

# Productive RR Valley Farmland For Sale at Public Bidding Parker & Fork Townships • Marshall County, MN



**321.61 Acres • Two Parcels**  
**Located 8 Mi. SW of Stephen, MN & 13 Mi. NW of Argyle, MN**  
**Available for the 2024 Season.**

**Written Bids:** Due at Red River Land Co.

12:00 p.m., Tuesday, February 13, 2024

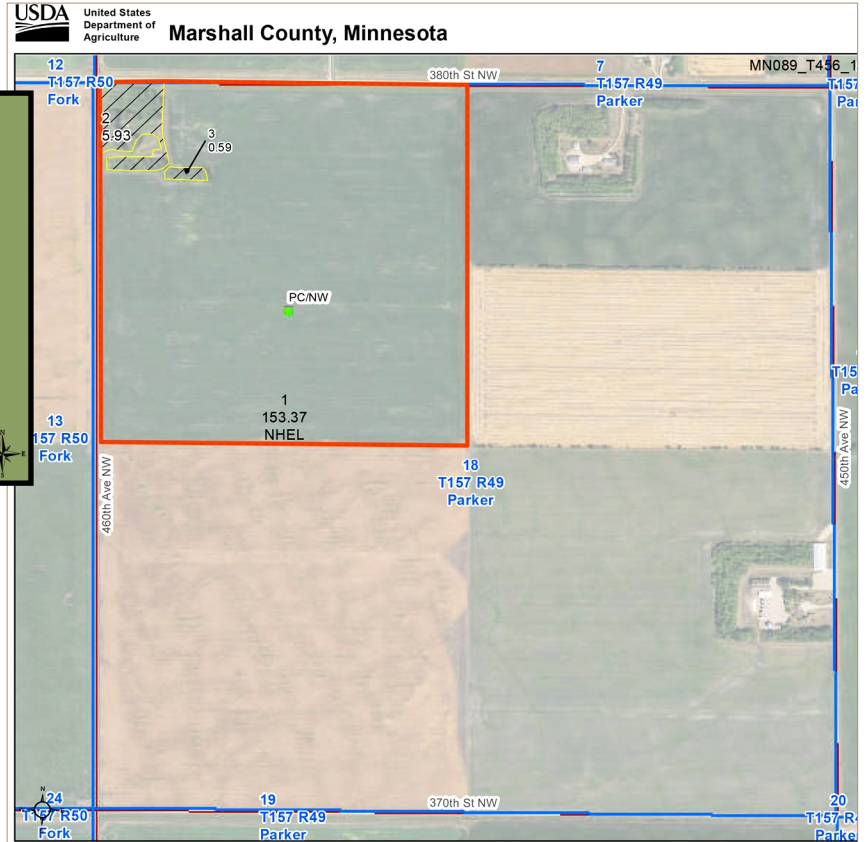
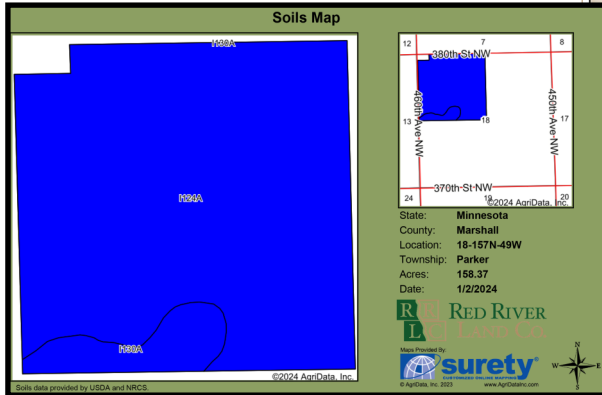
**Oral Bidding:** 10:00 a.m., Thursday, February 15, 2024

**Oral Bid Location:** The Dell Steakhouse & Lounge  
115 4th St, Argyle, MN

**BID PROCEDURE** Written bids will be received at the office of Red River Land Company. Those submitting the ten highest written bids on each parcel will be invited to participate in oral bidding. Bid is total dollar amount, NOT per acre.

**TERMS OF SALE AND CLOSING** The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidder upon execution of the purchase agreement on the day of sale. The balance will be due in full in 45 days. The seller reserves the right to reject any and all bids.

# Parcel 1 - Parker Township



**Legal Description:**  
 Lots 1 & 2 and E1/2 NW1/4  
 Section 18-T157N-R49W

**Total Acres / Tillable Acres**  
 161.61      158.37\*

	Base Ac	PLC Yield
Wheat	83.95	52
Soybeans	<u>65.21</u>	30
Total	149.16	

**2023 Real Estate Taxes:** \$2,946.00

**Soil Productivity Index:** 89.8

\* +5 Acres of the yardsite are in the process of being converted to tillable acres.



