

# Park River Land For Sale at Public Bidding

## Kensington Township • Walsh County, ND



**291.77 Tillable Acres to be Sold in 2 Parcels**  
**Property is Located 1 Mile South of Park River, ND**  
**Available for the 2025 Crop Season**

**Timed Online Bidding:** Opens Wednesday, April 9, 2025 at 12:00 p.m.

Closing begins Friday, April 11, 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 on either parcel at time of closing, there will automatically be an extension until bidding ceases.

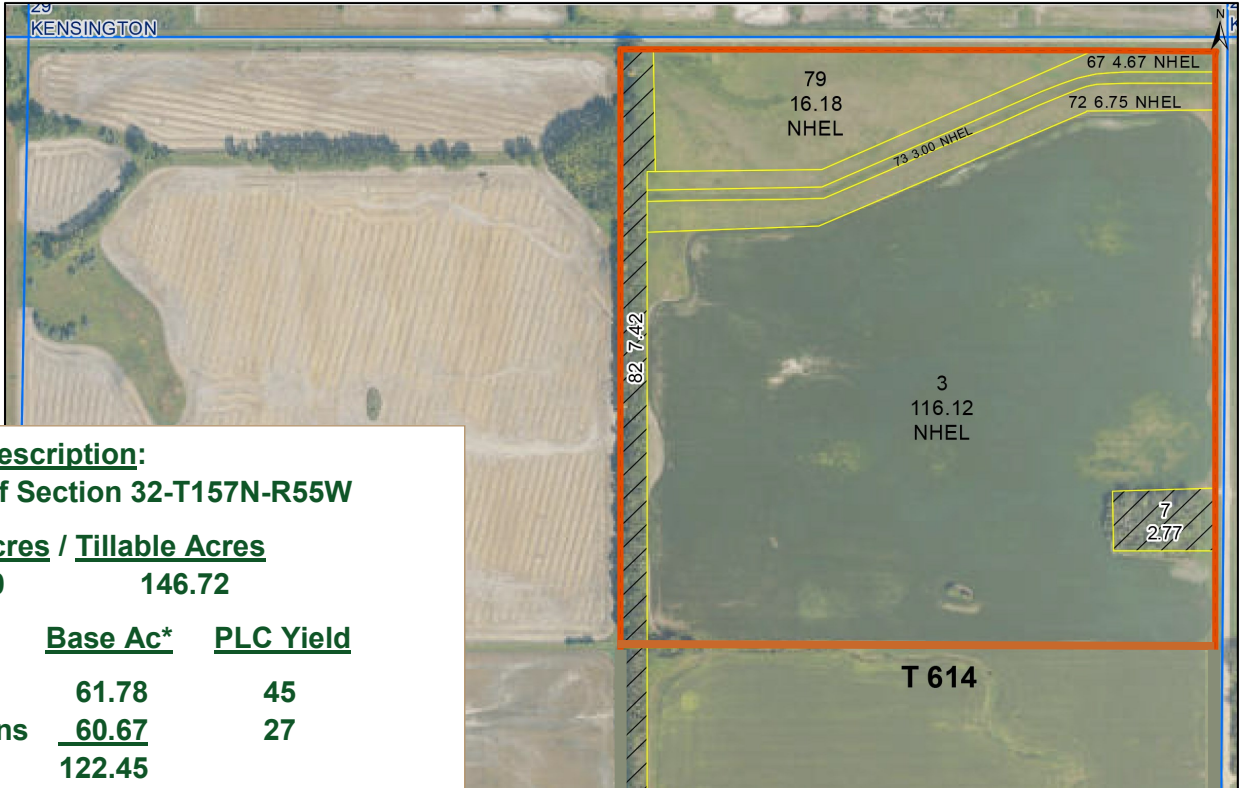
**TERMS OF SALE AND CLOSING:** The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidders upon execution of the purchase agreement on the day of sale. The balance will be due in full in 45 days. The seller reserves the right to reject any and all bids.

