

# Park River Land for Sale at Public Bidding Golden and Kensington Townships Walsh County, North Dakota



**1,007.33 Acres to be Sold as 6 Parcels  
Property is Located Just NW of Park River, ND**

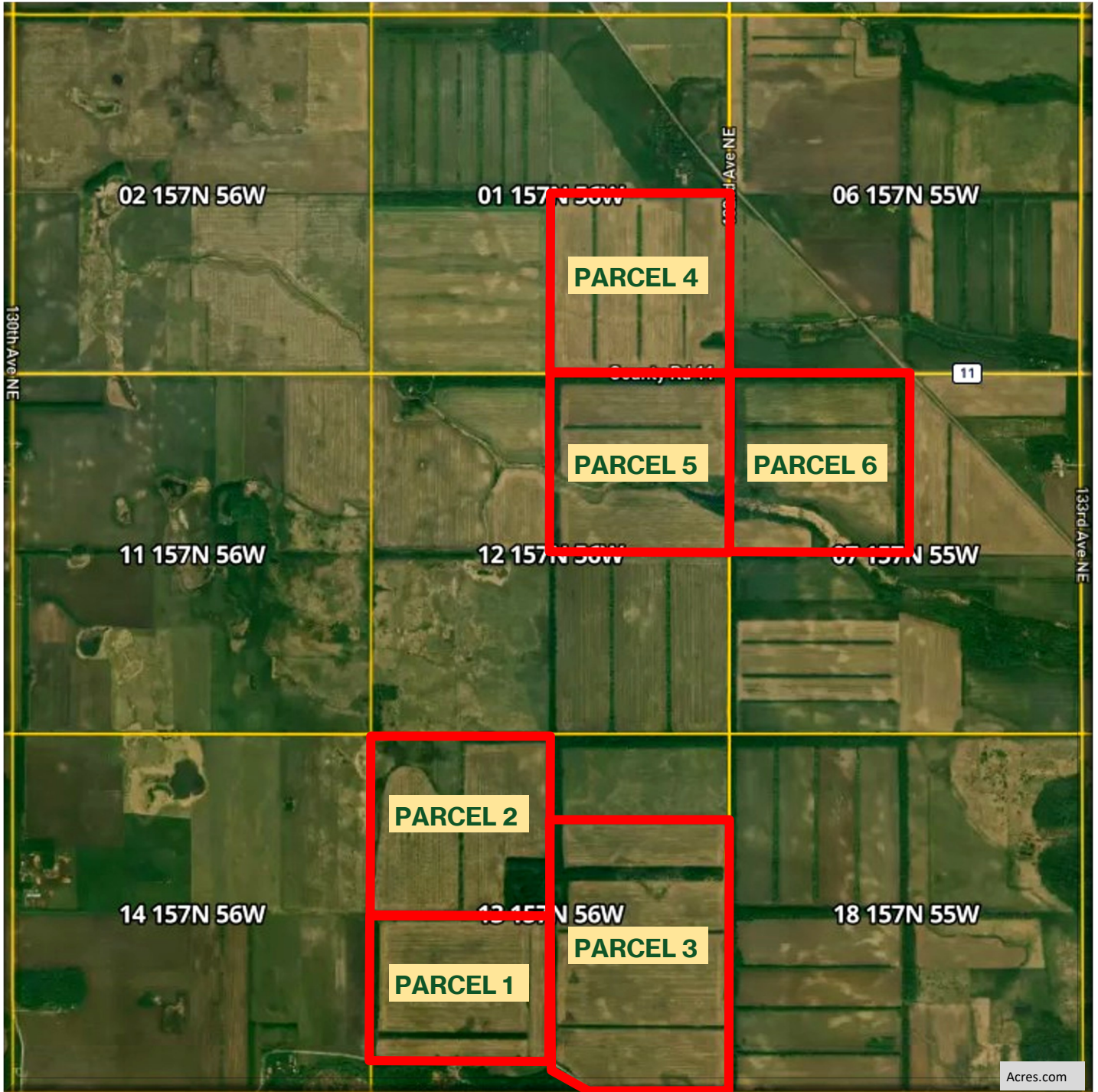
**Timed Online Bidding:** Opens Wednesday, March 12, 2025 at 12:00 p.m.

Closing begins Friday, March 14, 2025 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 bid closing, there will automatically be an extension on all parcels until bidding ceases.

