

Farmland For Sale at Public Bidding

Osford Township

Cavalier County, North Dakota



80 Acres Located 5 Miles South of Milton, ND
Available for the 2024 Crop Season

Written Bids: Due at Red River Land Co.

5:00 p.m., Monday, November 13, 2023

Oral Bidding: 10:00 a.m., Wednesday, November 15, 2023

Oral Bid Location: CHS Elevator Board Room

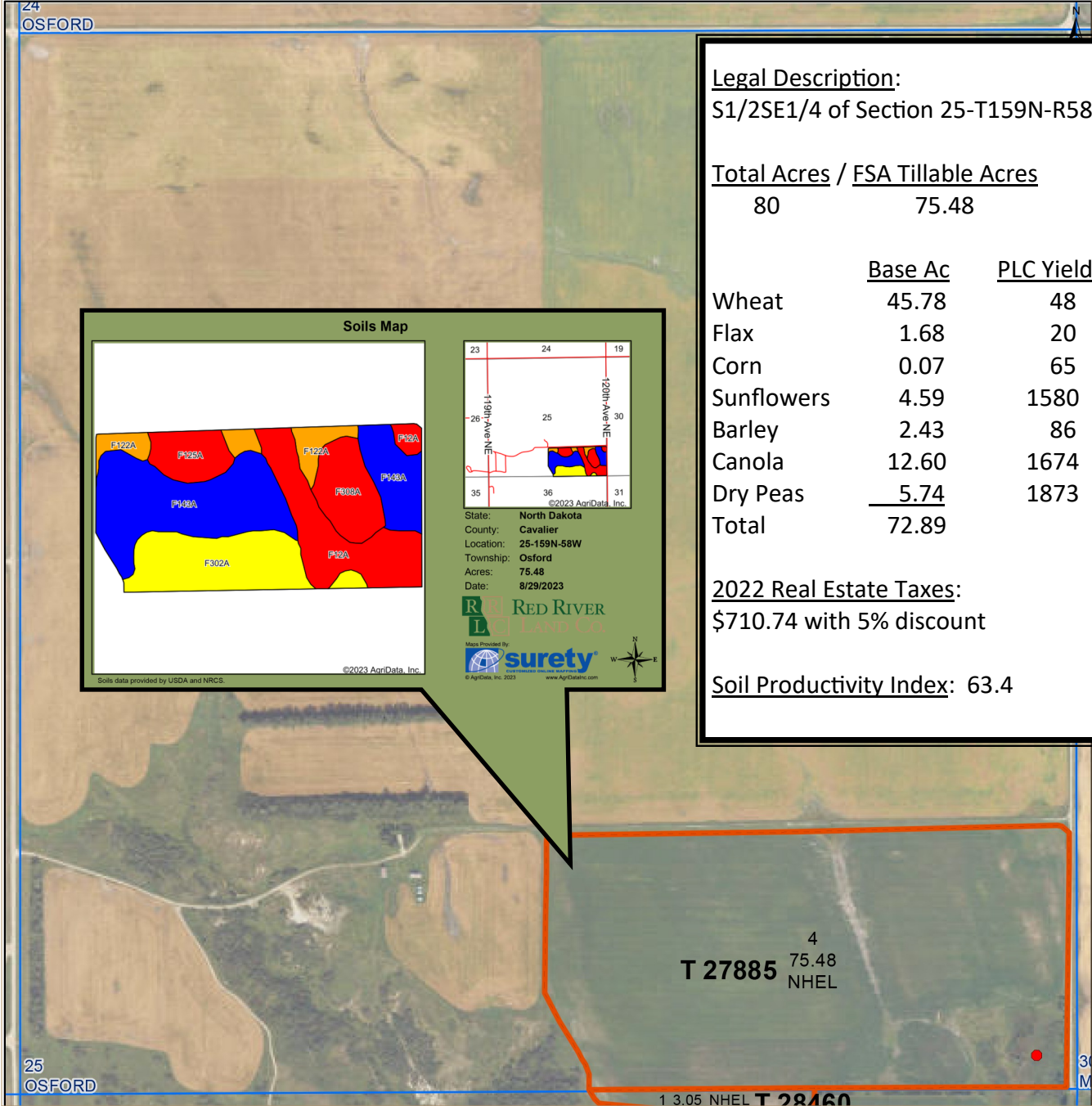
515 W Montrose Avenue, Milton, ND

BID PROCEDURE Written bids will be received at the office of Red River Land Company. Those submitting the ten highest written bids 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. The balance will be due in full in 45 days. The seller reserves the right to reject any and all bids.