**PARCEL 1**



Walsh County, North Dakota

Farm 11271



**Legal Description:**  
**NE1/4 of Section 32-T157N-R55W**

**Total Acres / Tillable Acres**  
**160.0            146.72**

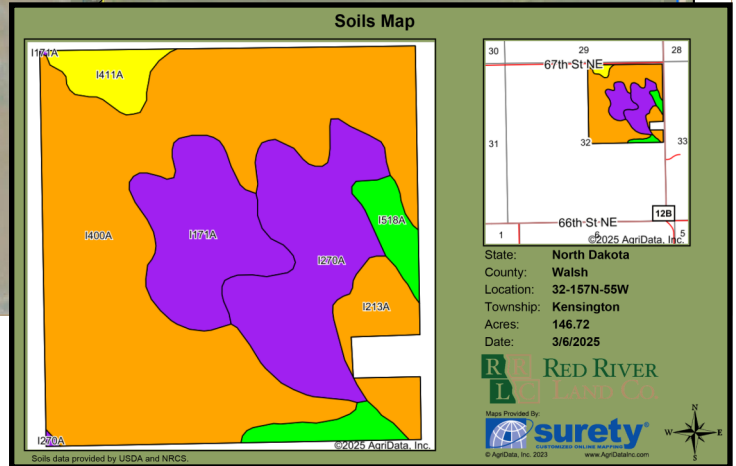
	<b>Base Ac*</b>	<b>PLC Yield</b>
<b>Wheat</b>	<b>61.78</b>	<b>45</b>
<b>Soybeans</b>	<b>60.67</b>	<b>27</b>
<b>Total</b>	<b>122.45</b>	

**2024 Real Estate Taxes & Specials\*:**  
**\$1,849.49 with 5% Discount**

**Soil Productivity Index: 71.8**

**Available for the 2025 crop season.**

**\*Exact Base Acres to be determined by USDA and Exact Real Estate Taxes & Specials to be determined by Walsh County Treasurer.**



Area Symbol: ND099, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I400A	Gilby loam, 0 to 2 percent slopes	81.56	55.7%		Ile	78
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	26.33	17.9%		IIIs	60
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	18.23	12.4%		IIW	51
I213A	Embsden fine sandy loam, 0 to 2 percent slopes	8.14	5.5%		IIle	74
I518A	Overly silt loam, 0 to 2 percent slopes	7.43	5.1%		IIc	96
I411A	Winger loam, 0 to 1 percent slopes	5.03	3.4%		IIW	69
<b>Weighted Average</b>					<b>2.23</b>	<b>71.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**PARCEL 2**



