

Farmland for Sale at Public Bidding Blanchard & Mayville Townships Trail County, ND



Red River Valley Farmland

389.92 Acres to be Sold in 3 Parcels

Located South of Mayville / North of Blanchard, ND

Available for the 2025 Crop Season

Timed Online Bidding: Opens Wednesday, November 6, 2024 at 12:00 p.m. (noon)

Closing begins Friday, November 8, 2024 at 11:00 a.m.

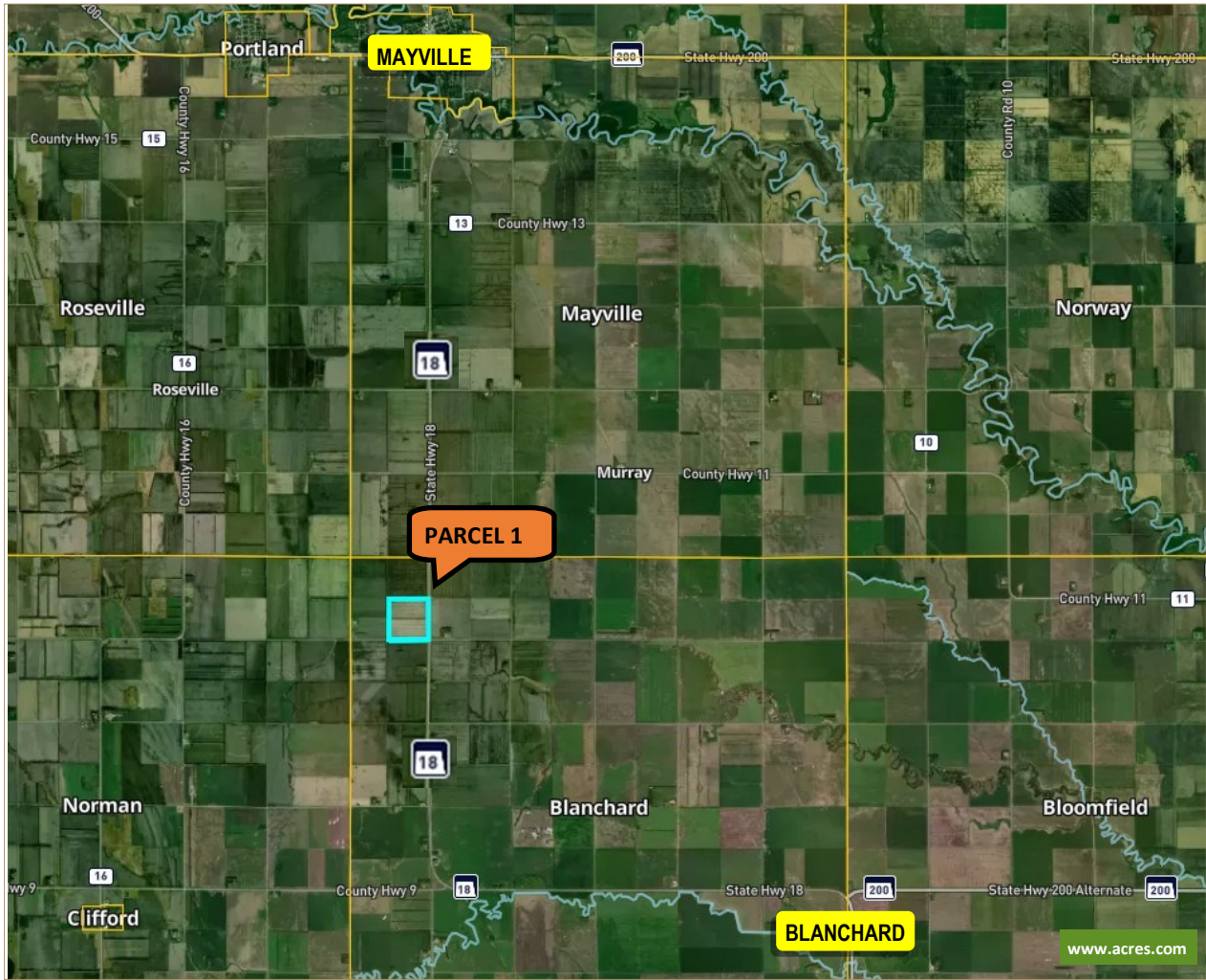
Link: <https://redriverlandco.nextlot.com/auctions>

BID PROCEDURE: Bid is per deeded acre. If there are any active bidders at time of closing, there will automatically be an extension on all parcels until there are no bids for 5 minutes.

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 30 days. The seller reserves the right to reject any and all bids. Seller will retain subsurface mineral rights on all property.