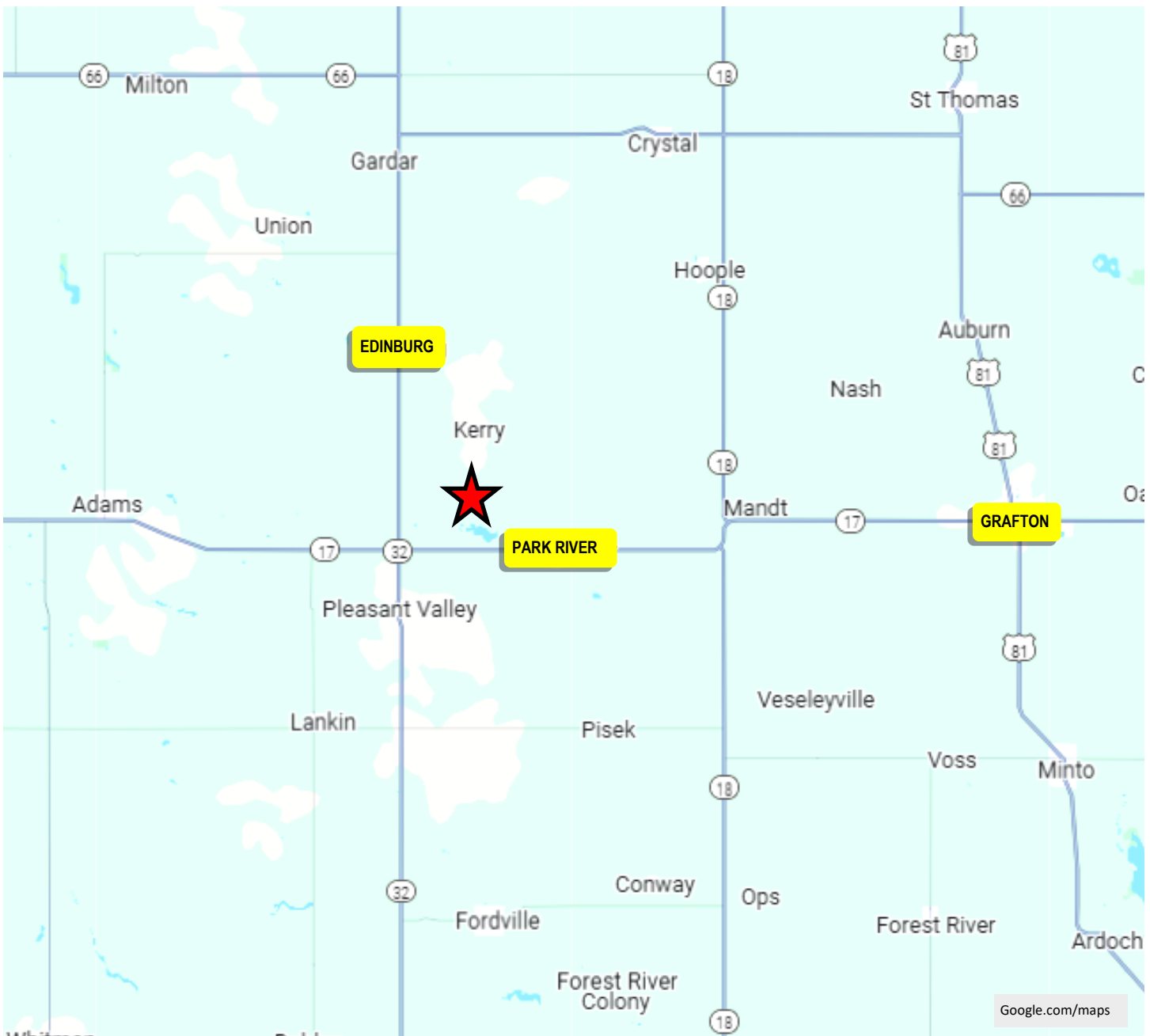
**TERMS OF SALE AND CLOSING:** The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidders upon execution of the purchase agreements on the day of sale. The balance will be due in full in 30 days. The seller reserves the right to reject any and all bids.



**Disclosures:**

The property is under rental contract through the 2025 Crop Season. The 2025 rent shall be paid to the Buyer. Contact broker for terms of the farm lease.

Seller shall retain a 50% subsurface mineral interest.