Z4 OSFORD



Legal Description:

S1/2SE1/4 of Section 25-T159N-R58W

Total Acres / FSA Tillable Acres

80 75.48

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	45.78	48
Flax	1.68	20
Corn	0.07	65
Sunflowers	4.59	1580
Barley	2.43	86
Canola	12.60	1674
Dry Peas	<u>5.74</u>	1873
Total	72.89	

2022 Real Estate Taxes:

\$710.74 with 5% discount

Soil Productivity Index: 63.4

Area Symbol: ND019, Soil Area Version: 27

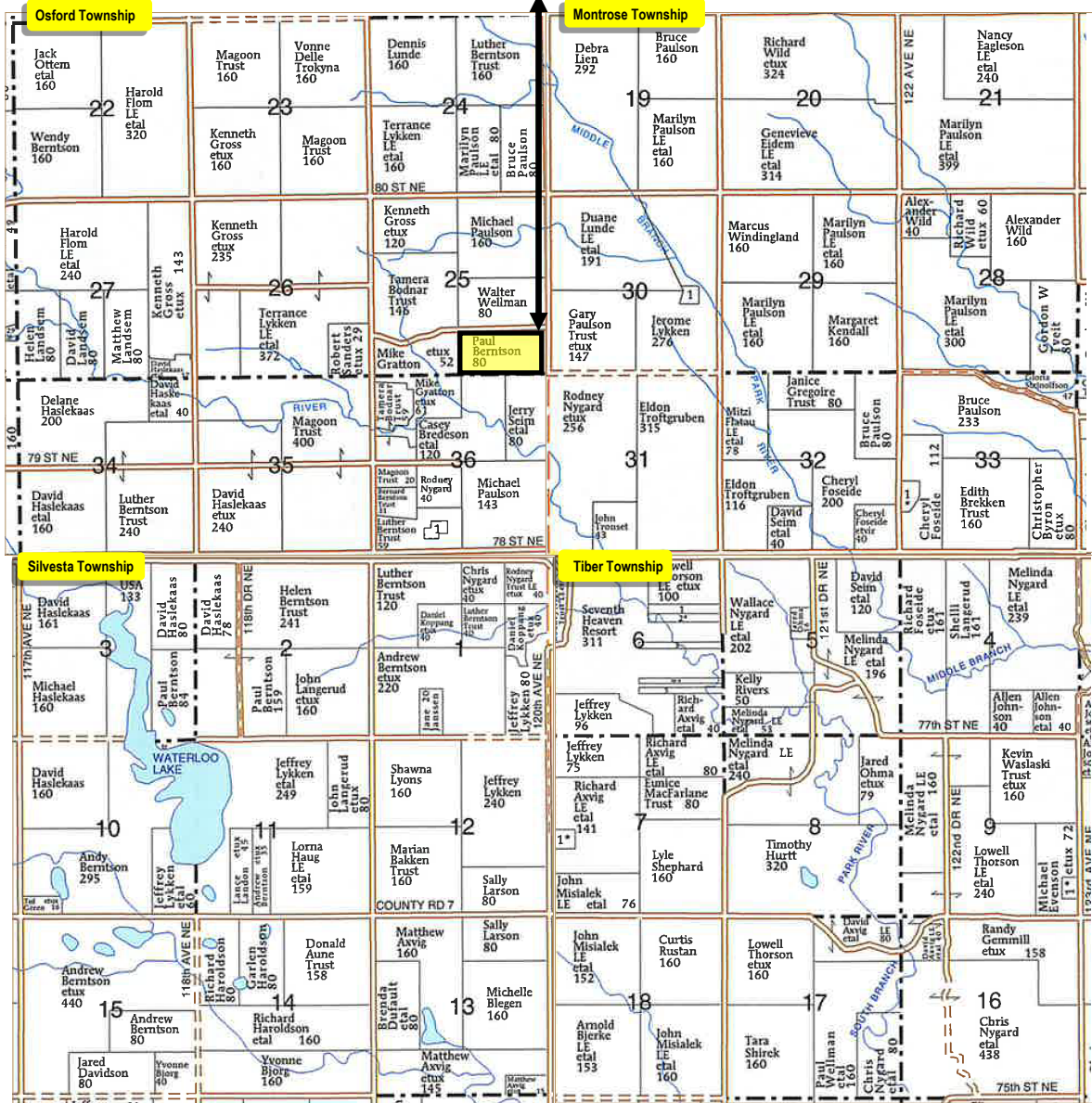
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F143A	Barnes-Svea loams, 0 to 3 percent slopes	27.26	36.1%		IIc	85
F302A	Vang loam, 0 to 2 percent slopes	14.97	19.8%		IIIs	63
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	14.82	19.6%		IVw	31
F308A	Brantford loam, 0 to 2 percent slopes	7.65	10.1%		IIIe	48
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	5.42	7.2%		IIc	79
F125A	Cavour-Cresbard loams, 0 to 3 percent slopes	5.36	7.1%		IVs	50
Weighted Average					2.64	63.4

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



MILTON
5 MILES

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



www.farmandhomepublishers.com



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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.

www.redriverlandco.com | Office: 701-757-1888 | Fax: 701-566-8760



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

RE409 - BID FORM
LAND FOR SALE BY PUBLIC BIDDING
OSFORD TOWNSHIP
CAVALIER COUNTY, ND

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

S1/2SE1/4 of Section 25-T159N-R58W

80 Total Ac / 75.48 FSA Tillable Ac

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 no later than 5:00 p.m on MONDAY, NOVEMBER 13, 2023

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

PLEASE CALL 701.757.1888 TO VERIFY OUR RECEIPT OF YOUR BID FORM