Location Map

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

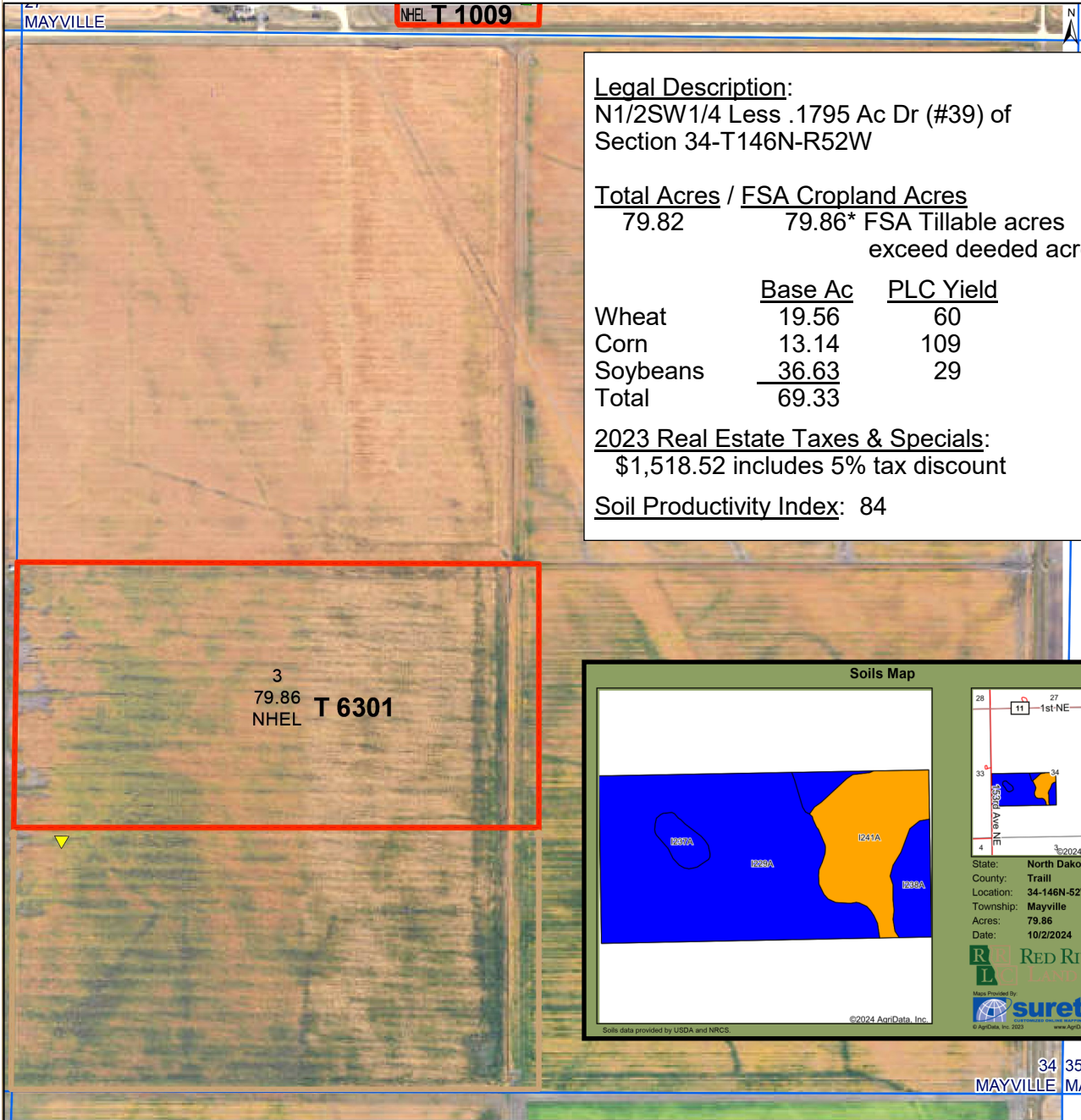


Parcel 2



Trail County, North Dakota

Farm 9206



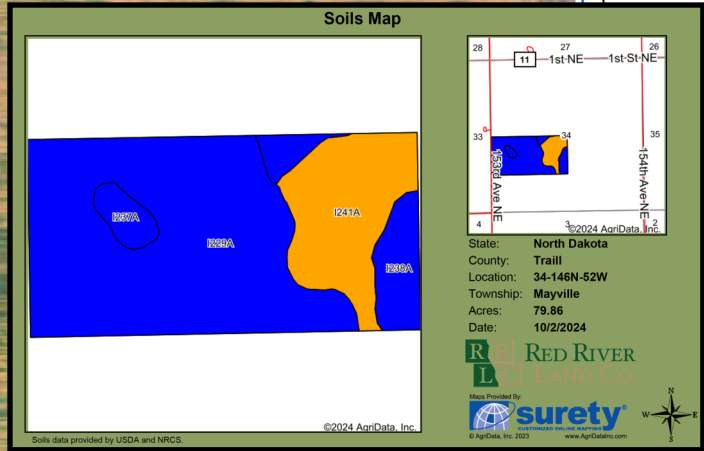
Legal Description:
 N1/2SW1/4 Less .1795 Ac Dr (#39) of
 Section 34-T146N-R52W

