

Land For Sale at Public Bidding Newland Township • Ramsey County, ND



**320 Acres • Located 7 Miles NE of Edmore, ND or
7 Miles SW of Fairdale, ND
Property is Available for the 2023 Crop Season.**

Written Bids: Due at Red River Land Co.
12:00 p.m., Tuesday, April 18, 2023

Oral Bidding: 10:00 a.m., Thursday, April 20, 2023

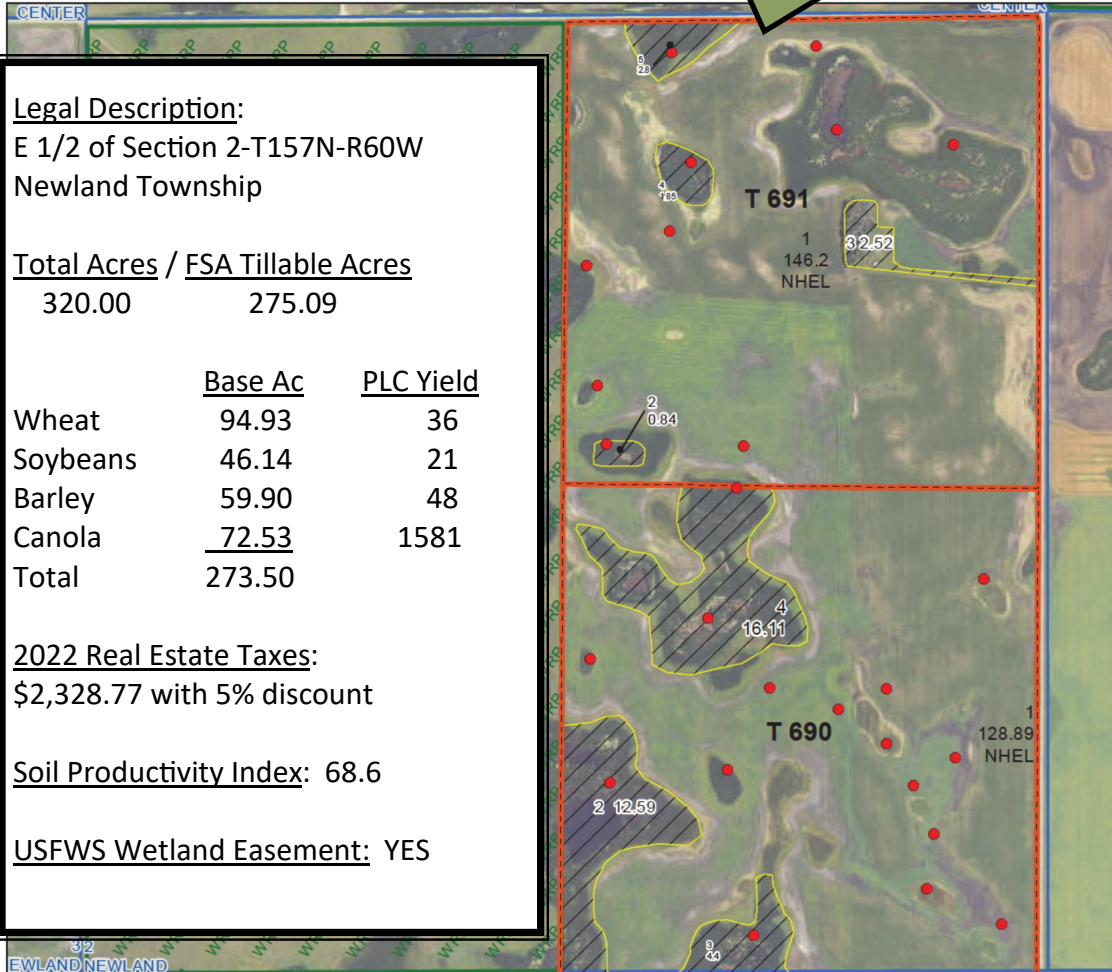
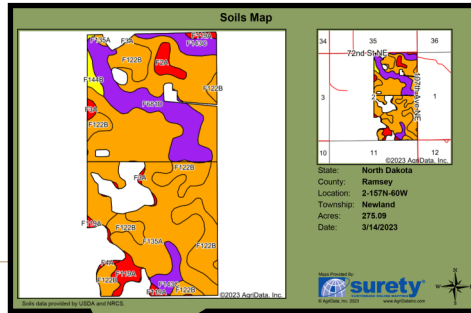
Oral Bid Location: Community Room, City of Park River City Hall
514 Briggs Avenue South, Park River, ND

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. The balance will be due in full in 45 days. The seller reserves the right to reject any and all bids.



Ramsey County, North Dakota



Legal Description:
 E 1/2 of Section 2-T157N-R60W
 Newland Township

Total Acres / FSA Tillable Acres
 320.00 275.09

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	94.93	36
Soybeans	46.14	21
Barley	59.90	48
Canola	<u>72.53</u>	1581
Total	273.50	

2022 Real Estate Taxes:
 \$2,328.77 with 5% discount

Soil Productivity Index: 68.6

USFWS Wetland Easement: YES

Farm 3253

S2 T157N R60W
 Phy Cnty: Ramsey

2023 Program Year
 Map Created March 06, 2023



- Unless Otherwise Noted:**
- Barley = Spring for Grain
 - Canola = Spring for Processing
 - Corn = Yellow for Grain
 - Flax = Common for Grain
 - Oats = Spring for Grain
 - Soybeans = Common for Grain
 - Sunflowers = Oil for Grain
 - Wheat = Spring for Grain
 - All fields are non-irrigated
 - Shares are 100% to operator