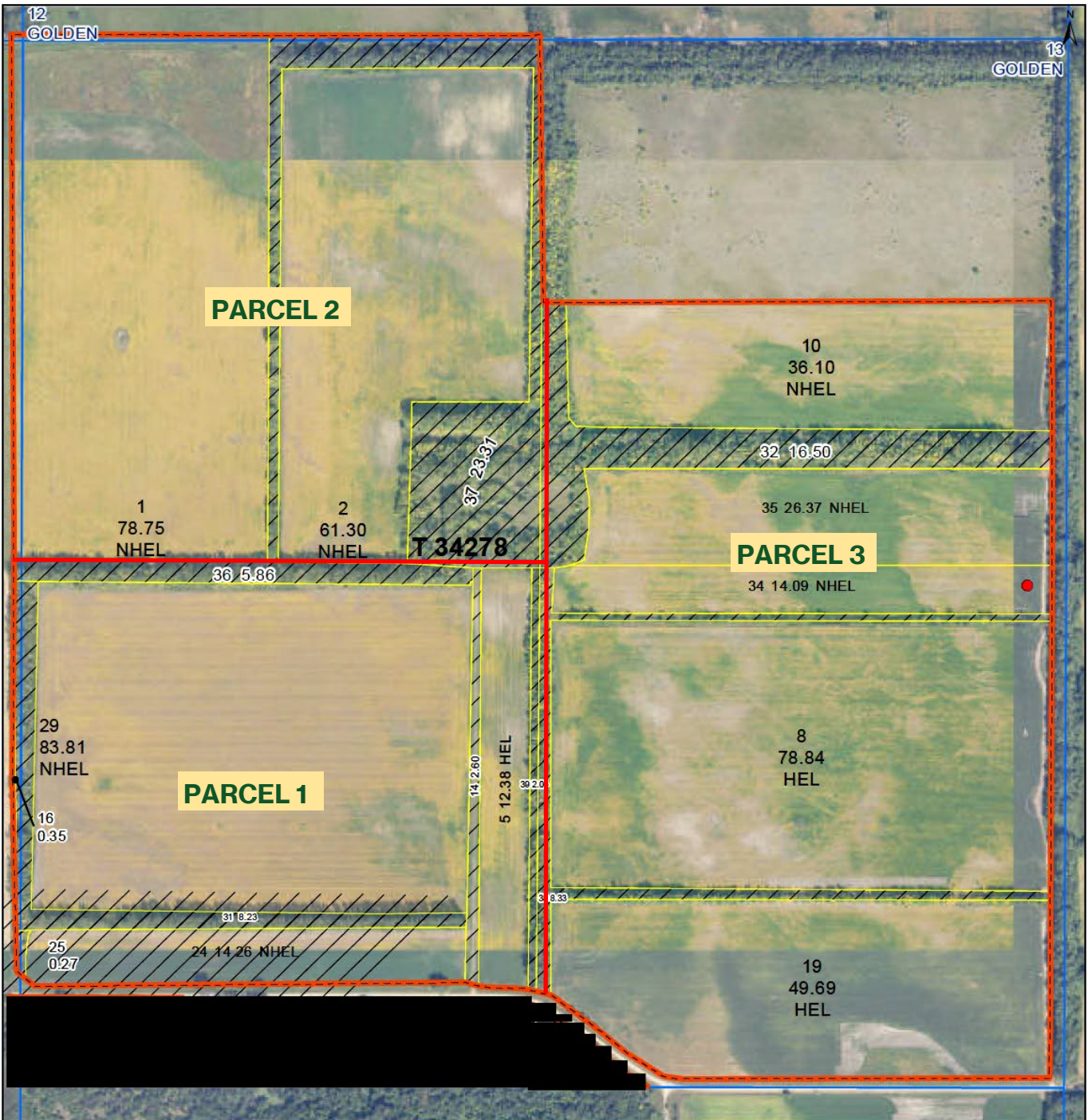
**1,007.33 Acres to be Sold as 6 Parcels  
Property is Located NW of Park River, ND**



United States  
Department of  
Agriculture

Walsh County, North Dakota

Farm 11572



**Disclosures:**

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**PARCEL 1**

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



**Legal Description:**  
**SW1/4 Less Gov't DAM and TRACT of Section 13-T157N-R56W**

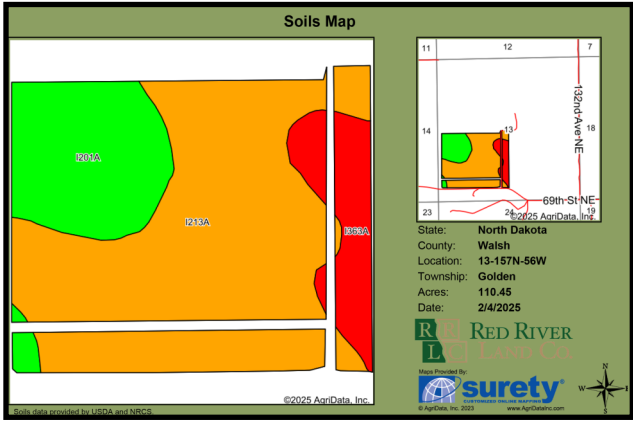
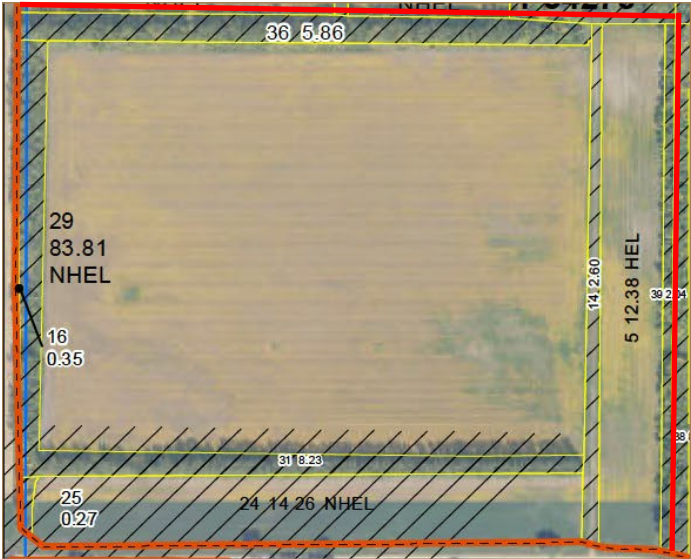
**Total Acres / Tillable Acres**  
**134.34 / 110.45**

