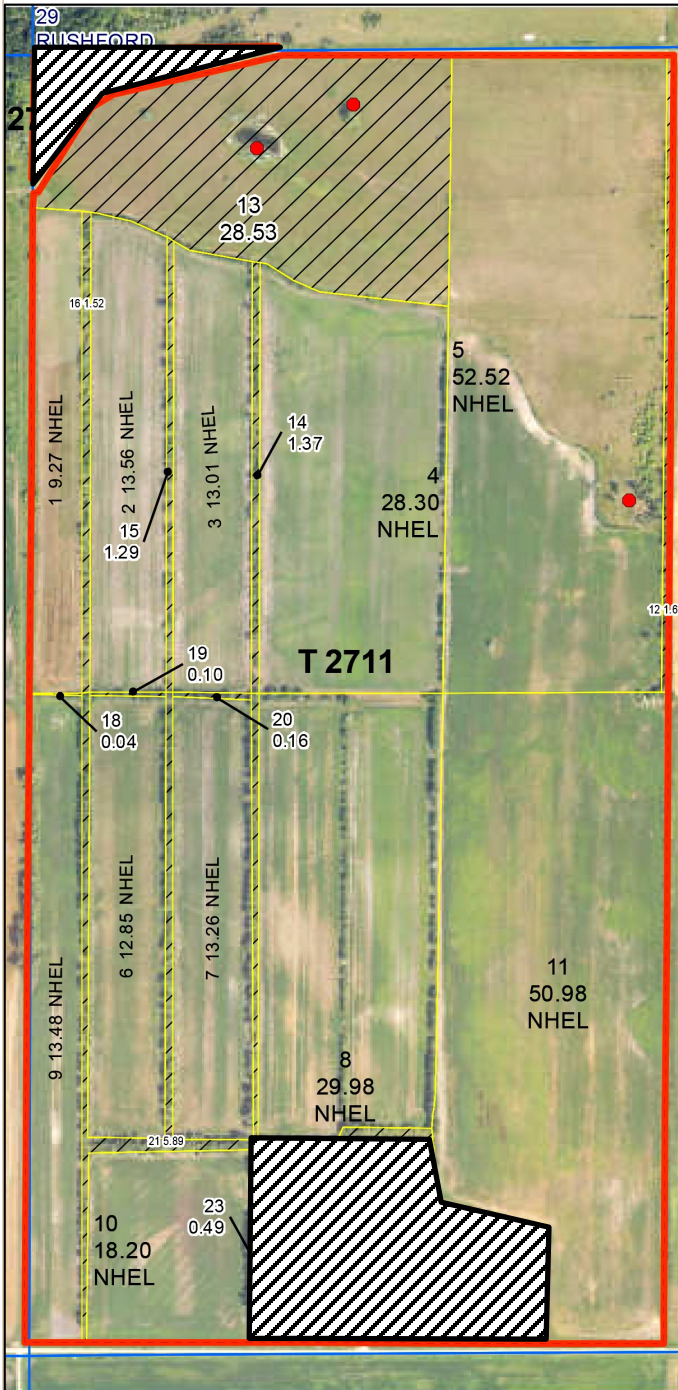
Timed Online Bidding: Opens Wednesday, November 13, 2024 at 12:00 p.m. (noon)

Closing begins Friday, November 15, 2024 at 11:00 a.m.

Link: <https://redriverlandco.nextlot.com/auctions>

BID PROCEDURE: Bid is per deeded acre. If there are any active bidders at time of closing, there will automatically be an extension until bidding ceases.

TERMS OF SALE AND CLOSING: The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidder upon execution of the purchase agreement. The balance will be due in full in 40 days. The seller reserves the right to reject any and all bids.



Legal Description:
W1/2 of Section 32-T156N-R55W
Less +21.02 Acre Farmstead & Less +-4 Acre Tract in NW Corner

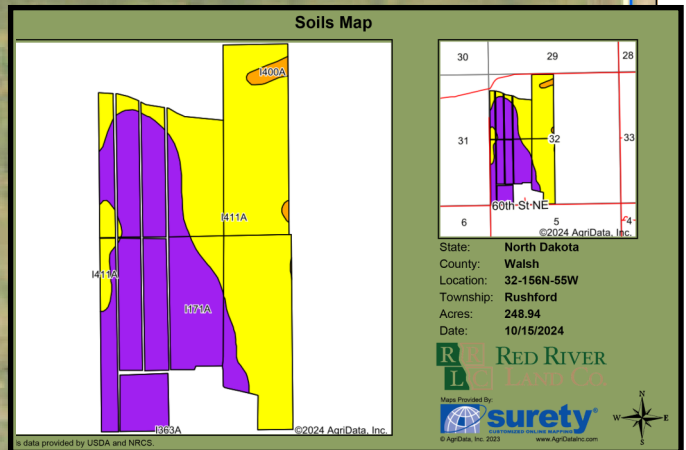
Total Ac / FSA Cropland Ac / Pasture
294.98 / 248.94* / 28.53

	Base Ac	PLC Yield
Oats	52.14	80
Corn	78.07	82
Total	130.21*	

2023 Real Estate Taxes & Specials:
\$2,722.92 with 5% Discount

Soil Productivity Index: 61.0

*FSA Cropland Acres and Base Acre calculations are estimates and final acres will be determined by FSA.



