

Premium Red River Valley Farmland For Sale at Public Bidding St. Thomas 'N' Township • Pembina County, ND



120 Acres • Located 2 Miles NW of St. Thomas, ND
88.5 Productivity Index
Available for the 2024 Crop Season.

Written Bids: Due at Red River Land Co.

12:00 p.m., Tuesday, August 22, 2023

Oral Bidding: 10:00 a.m., Thursday, August 24, 2023

Oral Bid Location: Choice Bank - second floor boardroom

645 Hill Ave., Grafton, 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.

Legal Description:

E1/2W1/2SE1/4 & E1/2SE1/4 of
Section 28-160N-R53W

Total Acres / FSA Tillable Acres

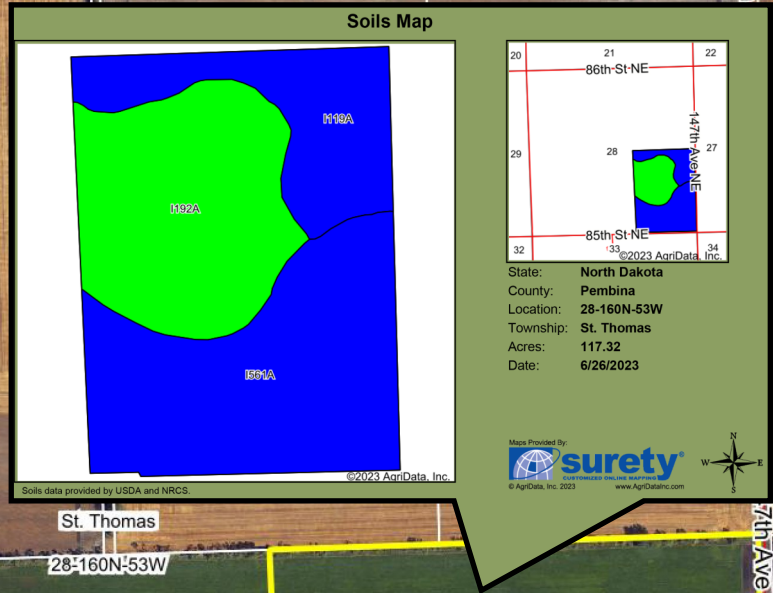
120 117.32

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	45.54	59
Soybeans	<u>12.93</u>	34
Total	58.47	