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	31.08	34
Oats	2.55	53
Corn	11.90	54
Barley	<u>9.09</u>	38
<b>Total</b>	<b>54.62</b>	

**2024 Real Estate Taxes & Specials:**  
**\$1,439.67 w/ 5% Discount**

**Soil Productivity Index: 75.6**

**USDA** United States Department of Agriculture  
**Walsh County, North Dakota**

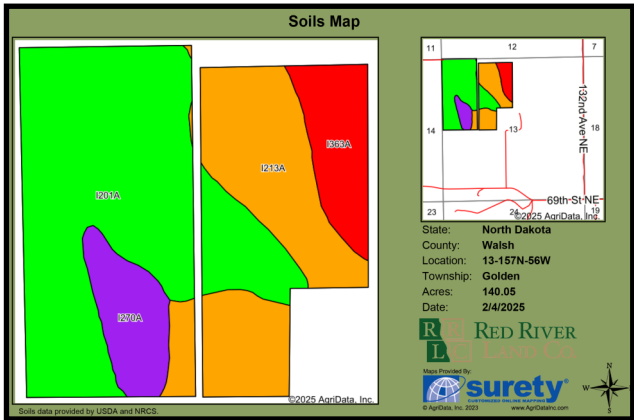
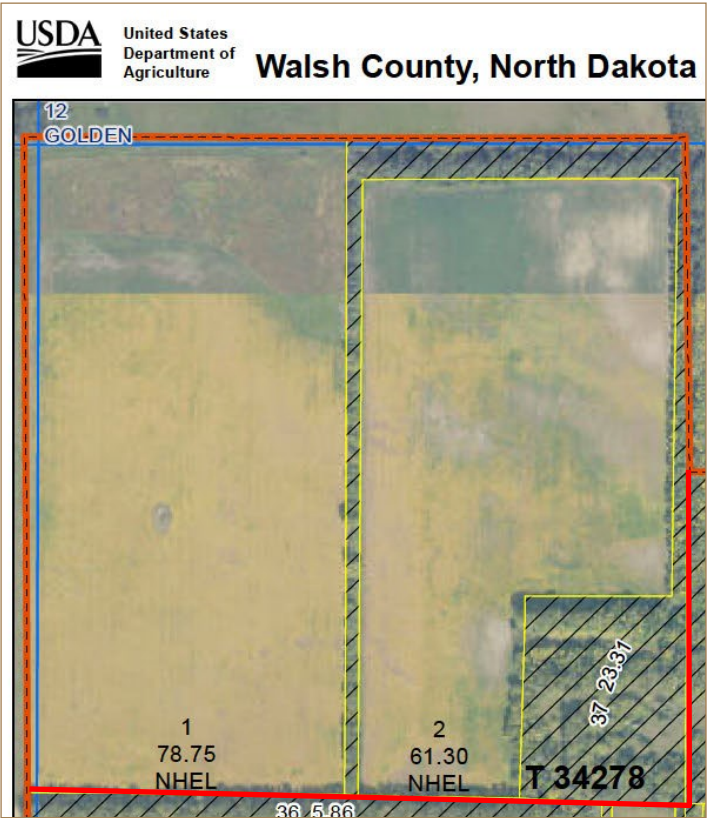


Area Symbol: ND099, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
I213A	Embsden fine sandy loam, 0 to 2 percent slopes	71.72	65.0%		IIIe		74	
I201A	Glyndon silt loam, 0 to 2 percent slopes	26.21	23.7%		Ile		92	
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	12.52	11.3%		IVe	IIIe	50	
<b>Weighted Average</b>						<b>2.88</b>	<b>*-</b>	<b>75.6</b>

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

**PARCEL 2**

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



**Legal Description:**  
NW1/4 of Section 13-T157N-R56W

	<u>Total Acres</u>	<u>Tillable Acres</u>
	160	140.05
	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	39.41	34
Oats	3.23	53
Corn	15.09	54
Barley	11.53	38
<b>Total</b>	<b>69.26</b>	

**2024 Real Estate Taxes & Specials:**  
Estimated \$2,024 w/ 5% Discount

**Soil Productivity Index: 79.9**

Area Symbol: ND099, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	73.59	52.5%		Ile		92
I213A	Embsen fine sandy loam, 0 to 2 percent slopes	40.85	29.2%		IIIe		74
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	13.47	9.6%		IVe	IIIe	50
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	12.14	8.7%		IIIs		60
<b>Weighted Average</b>					<b>2.57</b>	<b>*-</b>	<b>79.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
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**PARCEL 3**

