

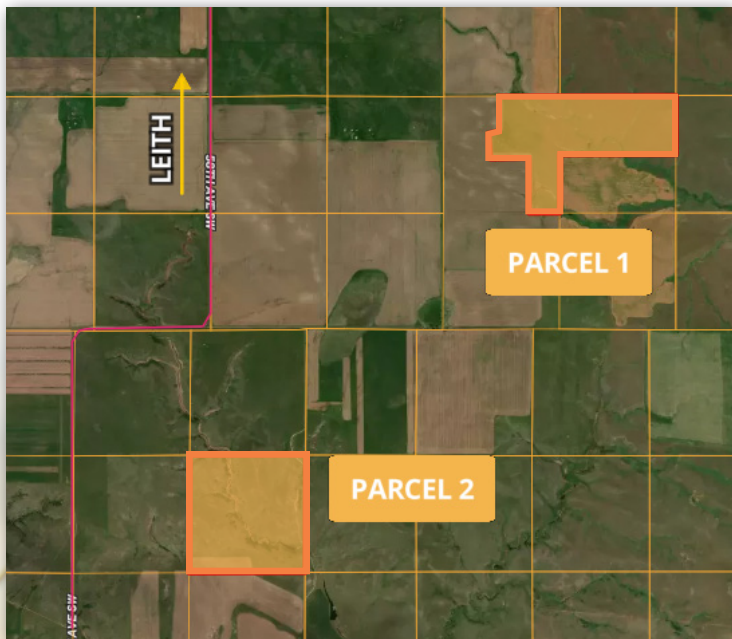


DAKOTA PLAINS
REALTY & LAND CO.

NORTH DAKOTA LAND AUCTION

ONLINE ONLY!

307.5 ACRES IN LEITH, ND
SOLD IN 2 PARCELS
Jeffrey, Paul, and Jerry Kallestad



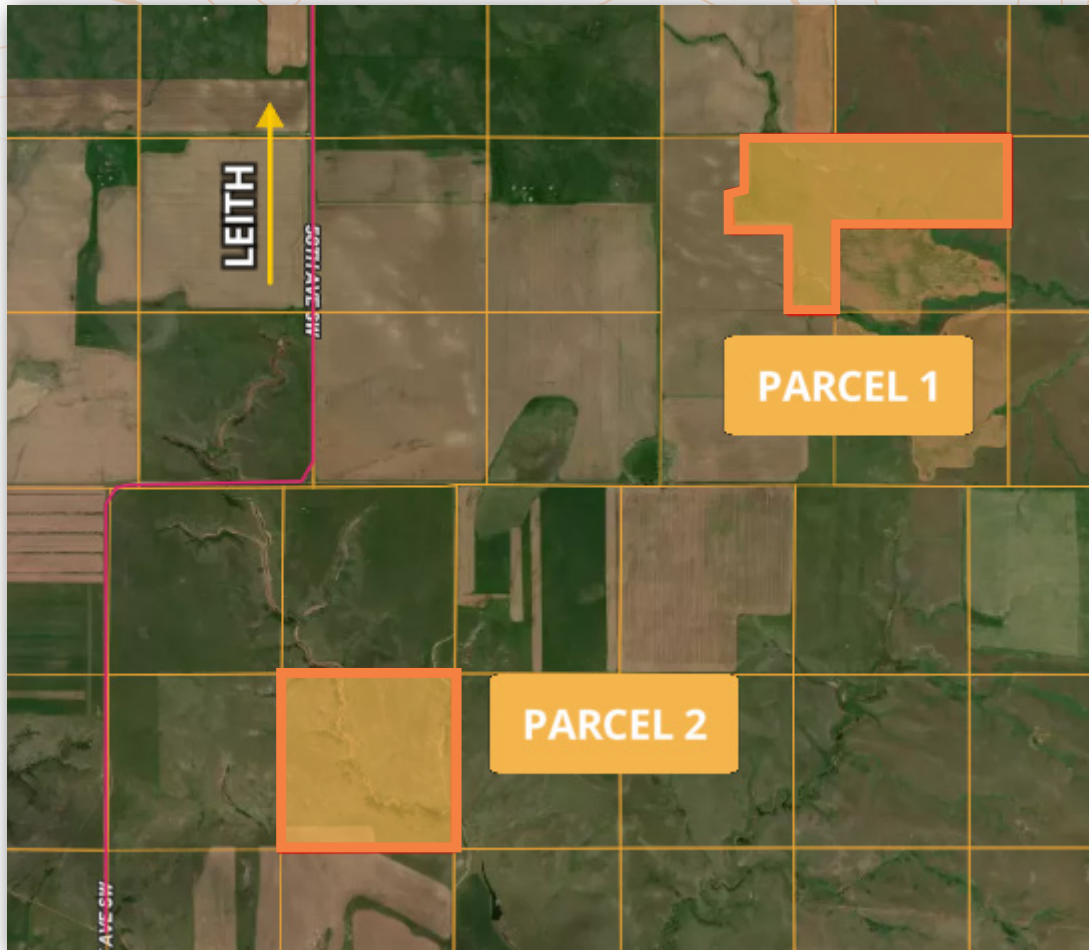
STARTS OCT. 8
AT 9AM CST
ENDS OCT. 10
CLOSING
AT 2PM CST