Total Acres / FSA Cropland Acres
 79.82 79.86* FSA Tillable acres
 exceed deeded acres

	Base Ac	PLC Yield
Wheat	19.56	60
Corn	13.14	109
Soybeans	<u>36.63</u>	29
Total	69.33	

2023 Real Estate Taxes & Specials:
 \$1,518.52 includes 5% tax discount

Soil Productivity Index: 84



Area Symbol: ND097, Soil Area Version: 29

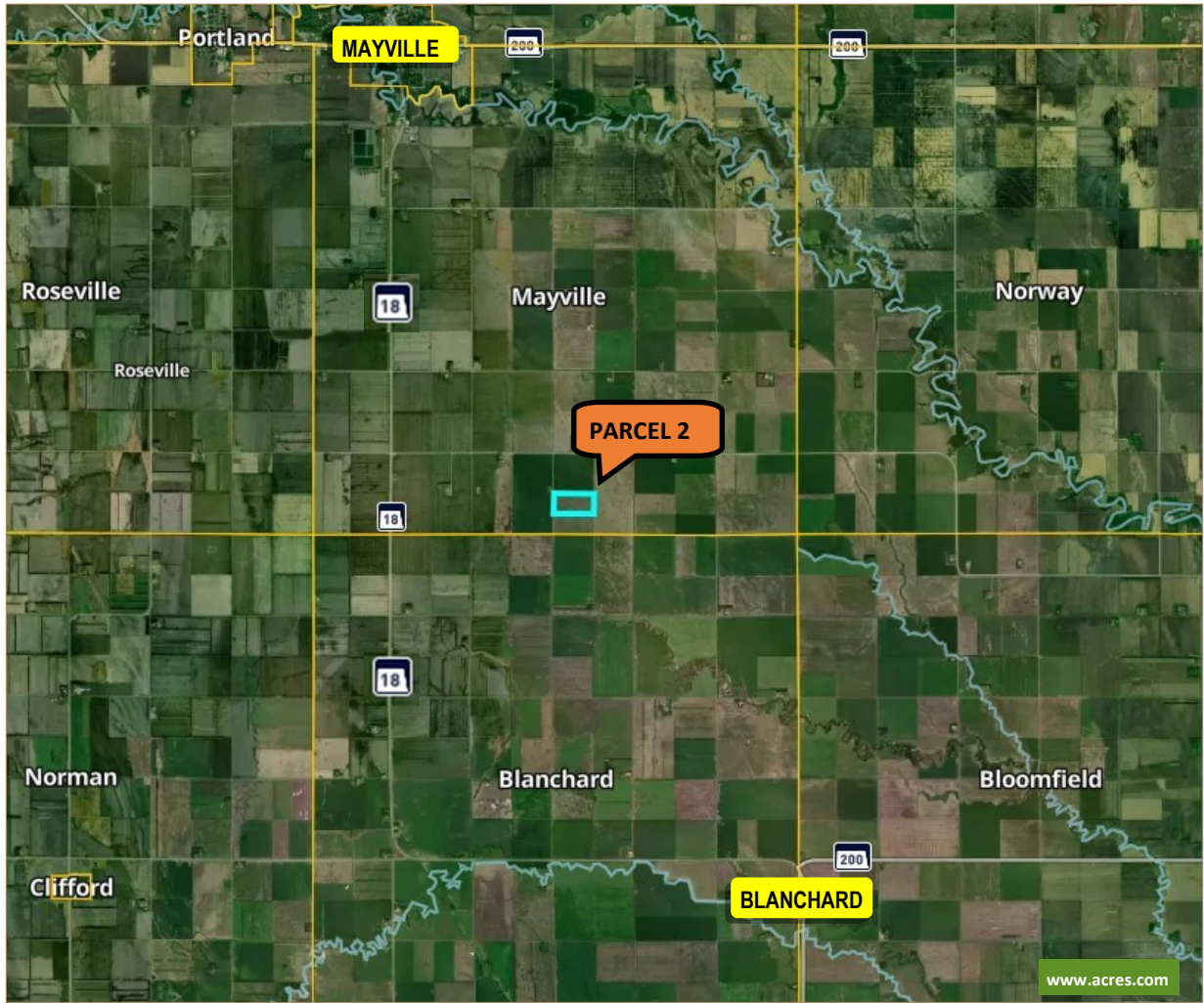
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	52.16	65.3%		Ilw	86
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes	17.38	21.8%		Ilw	78
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	7.62	9.5%		Ilw	84
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	2.70	3.4%		Ilw	85
Weighted Average					2.00	84

