

LAND AUCTION



116.5 AC± | 2 TRACTS | RICHLAND CO, ND

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/31/24 | **AUCTION TIME:** 1 PM CT

LOCATION: COMMUNITY CENTER, 304 5TH STREET S
WAHPETON, ND 58075

This 116.5± acre Red River Valley farm is located in Sections 30 and 36 of Center Township in east-central Richland County about 4 miles south of Wahpeton. The two tracts consist of highly productive farmland being offered in a traditional half quarter 80± ac parcel and 36.5± ac tract. These tracts are made up of 114.83± FSA tillable acres with an average CPI of 80.57. Both tracts are located on the same county road about a mile apart and in close proximity to major grain markets. These tracts are under a current farm lease for the 2024 growing season and will be open tenancy starting in 2025.



TRACT 1 DESCRIPTION:

Prime 80± acre piece of highly productive farmland. This tract could be a perfect addition to your current farm portfolio, investment opportunity or 1031 option. The land is currently being farmed and will be all ready to go for the next owner for the 2025 growing season. It has easy access off of a well-maintained county road and is in close proximity to major grain markets in Wahpeton and Breckenridge, MN. The land is well drained with ditches in place and is all high and dry with no wetlands.

Deeded Acres: 80± acres
FSA Farmland Acres: 77.58±
Soil Types: Fargo-Ryan silty clay, Fargo-Enloe complex, Clearwater-Reiss silty clay, Fargo silty clay
Soil PI/NCCPI/CSR2: 81.29
CRP Acres/payment: No CRP
Taxes: \$1660.30
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: N1/2 Nw1/4 S-36 T-132 R-48
PIDs: 17000003526000
Lat/Lon: 46.2099, -96.6495
Zip Code: 58075

TRACT 2 DESCRIPTION:

Excellent 36.5± acres of highly productive farmland. This tract would be a great addition to one's current farm operation, investment portfolio, 1031 option or potential building location. The land is currently under a farm lease for the 2024 growing season and will be open tenancy for the 2025 growing season. The land is located in close proximity to Wahpeton/Breckenridge and major grain markets on a well-maintained county road. This land is all high and dry with no wetlands and has established drainage ditches in place.

Deeded Acres: 36.5±
FSA Farmland Acres: 37±
Soil Types: Fargo-Ryan silty clay
Soil PI/NCCPI/CSR2: 79
CRP Acres/payment: No CRP
Taxes: \$542.91
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: SE1/4 SW1/4 Exc 3.50 A S-30 T-132 R-47
PIDs: 17000003337001
Lat/Lon: 46.2106, -96.6289
Zip Code: 58075

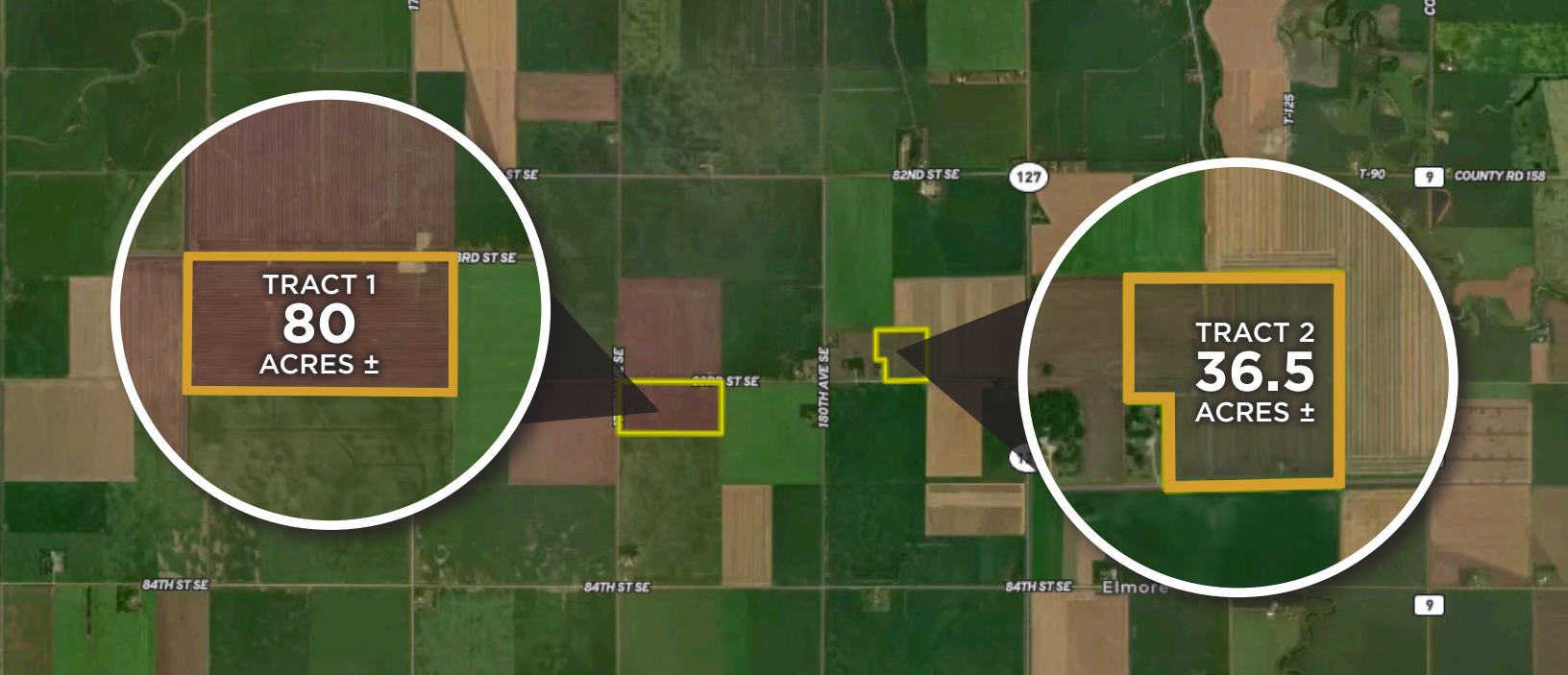
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.



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



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