www.dakotaplainsrealty.com

THE MIDWEST TEAM

DARIN: 701 306 0461
VIVIAN: 701 793 1202

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



DESCRIPTION

This property consists of 307.5+/- acres that will be broken into 2 auction lots. The two parcels are located in the townships of Fisher and East Grant in Grant County. These parcels of land offers a blend of hay ground that could be converted to tillable farmland and pasture, presenting an enticing opportunity for agricultural endeavors. With its productive tillable soil and lush grasses suitable for cattle or horses, the property holds promise for ranching ventures. Additionally, there are stock ponds and water ponds located on both parcels. The Parcel 2 has plenty of trees for added shade.

Beyond its agricultural appeal, the land caters to outdoor enthusiasts and investors alike, boasting abundant wildlife and a duck pond that enhances its recreational value. From deer and ducks to geese, pheasants, and grouse, the area teems with diverse fauna, making it an appealing destination for hunters and nature enthusiasts. Divided into two parcels and predominantly flat to gentle rolling on Parcel 1, to deep draws on parcel 2. This property offers versatility and potential for various agricultural and recreational pursuits, making it an attractive prospect for discerning buyers.

THE MIDWEST TEAM

DARIN: 701 306 0461
VIVIAN: 701 793 1202

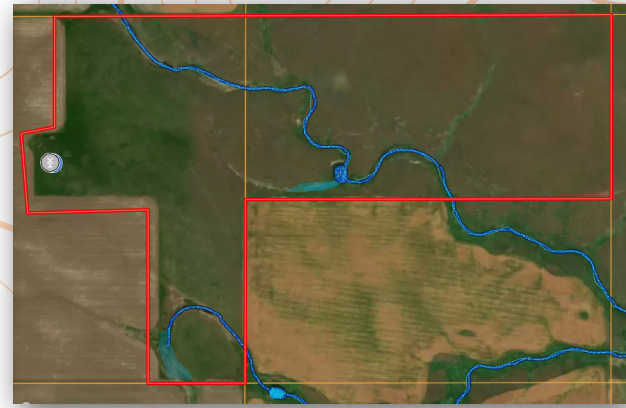
EMAIL: darin@dakotaplainsrealty.com
EMAIL: vivian@dakotaplainsrealty.com