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

USDA United States Department of Agriculture Walsh County, North Dakota

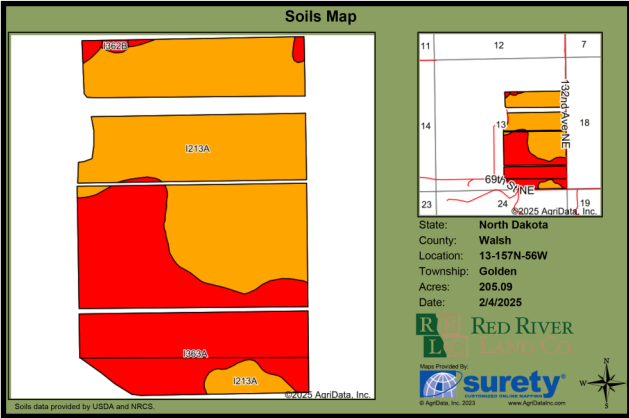
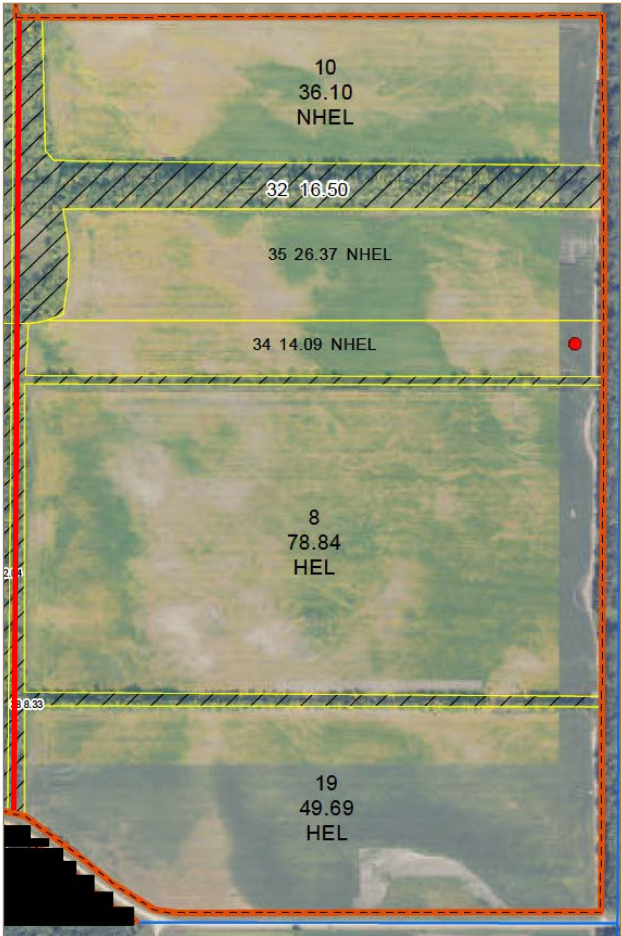
**Legal Description:**  
**S1/2NE1/4 & SE1/4 Less Gov't DAM of  
 Section 13-T157N-R56W**

**Total Acres / Tillable Acres**  
 237.55 / 205.09

	<u>Base Ac</u>	<u>PLC Yield</u>
<b>Wheat</b>	<b>57.72</b>	<b>34</b>
<b>Oats</b>	<b>4.73</b>	<b>53</b>
<b>Corn</b>	<b>22.10</b>	<b>54</b>
<b>Barley</b>	<b>16.88</b>	<b>38</b>
<b>Total</b>	<b>101.43</b>	

