

LAND AUCTION



171 AC± | 1 TRACT | WELLS CO, ND

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/16/23 | **AUCTION TIME:** 5:00 PM

AUCTION LOCATION: CHIEFTAIN CONFERENCE CENTER
60 4TH AVE S. | CARRINGTON, ND 58421

Located 15 miles west of Carrington ND in Wells County sits this predominantly tillable tract with recreational bonuses. The property is mainly income producing farm land with a mix of open water ponds, cattail sloughs and native grasses. The 137.7 FSA tillable acres are currently planted in soybeans and being rented out. The soils are 69% Heimdal-Emrick Loam with a PI of 80. The average PI for the property is 72.52. This property would be an excellent option for an investor, producer or someone with a 1031 to fulfill. The property is currently being rented for the 2023 growing season. It does have open tenancy for the 2024 season. The roughly 34+/-ac of recreational ground on this property also offers exceptional waterfowl and whitetail hunting with upland game calling the property home as well. If you're familiar with the northern flyway you will know that this property sits in the heart of it and will offer not only good duck hunting on the ponds, but will make for great field hunting when the Snows/Blues and Canadian geese are coming through. This property would also qualify for the ND landowners gratis tag for whitetail hunting. It is located in deer unit 2K2 for gun season. This is not only a great option for someone looking to make a sound investment or add to their current operation, it's a great option for someone looking to hunt with family and friends and make memories in the outdoors.



TRACT 1: 171 ± ACRES

Deeded acres: 171.18

FSA Farmland Acres: 137.7

Soil Types: Heimdal - Emrick Loam, Fram-Tonka Complex, Uranda- Larson Loam

Soil PI/NCCPI/CSR2: NCCPI 72.52 Avg

CRP Acres/payment:NA

Taxes: \$1480.83

Lease Status: Open Tenancy for 2024 crop year

Possession: Immediate possession subject to current tenants rights for 2023

Survey needed?: No survey needed

Brief Legal: N1/2 of S16 T146N R69W lying S. of the right away of the Northern Pacific Railway Comp, now the Burlington Northern RR right-of-way

PIDs: 08081000

Lat/Lon: 47.4664, -99.4582

Zip Code: 58486



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSH MILLER, AGENT: 218.850.8627 | Josh.Miller@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryce McVicker, Auction License #2056 | Josh Miller, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.850.8627