PARCEL 1

147.5 +/- ACRES

34-133-087 N1/2NE1/4 80 +/- ACRES

34-133-087 PT E1/2NW1/4 67.5 +/- ACRES



PROPERTY PHOTOS



PROPERTY INFO

Soil Productivity Index
76.3

Taxes
\$739.80

NCCPI
29.9

Tillable Acres
147.5-2.21

www.dakotaplainsrealty.com



Scan to view video
footage of this property

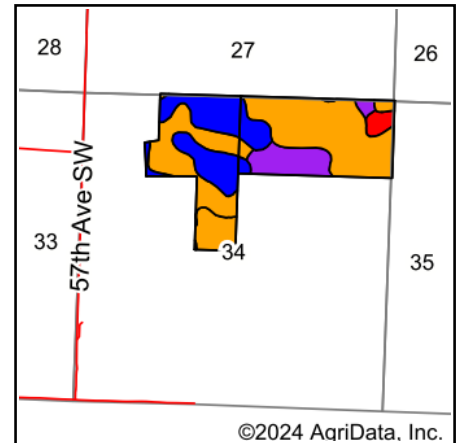
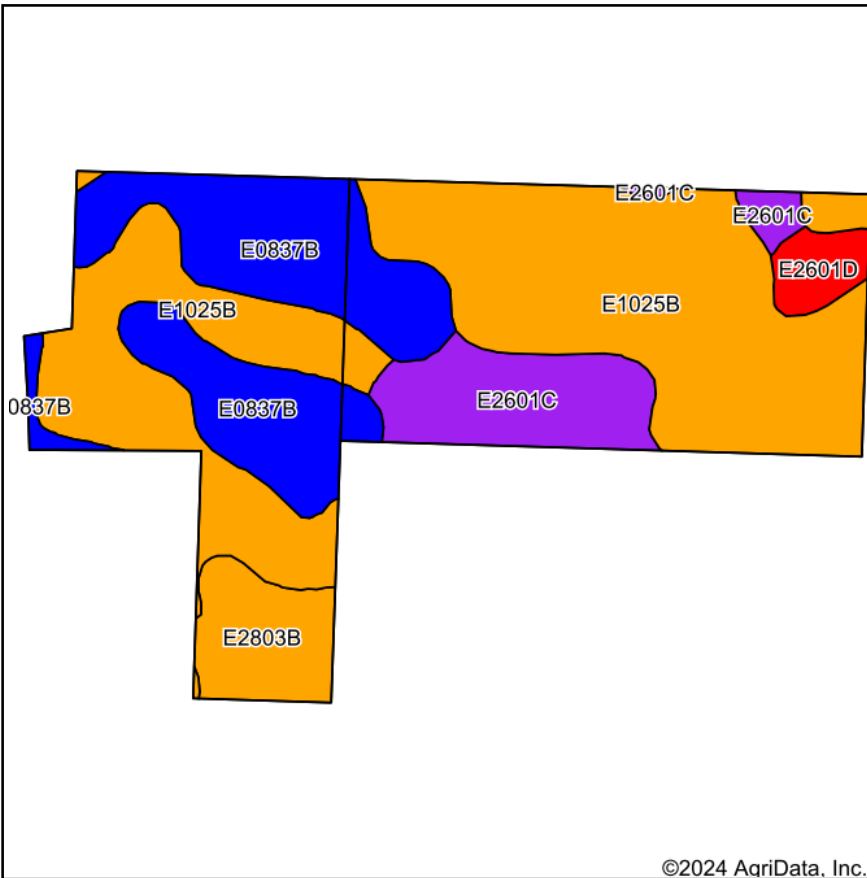


PARCEL 1

147.5 +/- ACRES

34-133-087 N1/2NE1/4 80 +/- ACRES
34-133-087 PT E1/2NW1/4 67.5 +/- ACRES

SOILS MAP



State: **North Dakota**
County: **Grant**
Location: **34-133N-87W**
Township: **East Grant**
Acres: **147**
Date: **8/6/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: ND037, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	79.76	54.2%		Ile	2140	79	28
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	36.71	25.0%		Ile	2228	85	36
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	16.67	11.3%		IIle	2045	53	26
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	9.93	6.8%		Ile	2361	76	33
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	3.93	2.7%		IVe	2050	40	22
Weighted Average					2.17	2163.7	76.3	*n 29.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