Area Symbol: MN089, Soil Area Version: 23

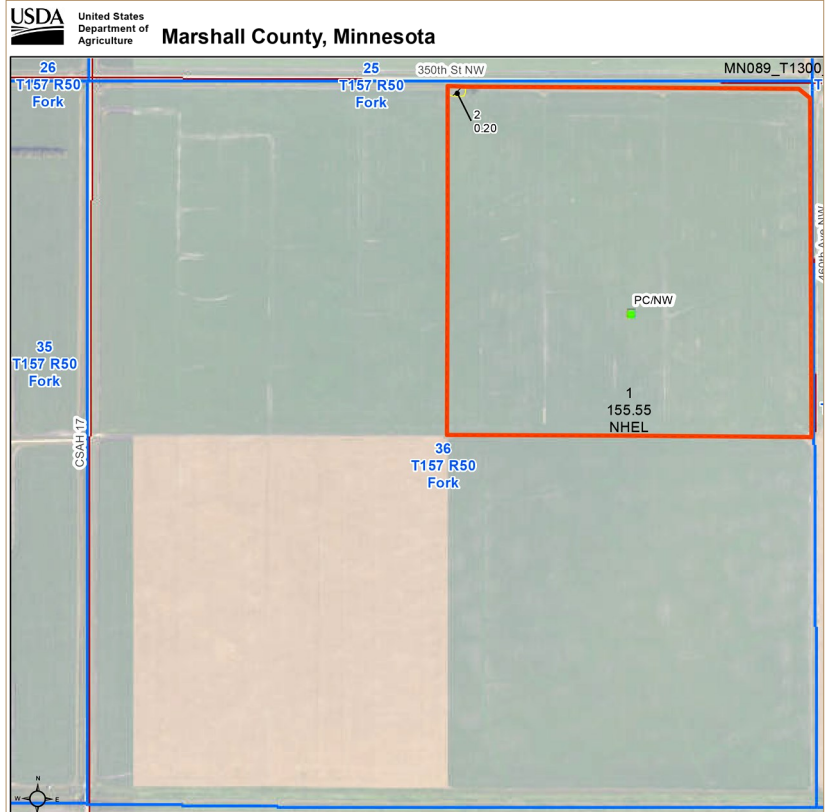
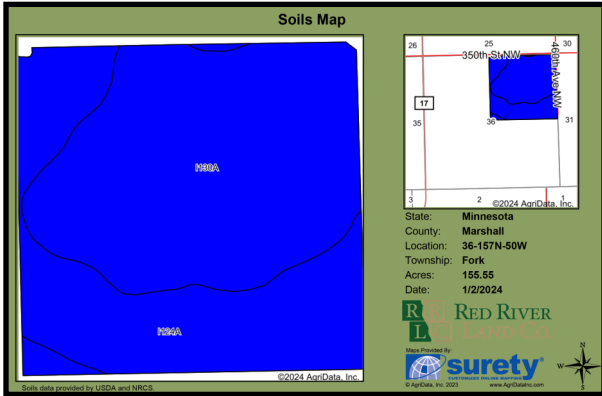
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I124A	Colvin-Fargo complex, 0 to 1 percent slopes	146.27	92.4%		IIw	90
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	12.10	7.6%		IIw	88
<b>Weighted Average</b>					<b>2.00</b>	<b>89.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



[www.redriverlandco.com](http://www.redriverlandco.com) | Office: 701-757-1888 | Fax: 701-566-8760

# Parcel 2 - Fork Township



**Legal Description:**  
NE1/4 of Section 36-T157N-R50W

**Total Acres / Tillable Acres**

160	155.55
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	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	86.38	49
Soybeans	43.60	32
<b>Total</b>	<b>129.98</b>	