2023 Real Estate Taxes:

\$2,255.81 with 5% discount

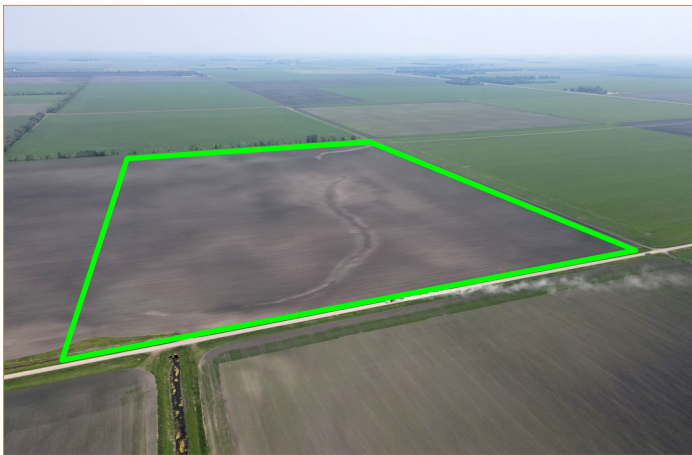
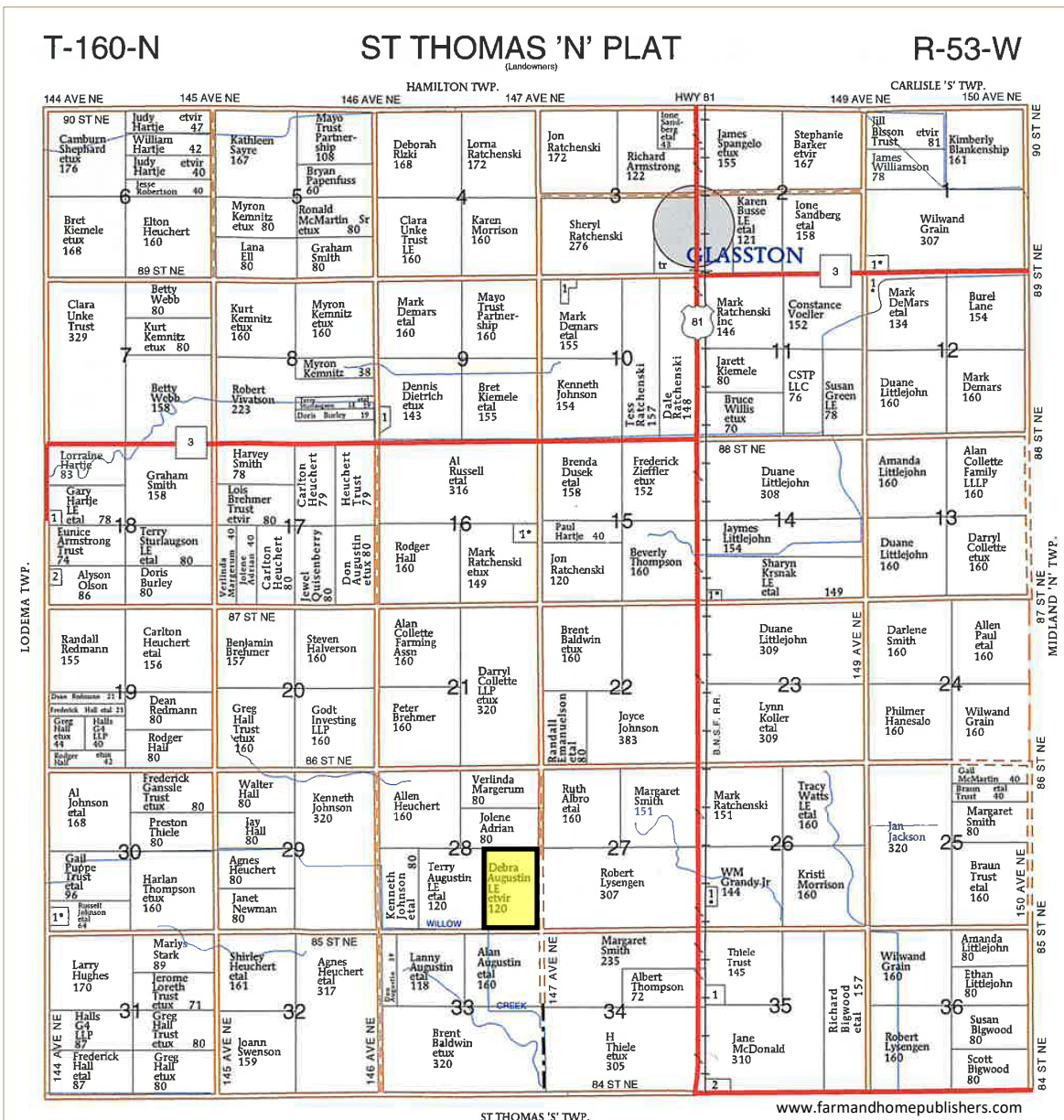
Soil Productivity Index: 88.5



Area Symbol: ND067, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I561A	Neche silty clay loam, 0 to 1 percent slopes, occasionally flooded	51.09	43.5%		IIc	85
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	41.74	35.6%		IIe	92
I119A	Bearden silty clay loam, 0 to 2 percent slopes	24.49	20.9%		IIe	90
Weighted Average					2.00	88.5

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





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Grand Forks, ND 58201



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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

RE 442 - BID FORM

LAND FOR SALE AT PUBLIC BIDDING

ST. THOMAS 'N' TOWNSHIP

PEMBINA COUNTY, ND

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

E½W½SE¼ & E½SE¼ of Section 28-160N-R53W

120 Total Ac / 117.32 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 12:00 noon on TUESDAY, AUGUST 22, 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