**2024 Real Estate Taxes & Specials:**  
 Estimated \$1,945 w/ 5% Discount

**Soil Productivity Index: 63.8**



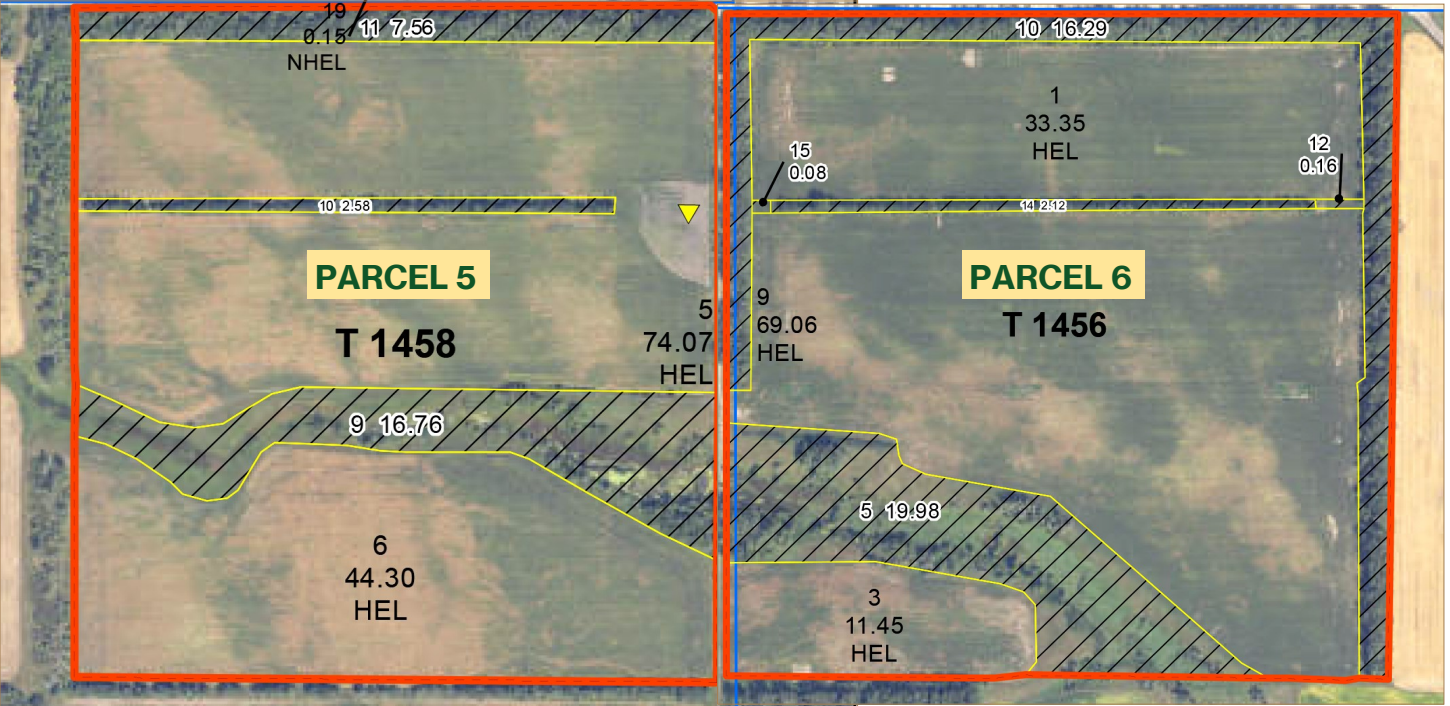
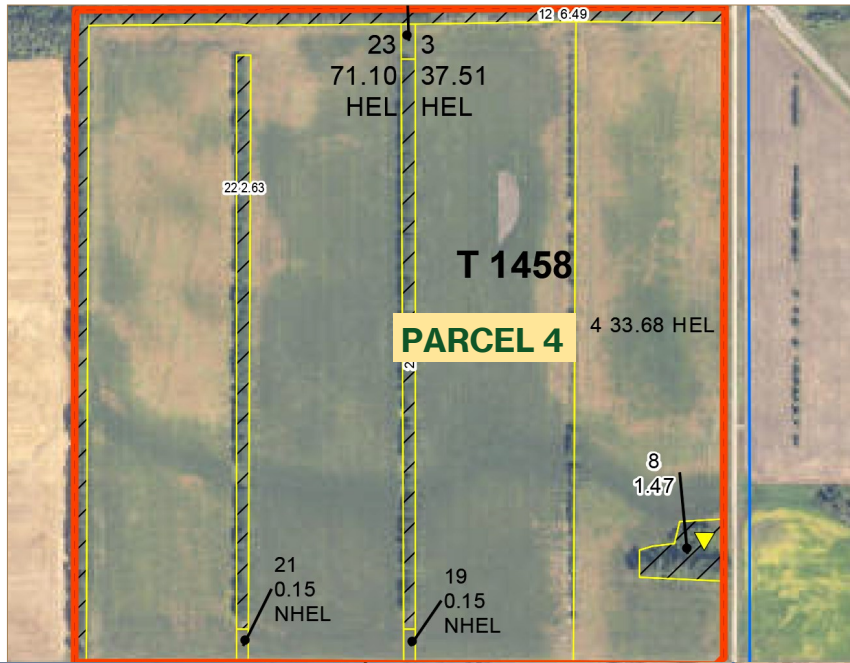
Area Symbol: ND099, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I213A	Embsen fine sandy loam, 0 to 2 percent slopes	118.03	57.6%		IIIe		74
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	86.24	42.0%		IVe	IIIe	50
I362B	Maddock-Hecla loamy fine sands, 2 to 6 percent slopes	0.82	0.4%		IVe		49
<b>Weighted Average</b>					<b>3.42</b>	<b>*-</b>	<b>63.8</b>