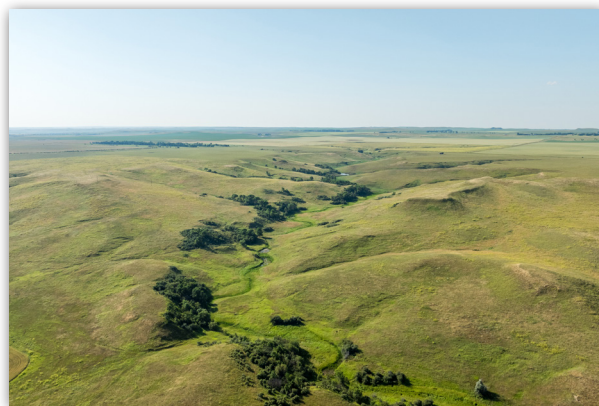
PARCEL 2

160 +/- ACRES

12-132-088 NE1/4



PROPERTY PHOTOS



PROPERTY INFO

Soil Productivity Index
31.6

Taxes
\$231.16

NCCPI
18

Pasture Acres
160

www.dakotaplainsrealty.com



Scan to view video
footage of this property

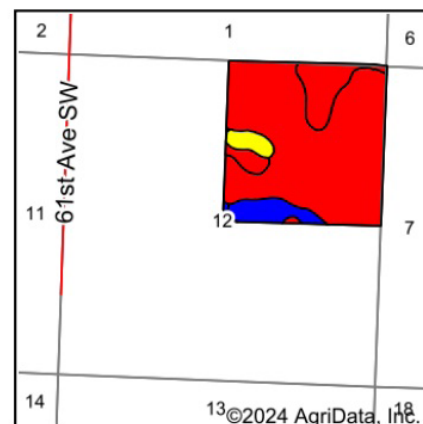
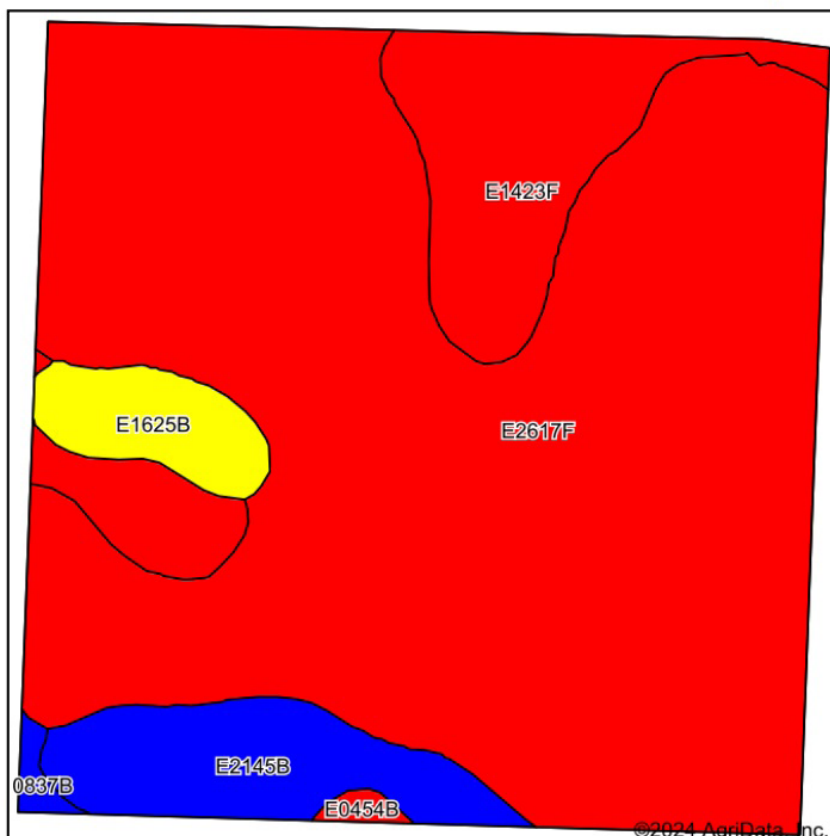


PARCEL 2

160 +/- ACRES

12-132-088 NE1/4

SOILS MAP



State: **North Dakota**
County: **Grant**
Location: **12-132N-88W**
Township: **Fisher**
Acres: **160.96**
Date: **1/4/2024**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: ND037, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	123.28	76.6%		VIIe	1874	27	16
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	20.12	12.5%		VIIe	1936	22	13
E2145B	Shambo loam, 2 to 6 percent slopes	10.79	6.7%		IIe	2480	82	43
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	5.44	3.4%		IIIe	2444	63	28
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	0.75	0.5%		IIe	2228	85	36
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	0.58	0.4%		IVs	1392	35	24
Weighted Average					6.50	1941.6	31.6	*n 18

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Register to bid at
bid.dakotaplainsrealty.com



PROPERTY PHOTOS

