

LAND AUCTION



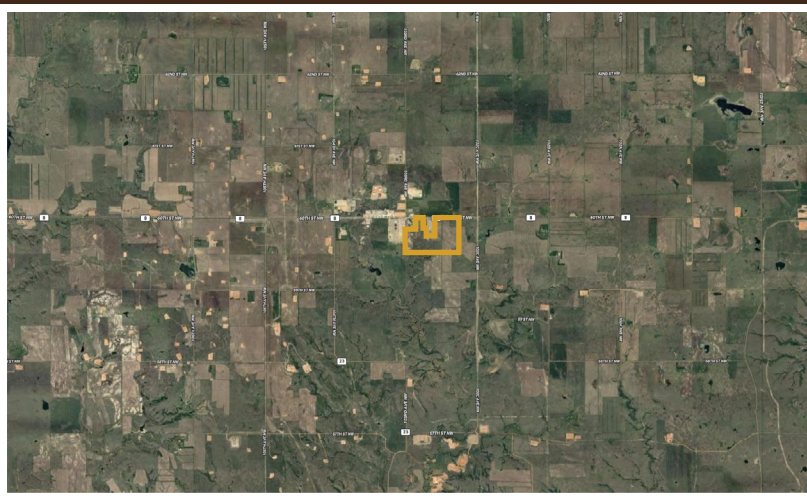
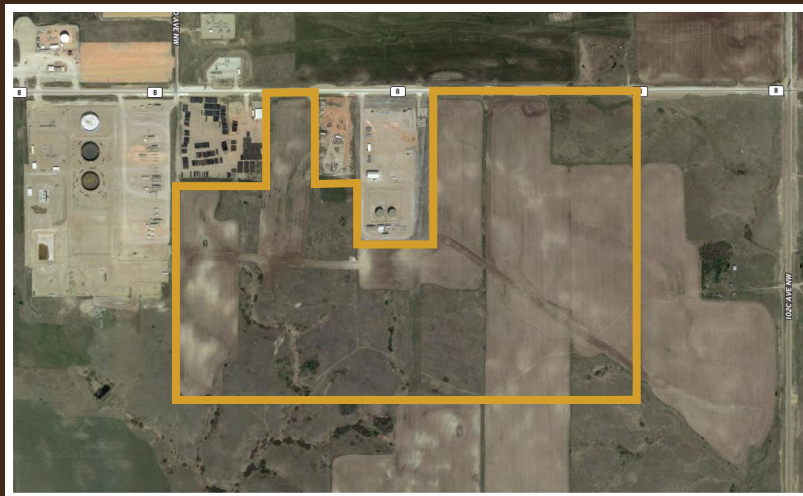
201.17 AC± | 1 TRACT | WILLIAMS CO, ND AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/14/23 | **AUCTION TIME:** 5:00 PM

AUCTION LOCATION: TIOGA COMMUNITY CENTER
410 6TH STREET NE, TIOGA, ND 58852

This property has a lot to offer a variety of people, from Investors, to developers, to hunters, to farmers and ranchers. Located in the Bakken Shale formation in the Williston Basin, the property could be a key piece of the puzzle for pipeline expansion and/or a variety of other uses for those in the oil industry. Located only 4 miles south of Highway 2, there has been a great deal of oil activity in this area, and this is one of the last remaining large properties along this stretch of 60th St NW. If you are a hunter or outdoors person, the amount of wild game on the property may surprise you. The majority of the property is secluded from view, allowing deer and pheasants to feel safe. The hay grass is tall, thick, lush, which provides prime habitat, and the number of birds I jumped on my property tours can vouch for that. Farmers and ranchers should also take notice of this offering. There is a large amount of hay to currently be had, the quality soils and an overall Crop Productivity Index of 57.16, putting this back in to productive tillable acres could be a great option to expand your operation. Great access, a great location, diverse use in which all have potential, this property is sure to be the perfect fit for many.



TRACT 1: 201.17 ± ACRES

- **Deeded acres:**201.17
- **FSA Farmland Acres:** 196 ±
- **Soil Types:**Zahl-Williams Loams, Williams-Zahl-Zahill Complex, Williams-Bowbells Loams
- **Soil PI/NCCPI/CSR2:**CPI = 57.16, NCCPI = 52.15
- **Taxes:** \$308.93
- **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:**..... SEC 4 T155N R95W
- **PIDs:** 12155950004032, 12155950004036, 12155950004039, 12155950004020
- **Lat/Lon:** 48.2812, -102.906
- **Zip Code:**..... 58852



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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