Walsh County, North Dakota

Farm 11271

**Legal Description:**

SE1/4 of Section 32-T157N-R55W

**Total Acres / Tillable Acres**

160.0      145.05

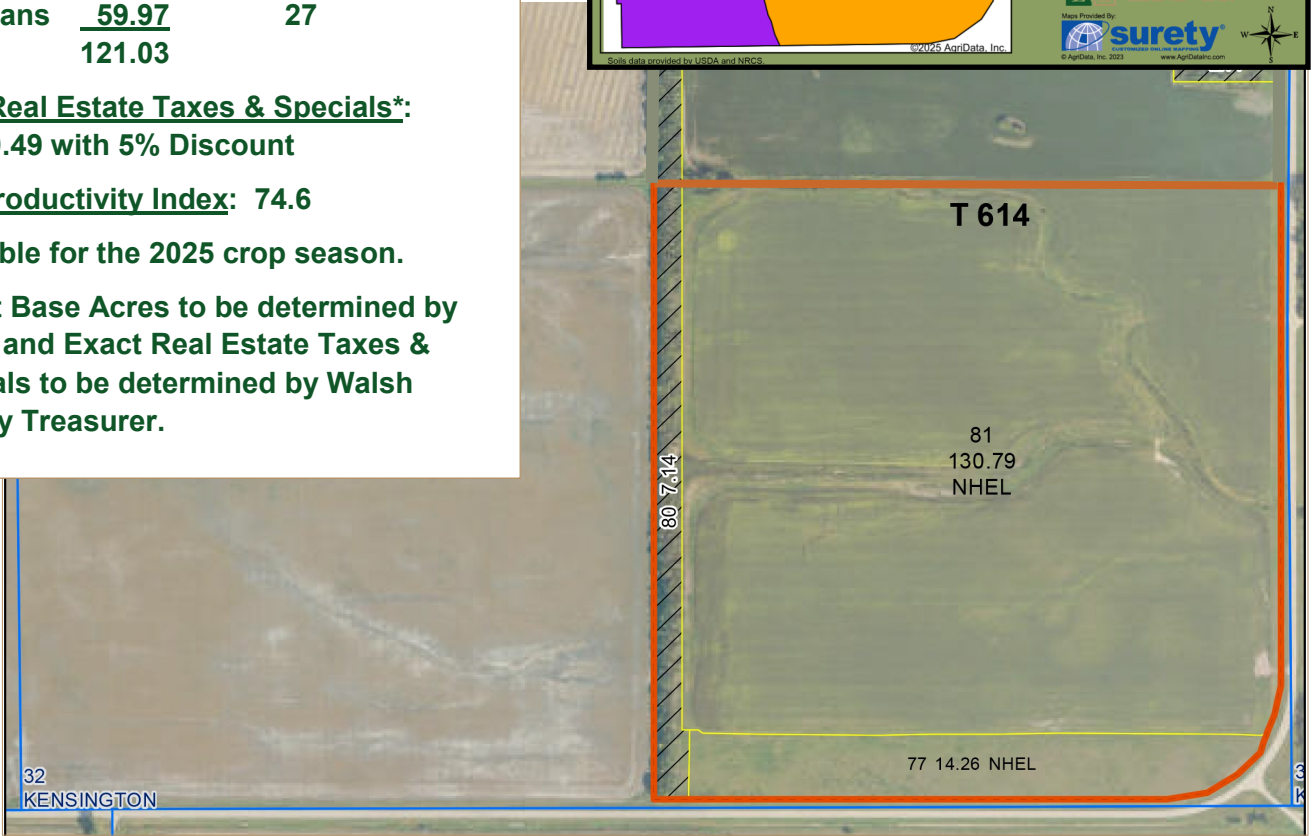
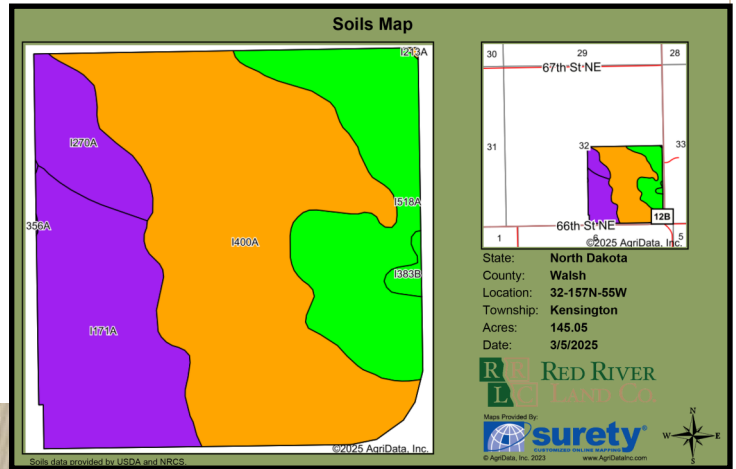
	<u>Base Ac*</u>	<u>PLC Yield</u>
Wheat	61.06	45
Soybeans	59.97	27
<b>Total</b>	<b>121.03</b>	

**2024 Real Estate Taxes & Specials\*:**  
\$1,849.49 with 5% Discount

**Soil Productivity Index: 74.6**

Available for the 2025 crop season.

\*Exact Base Acres to be determined by  
USDA and Exact Real Estate Taxes &  
Specials to be determined by Walsh  
County Treasurer.



