

LAND AUCTION



55.78 AC± | 1 TRACT | WALSH CO, ND

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 10/18/24 | **AUCTION TIME:** 2 PM CT
AUCTION HELD AT: GRAFTON ARMORY
309 HILL AVE, GRAFTON, ND 58237

Here is an old farmstead with some high CPI tillable acres. This farmstead has electricity and rural water. Some of the outbuildings can still be utilized but the house is no longer usable as a home. The farm ground has a CPI of over 90. There is also an old well that still has water flowing from it. This would be an excellent piece to add to your land portfolio or a great spot to build a house.



FSA Farmland Acres: 43.35±
Soil Types: Bearden Silty clay loam and Bearden silty clay
Soil PI/NCCPI/CSR2: 90.76 Average
CRP Acres/payment: NO CRP
Taxes: \$873.44
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: 5880 County Rd 6, Forest River ND
58233 pt NW ¼ S9 T155N R53W Walsh Co, ND
PIDs: 09000002155000
Lat/Lon: 48.2639 -97.4682
Zip Code: 58233

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOE ERB, AGENT: 989.600.4112 | joseph.erb@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 | Joe Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090



55.78 AC± | 1 TRACT | WALSH CO, ND

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/18/24 | **AUCTION TIME:** 2 PM CT

AUCTION HELD AT: GRAFTON ARMORY

309 HILL AVE, GRAFTON, ND 58237



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOE ERB, AGENT: 218.849.6090 | joseph.erb@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 Gzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryce McVicker, Auction License #2056 | Joe Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090