

LAND AUCTION



160 AC± | 1 TRACT | NELSON CO, ND

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/24/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: CENTER FOR INNOVATION
IDEA LAB ROOM | 4200 JAMES RAY DRIVE
GRAND FORKS, ND 58202**

North Dakota dirt ready for a new owner. This field is currently being leased out for farming. The contract is for \$77/acre but if the new owner wants to go in a different direction they will end their contract. There are approximately 100+/- acres being farmed already. This would be a great addition to somebody's established farm or an excellent investment opportunity to add to your portfolio.



TRACT 1: 160 ± ACRES

Deeded acres: 160 deeded acres

FSA Farmland Acres: 155.91 FSA acres

DCP Cropland Acres: 155.91 FSA acres

Soil Types: Balaton-Wyard loams, Barnes-Sioux complex, Barnes-Buse loams, Hamerly-Tonka complex

Soil PI/NCCPI/CSR2: NCCPI 51.7

Base acres and Yield: Wheat base acres 58.34/PLC yield 51, Corn base acres 16.88/PLC yield 116, Soybeans Base 60.61/PLC yield 30

CRP Acres/payment: No CRP

Taxes: 1176.00

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

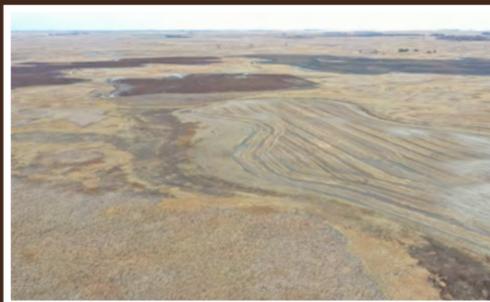
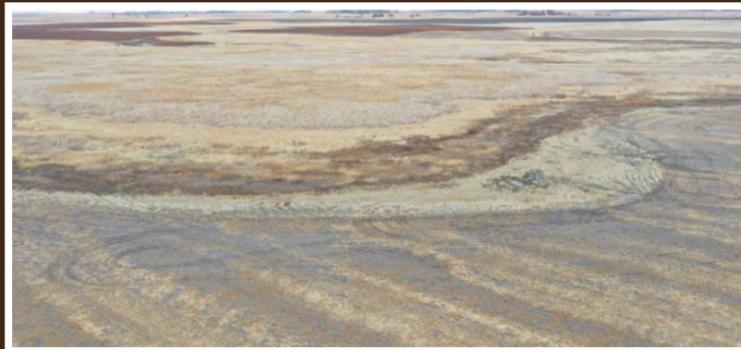
Survey needed: No survey needed

Brief Legal: NW ¼ S33 T151N R57W

PIDs: 1000000147000

Lat/Lon: 47.8568, -97.9625

Zip Code: 58212



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL TROPHY PROPERTIES REAL ESTATE (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gzdic, Director, Ranch & Farm Auctions, 217.299.0332
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