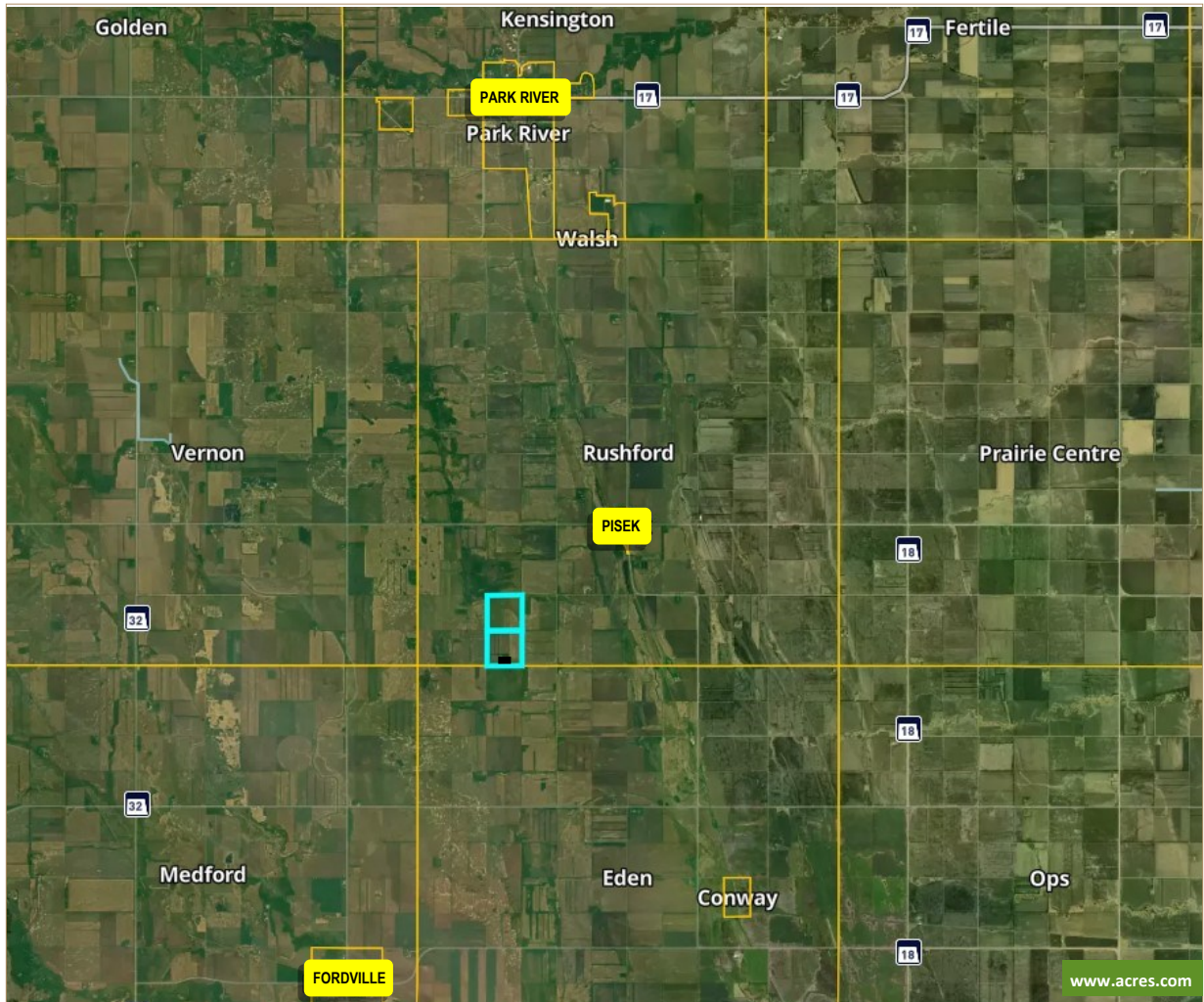
Area Symbol: ND099, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I411A	Winger loam, 0 to 1 percent slopes	132.94	53.4%			IIw	69
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	112.66	45.3%			IIw	51
I400A	Gilby loam, 0 to 2 percent slopes	3.34	1.3%			IIe	78
Weighted Average					2.00	*-	61

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location Map

3100 S Columbia Rd, Suite 300
Grand Forks, ND 58201



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NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective buyer should conduct their own due diligence concerning the property.

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