



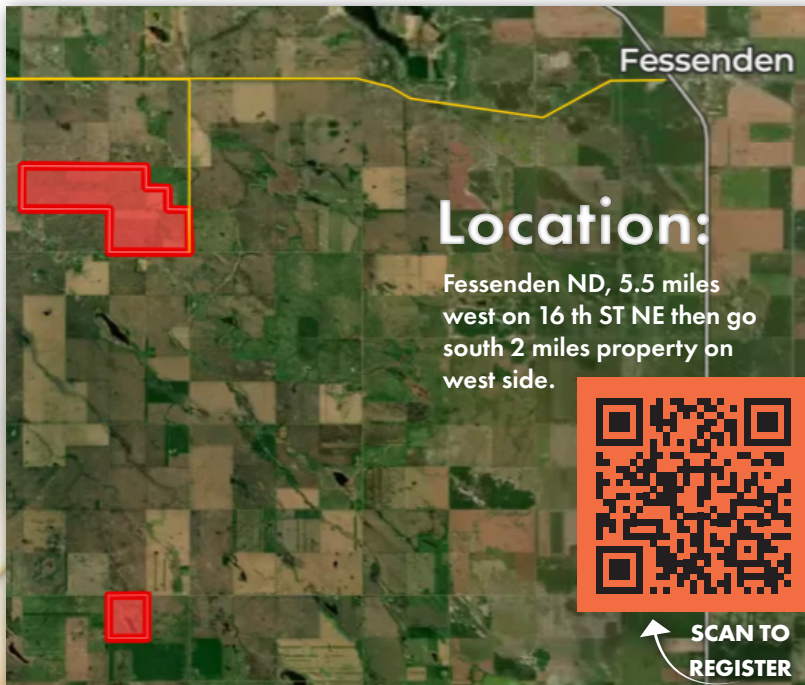
DAKOTA PLAINS
REALTY & LAND CO.

NORTH DAKOTA LAND AUCTION

ONLINE ONLY!

845.55+/- ACRES
SOLD IN MULTI-PARCELS

The Reichenberger Estate



STARTS APRIL 30th
AT 9AM CST
ENDS MAY 2nd
AT 2PM CST

Register to Bid
BID.DAKOTAPLAINSREALTY.COM
"RESERVE AUCTION"

THE MIDWEST TEAM

DARIN: 701 306 0461
VIVIAN: 701 793 1202

www.dakotaplainsrealty.com

EMAIL: darin@dakotaplainsrealty.com
EMAIL: vivian@dakotaplainsrealty.com



DESCRIPTION

This property consists of 845.55+/- acres located in the Rusland, St Anna & West Ontario townships of Wells County. The land is west of Fessenden ND. Situated 5.5 miles west of Fessenden, ND, and 2 miles south, this property offers prime tillable farmland and pasture perfect for agricultural pursuits. The fertile soil promises productivity, while the lush grasses provide ideal grazing grounds for cattle or horses. Nestled within is an old farmstead lot bordered by trees, the ambiance is both picturesque and practical. Moreover, the property's appeal extends beyond farming, presenting an enticing prospect for investors or hunters alike. With the land divided into 4 parcels, opportunities for ranching and farming are abundant. The predominantly flat terrain is complemented by a duck pond, attracting a plethora of wildlife including deer, ducks, geese, pheasants, and grouse, making it a haven for outdoor enthusiasts and conservationists alike. This would make a great addition to any farm portfolio for current farmers, ranchers, hunters, or investors.