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



# Walsh County, North Dakota



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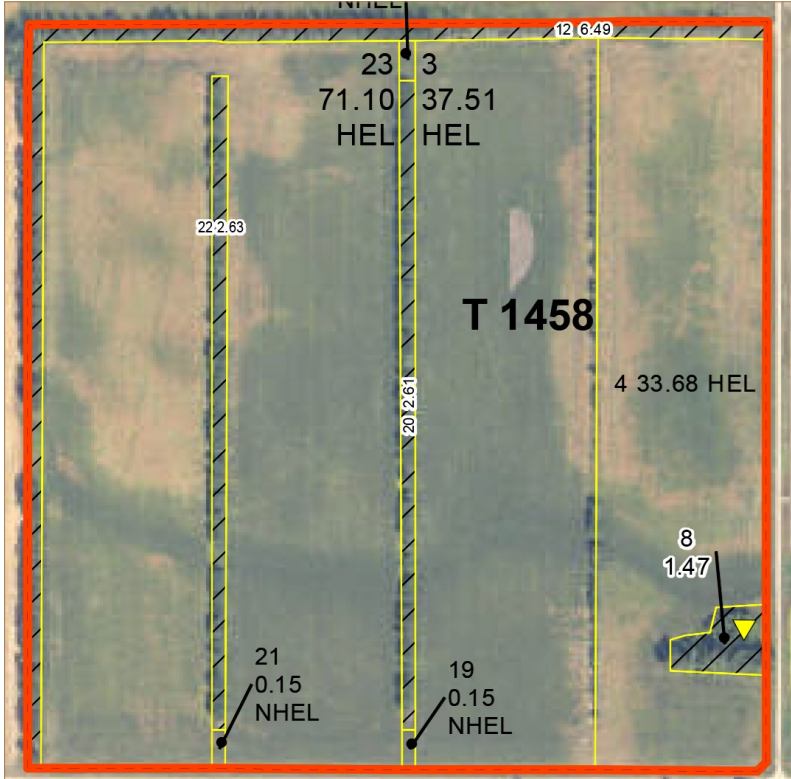


**PARCEL 4**

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



Walsh County, North Dakota



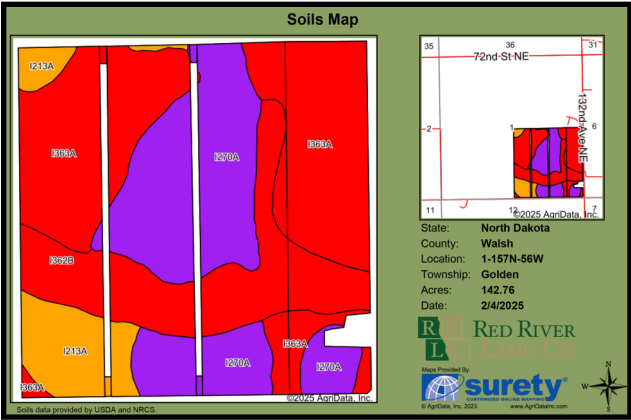
**Legal Description:**  
SE1/4 of Section 1-T157N-R56W

**Total Acres / Tillable Acres**  
160 / 142.76

	Base Ac	PLC Yield
Wheat	41.60	34
Oats	3.44	53
Corn	15.85	54
Barley	<u>12.19</u>	38
<b>Total</b>	<b>73.08</b>	

**2024 Real Estate Taxes & Specials:**  
\$1,167.55 w/ 5% Discount

**Soil Productivity Index: 55.1**



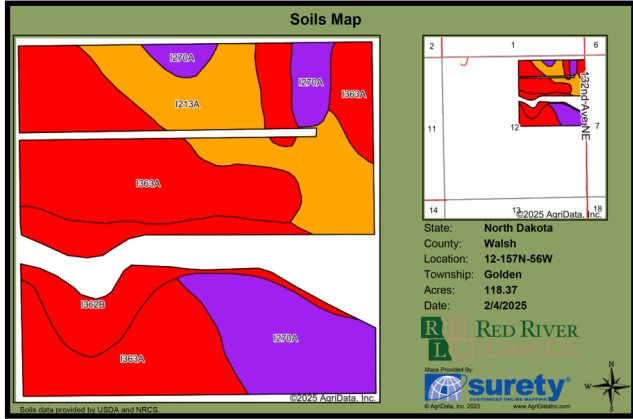
Area Symbol: ND099, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	56.98	39.9%		IVe	IIle	50
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	43.50	30.5%		IIIIs		60
I362B	Maddock-Hecla loamy fine sands, 2 to 6 percent slopes	28.60	20.0%		IVe		49
I213A	Embden fine sandy loam, 0 to 2 percent slopes	13.68	9.6%		IIle		74
<b>Weighted Average</b>					<b>3.60</b>	<b>*-</b>	<b>55.1</b>