**2023 Real Estate Taxes:** \$2,436

**Soil Productivity Index:** 88.8



Area Symbol: MN089, Soil Area Version: 23

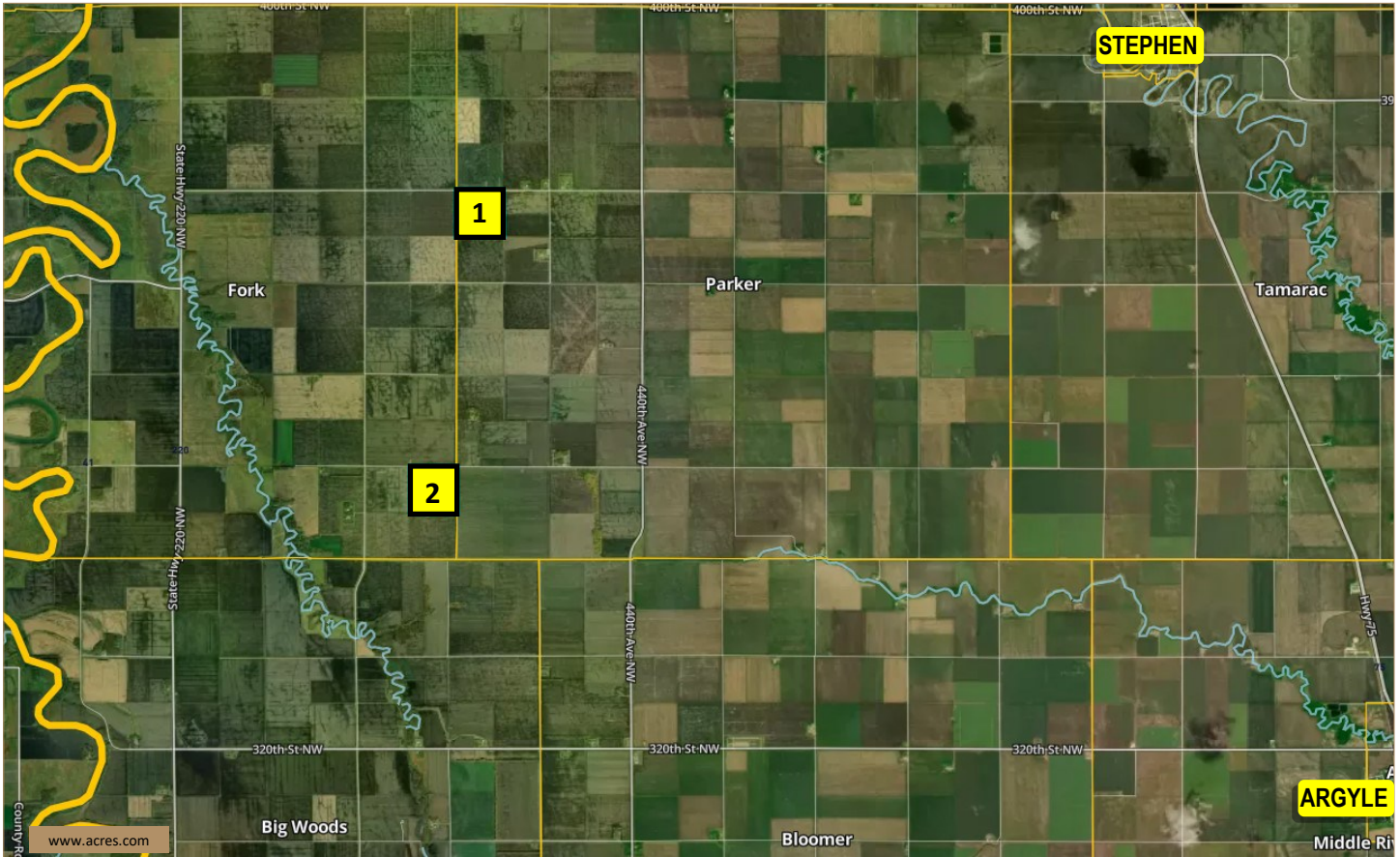
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	95.99	61.7%		IIw	88
I124A	Colvin-Fargo complex, 0 to 1 percent slopes	59.56	38.3%		IIw	90
<b>Weighted Average</b>					<b>2.00</b>	<b>88.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



# Location Map

3100 S Columbia Rd, Suite 300  
Grand Forks, ND 58201



**Chris Griffin**

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chris@redriverlandco.com

**John Botsford**

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**Nick Skjerven**

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**Real Estate Sales • Beet Stock Sales • Farm Management**

NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective buyer should conduct their own due diligence concerning the property.

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**RE 459A-B - BID FORM**  
**NELSON FAMILY FARMLAND**  
**FOR SALE AT PUBLIC BIDDING**  
**PARKER & FORK TOWNSHIPS | MARSHALL COUNTY, MN**

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I/We hereby offer the following amount for the parcel(s) listed below:

**PARCEL 1:** Lots 1 & 2 and E1/2 NW1/4 Sec 18-T157N-R49W

TOTAL ACRES: 161.61 / TILLABLE ACRES: 158.37\*

\* +-5 Acres of the yardsite are in the process of being converted to tillable acres.

Bid Amount: \$ \_\_\_\_\_

**PARCEL 2:** NE1/4 of Section 36-T157N-R50W

TOTAL ACRES: 160 / TILLABLE ACRES: 155.55

Bid Amount: \$ \_\_\_\_\_

**Bid is total amount, NOT per acre. I agree to deposit a ten percent earnest money deposit on the date of the sale upon execution of the purchase agreement if I am the successful bidder. The balance will be due in full within 45 days of the sale. The seller reserves the right to reject any and all bids.**

\_\_\_\_\_  
\*Signature

\_\_\_\_\_  
Date

*\*By signing the bid form, bidder acknowledges that the written bid submitted may be the successful bid. If accepted by the Seller, the bidder hereby agrees to be legally bound by such bid.*

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number(s): \_\_\_\_\_ Cell Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Return this form to Red River Land Company no later than**

**12:00 p.m., Tuesday, February 13, 2024**

**Via mail, fax, or email to:**

**Red River Land Company | Bremer Bank Building**  
**3100 S Columbia Rd, Ste 300 | Grand Forks, ND 58201-6062**  
**Phone: 701.757.1888 • Fax: 701.566.8760**

[nick@redriverlandco.com](mailto:nick@redriverlandco.com)

**PLEASE CALL 701.757.1888 TO VERIFY OUR RECEIPT OF YOUR BID FORM**

[www.redriverlandco.com](http://www.redriverlandco.com)