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PROPERTY INFO

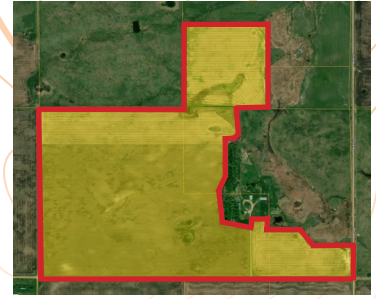
PARCEL 1

Taxes \$2628.02

249.35+/- ACRES

T148 R 71w Sec 19 SE ¼ less tract 19-1, 19-2, SW ¼, SW4 of NE ¼

Soil Productivity Index 60.2 NCCPI: 44.3 Tillable Acres: 244



PARCEL 2

Taxes \$1685.35

296.64+/- ACRES

T148 R 71w Sec 19 NW ¼ and sec 24 NE ¼

Soil Productivity Index 55.7 NCCPI: 40.7 Tillable Acres: 142

Pasture Acres: 146



PARCEL 3

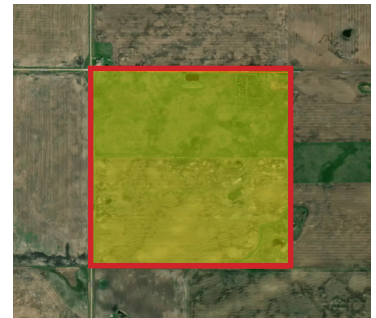
Taxes \$1063.18

160+/- ACRES

T148 R 72w Sec 24 NW ¼

Soil Productivity Index 57.7 NCCPI: 41.3 Tillable Acres: 90

Pasture Acres: 60



PARCEL 4

Taxes \$687.09

139.56+/- ACRES

T147 R 71w Sec 18 NW ¼

Soil Productivity Index 50.7 NCCPI: 3.8.2 Tillable Acres: 80.26

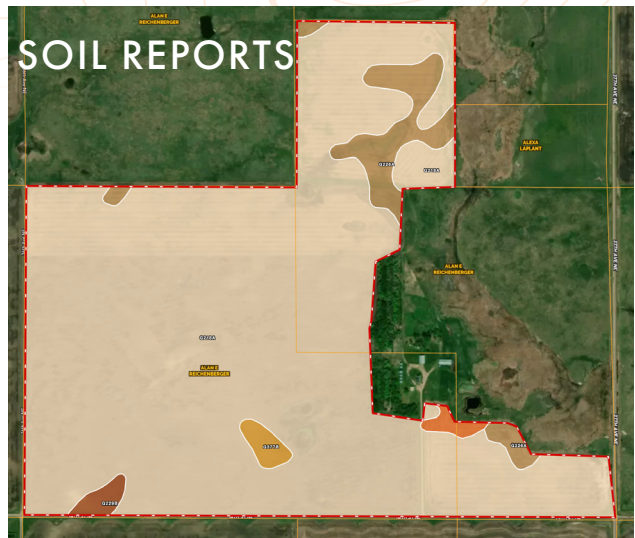
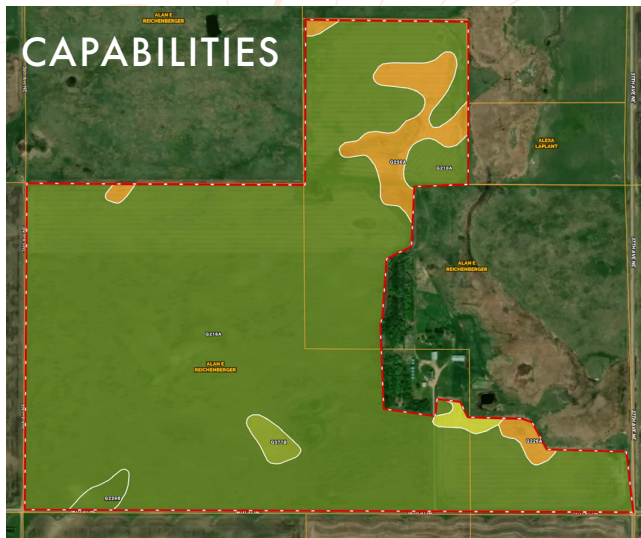


PARCEL 1

249.35+/- ACRES

T148 R 71w Sec 19 SE ¼ less tract 19-1, 19-2, SW ¼, SW4 of NE ¼

SOILS MAP



CAPABILITIES

CODE	Soil Description	PI Legend	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
G218A	Emrick-Larson loams, 0 to 3 percent slopes									
G226A	Uranda-Larson loams, 0 to 3 percent slopes									
G377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes									
G229B	Heimdal-Emrick Loams, 3 to 6 percent slopes									
G6A	Vallers loam, 0 to 1 percent slopes									