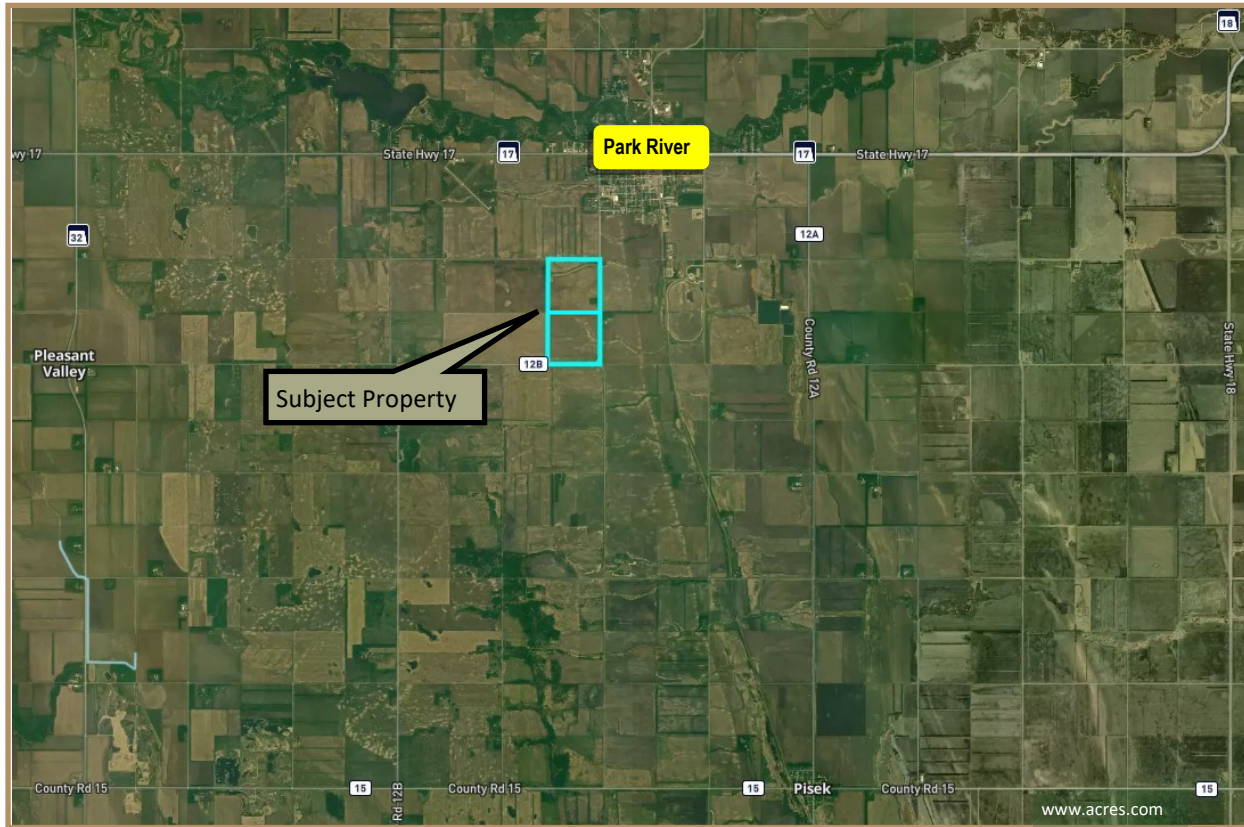
Area Symbol: ND099, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I400A	Gilby loam, 0 to 2 percent slopes	72.59	50.1%		Ile	78
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	31.49	21.7%		IIw	51
I518A	Overly silt loam, 0 to 2 percent slopes	29.34	20.2%		Ilc	96
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	10.41	7.2%		IIIs	60
I383B	Overly silty clay loam, 2 to 6 percent slopes	1.15	0.8%		Ile	92
I213A	Embsen fine sandy loam, 0 to 2 percent slopes	0.07	0.0%		IIle	74
<b>Weighted Average</b>					<b>2.07</b>	<b>74.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Location Map

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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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