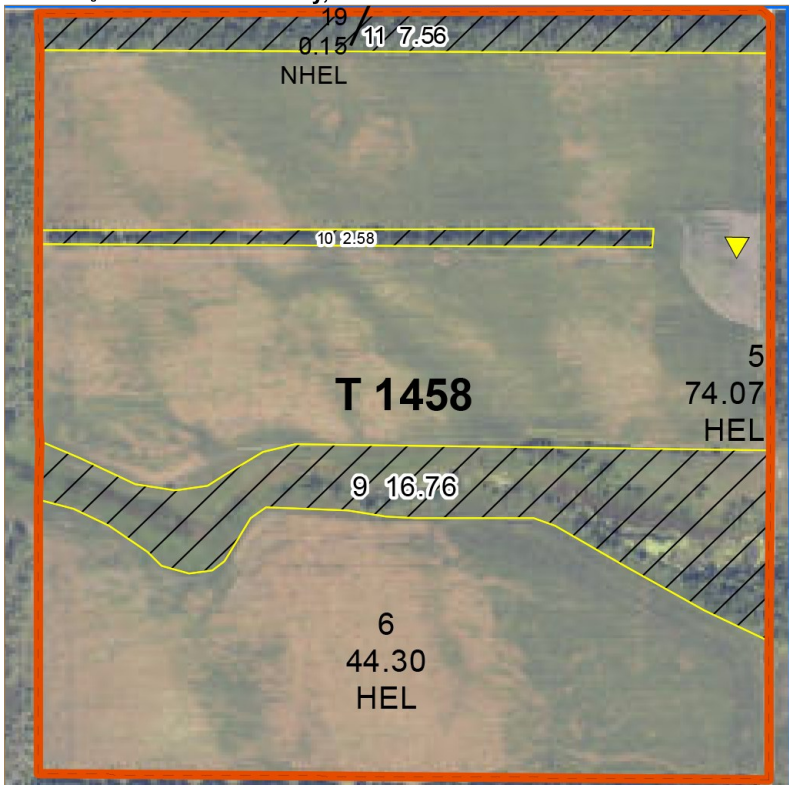
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

**PARCEL 5**

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



USDA United States Department of Agriculture  
Walsh County, North Dakota



**Legal Description:**  
NE1/4 of Section 12-T157N-R56W

**Total Acres / Tillable Acres**  
160 / 118.37

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	34.50	34
Oats	2.86	53
Corn	13.15	54
Barley	10.11	38
<b>Total</b>	<b>60.62</b>	

**2024 Real Estate Taxes & Specials:**  
\$1,064.37 w/ 5% Discount

**Soil Productivity Index: 56.5**

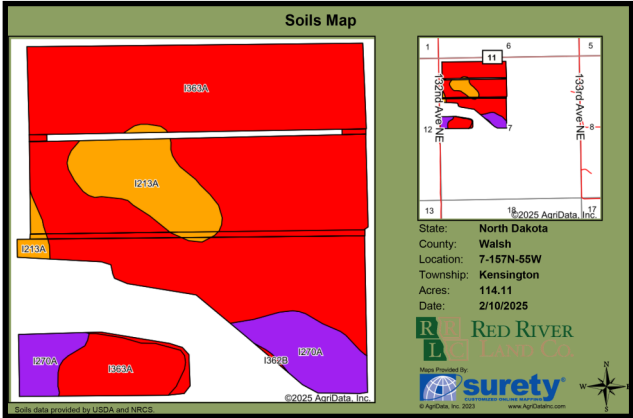
Area Symbol: ND099, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	57.12	48.3%		IVe	IIIe	50
I213A	Embden fine sandy loam, 0 to 2 percent slopes	22.96	19.4%			IIIe	74
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	22.87	19.3%			IIIIs	60
I362B	Maddock-Hecla loamy fine sands, 2 to 6 percent slopes	15.42	13.0%			IVe	49
<b>Weighted Average</b>					<b>3.61</b>	<b>*-</b>	<b>56.5</b>

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**PARCEL 6**

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



USDA United States Department of Agriculture Walsh County, North Dakota

**Legal Description:**  
NW1/4 of Section 7-T157N-R55W

**Total Acres / Tillable Acres**  
155.44 / 114.11

	Base Ac	PLC Yield
Wheat	33.71	49
Corn	7.24	108
Soybeans	6.22	24
<b>Total</b>	<b>87.17</b>	

**2024 Real Estate Taxes & Specials:**  
\$1,003.08 w/ 5% Discount

**Soil Productivity Index: 53.5**



Area Symbol: ND099, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	90.22	79.1%	[Red]		IVe	IIIe	
I213A	Embsen fine sandy loam, 0 to 2 percent slopes	12.06	10.6%	[Yellow]		IIIe		
I270A	Foldahi fine sandy loam, 0 to 2 percent slopes	11.01	9.6%	[Purple]		IIIIs		
I362B	Maddock-Hecla loamy fine sands, 2 to 6 percent slopes	0.82	0.7%	[Red]		IVe		
<b>Weighted Average</b>						<b>3.80</b>	<b>*-</b>	<b>53.5</b>

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**Chris Griffin, Broker**

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Farm Management

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nick@redriverlandco.com

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. Base acres have been prorated per parcel. Final determinations to be made by FSA.