SOIL REPORTS

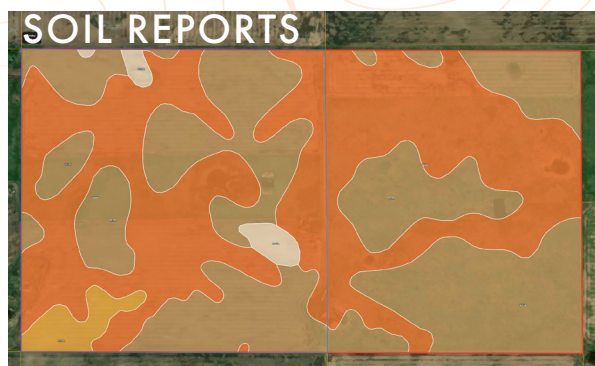
CODE	Soil Description	Acres	% of Field	PI Legend	CPI	NCCPI	CAP
G218A	Emrick-Larson loams, 0 to 3 percent slopes	225.37	92.2%		63	47	2e
G226A	Uranda-Larson loams, 0 to 3 percent slopes	13.51	5.53%		48	26	6s
G377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	2.15	0.88%		63	51	3e
G229B	Heimdal-Emrick Loams, 3 to 6 percent slopes	1.91	0.78%		73	53	2e
G6A	Vallers loam, 0 to 1 percent slopes	1.48	0.61%		47	60	4w

PARCEL 2

296.64+/- ACRES

T148 R 71w Sec 19 NW ¼ and sec 24 NE ¼

SOILS MAP



CAPABILITIES

CODE	Soil Description	PI Legend	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
G226A	Uranda-Larson loams, 0 to 3 percent slopes									
G218A	Emrick-Larson loams, 0 to 3 percent slopes									
G219B	Heimdal-Larson loams, 3 to 6 percent slopes									
G231B	Embden-Heimdal complex, 3 to 6 percent slopes									

SOIL REPORTS

CODE	Soil Description	Acres	% of Field	PI Legend	CPI	NCCPI	CAP
G226A	Uranda-Larson loams, 0 to 3 percent slopes	144.06	48.85%		48	26	6s
G218A	Emrick-Larson loams, 0 to 3 percent slopes	139.43	47.28%		63	47	2e
G219B	Heimdal-Larson loams, 3 to 6 percent slopes	6.92	2.35%		60	45	2e
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	4.46	1.15%		69	55	3e

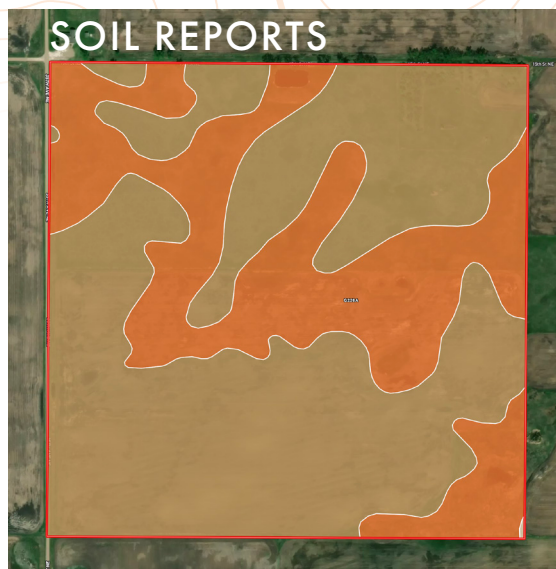
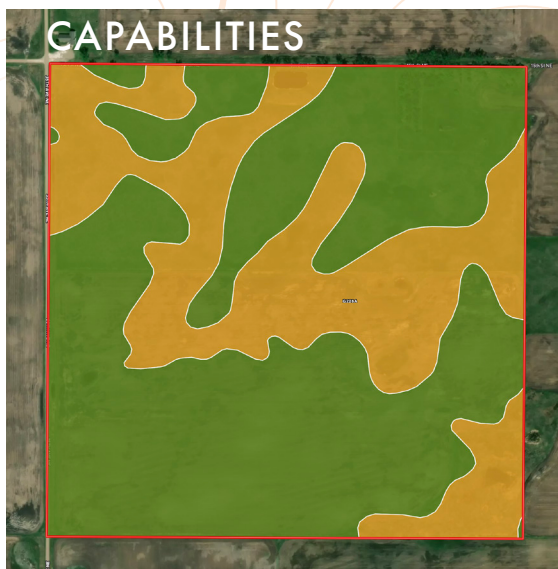


PARCEL 3

160+/- ACRES

T148 R 72w Sec 24 NW 1/4

SOILS MAP



CAPABILITIES

CODE	Soil Description	PI Legend	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
G218A	Emrick-Larson loams, 0 to 3 percent slopes									
G226A	Uranda-Larson loams, 0 to 3 percent slopes									
G219B	Heimdal-Larson loams, 3 to 6 percent slopes									