*c: Using Capabilities Class Dominant Condition Aggregation Method



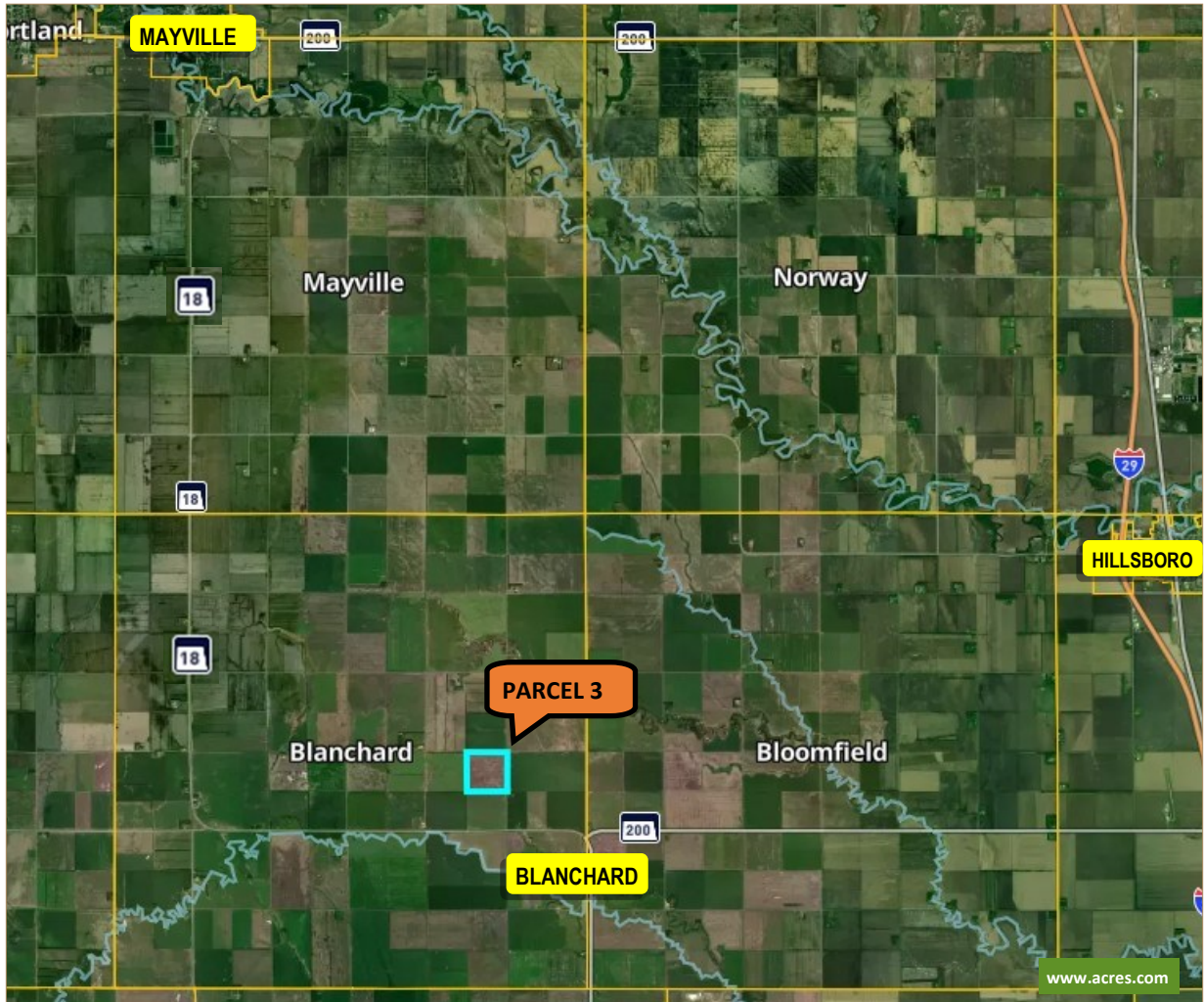
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Chris Griffin

Cell: 218-779-1064
chris@redriverlandco.com

John Botsford

Cell: 701-213-6691
john@redriverlandco.com

Nick Skjerven

Cell: 218-791-5002
nick@redriverlandco.com

Real Estate Sales • Beet Stock Sales • Farm Management

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.

www.redriverlandco.com | Office: 701-757-1888 | Fax: 701-566-8760