SOIL REPORTS

CODE	Soil Description	Acres	% of Field	PI Legend	CPI	NCCPI	CAP
G218A	Emrick-Larson loams, 0 to 3 percent slopes	103.73	64.96%		63	47	2e
G226A	Uranda-Larson loams, 0 to 3 percent slopes	55.88	34.99%		48	26	6s
G219B	Heimdal-Larson loams, 3 to 6 percent slopes	0.06	0.04%		60	45	2e

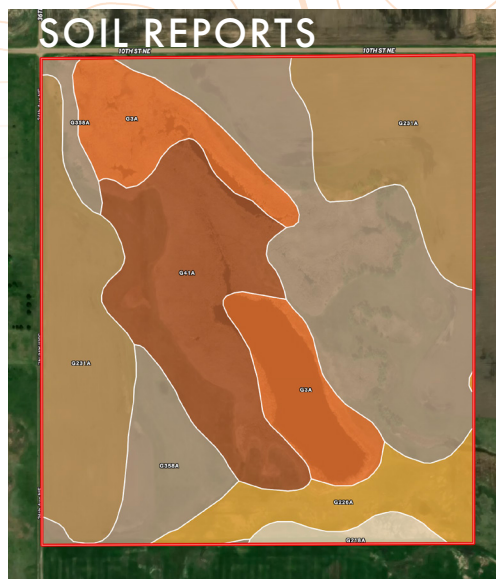
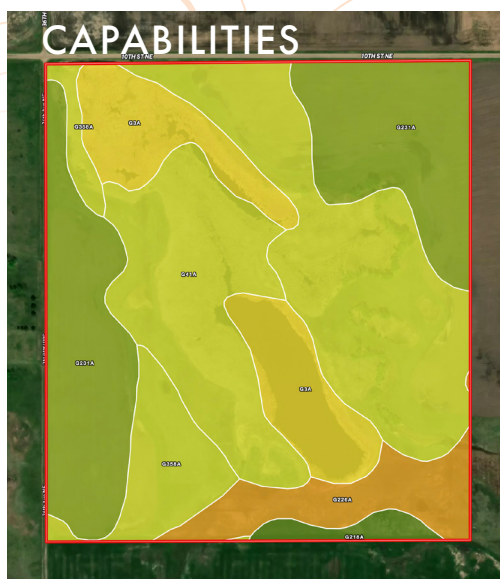


PARCEL 4

139.56+/- ACRES

T147 R 71w Sec 18 NW ¼

SOILS MAP



CAPABILITIES

CODE	Soil Description	PI Legend	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
G358A	Letcher fine sandy loam, 0 to 2 percent slopes									
G231A	Embden-Heimdal complex, 0 to 3 percent slopes									
G41A	Borup loams, 0 to 1 percent slopes									
G3A	Parnell silty clay Loam, 0 to 1 percent slopes									
G226A	Uranda-Larson loams, 0 to 3 percent slopes									
G218A	Emrick-Larson loams, 0 to 3 percent slopes									

SOIL REPORTS

CODE	Soil Description	Acres	% of Field	PI Legend	CPI	NCCPI	CAP
G358A	Letcher fine sandy loam, 0 to 2 percent slopes	45	31.87%		47	37	4s
G231A	Embden-Heimdal complex, 0 to 3 percent slopes	38.31	27.13%		72	56	3e
G41A	Borup loams, 0 to 1 percent slopes	24.98	17.69%		46	26	4w
G3A	Parnell silty clay Loams, 0 to 1 percent slopes	19.91	14.1%		26	23	5w
G226A	Uranda-Larson loams, 0 to 3 percent slopes	10.47	7.41%		48	26	6s
G218A	Emrick-Larson loams, 0 to 3 percent slopes	2.56	1.81%		64	47	2e

Abbreviated 156 Farm Record

PARCEL 1, 2 & 3 PRODUCTIVITY

FARM LAND DATA		
Farmland	Cropland	DCP Cropland
775.69	565.83	565.83

DCP CROP DATA		
Crop Name	Base Acres	PLC Yield
Wheat	211.20	48
Corn	9.50	52
Sunflowers	67.70	1100
Soybeans	10.80	30
Barley	72.20	68

PARCEL 4 PRODUCTIVITY

FARM LAND DATA		
Farmland	Cropland	DCP Cropland
133.97	80.26	80.26

DCP CROP DATA		
Crop Name	Base Acres	PLC Yield
Wheat	27.59	31
Flax	13.79	12
Corn	11.62	138