Common Land Unit

- WRP
- ACEP-WRE
- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited
- Exempt from Conservation
- Compliance Provisions

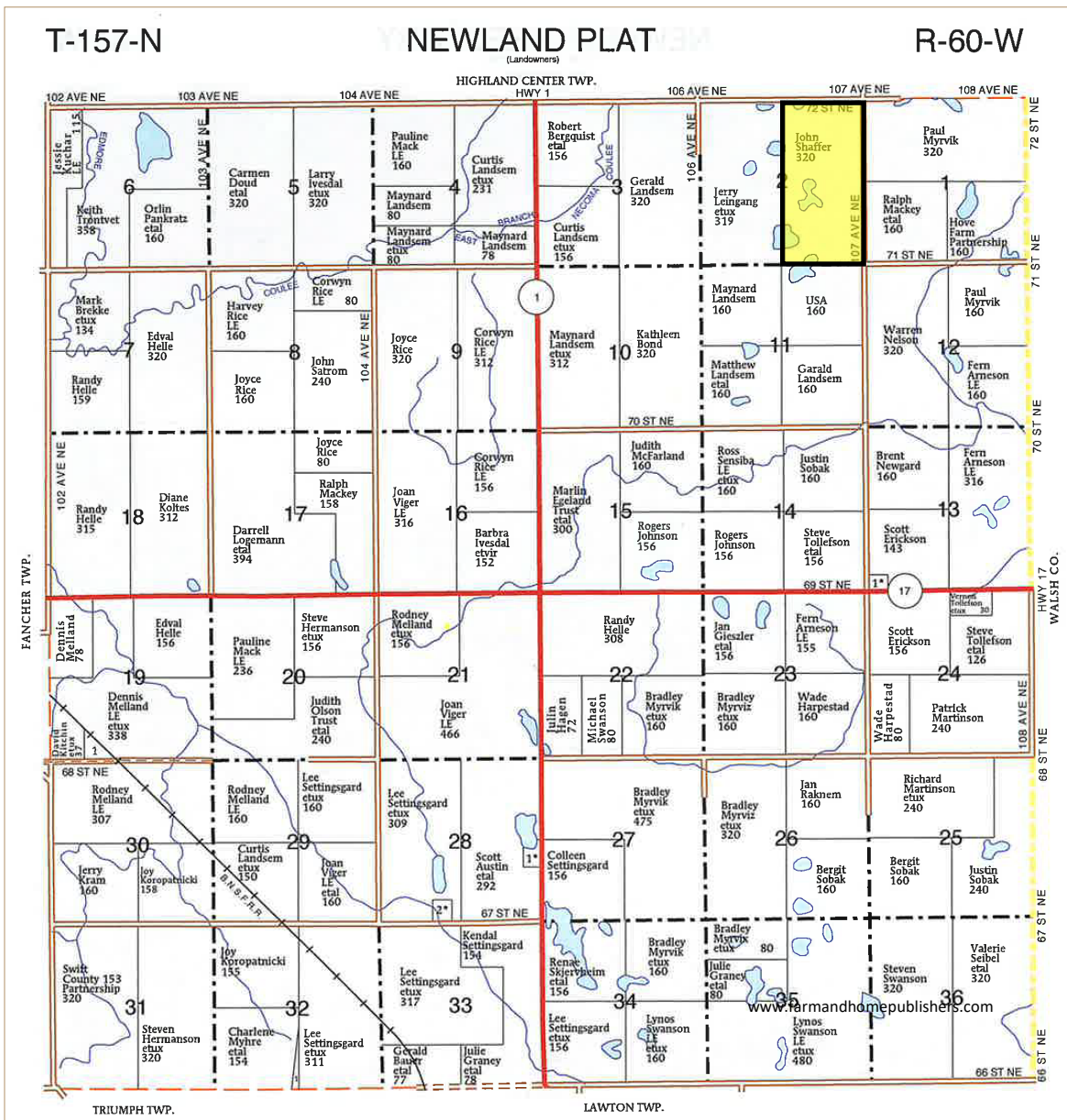
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). The imagery displayed on this map was collected in calendar year 2022.

Area Symbol: ND071, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	148.38	53.9%		Ile	75
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	54.89	20.0%		Ile	76
F681D	Barnes-Coe complex, 6 to 15 percent slopes	35.52	12.9%		IIle	51
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	14.81	5.4%		IVe	55
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	9.53	3.5%		IVw	45
F2A	Tonka silt loam, 0 to 1 percent slopes	5.21	1.9%		IVw	42
F144B	Barnes-Buse loams, 3 to 6 percent slopes	3.23	1.2%		IIle	69
F3A	Parnell silty clay loam, 0 to 1 percent slopes	2.60	0.9%		Vw	25
F4A	Southam silty clay loam, 0 to 1 percent slopes	0.92	0.3%		VIIIw	10
Weighted Average					2.40	68.6

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







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

RE 432- BID FORM
LAND FOR SALE BY PUBLIC BID
NEWLAND TOWNSHIP
RAMSEY COUNTY, ND

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

E 1/2 of Section 2-T157N-R60W

Total Acres: 320 / FSA Tillable Acres: 275.09 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, April 18, 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

nick@redriverlandco.com Office: 701-757-1888 Fax: 701-566-8760

PLEASE CALL 701-757-1888 TO VERIFY OUR RECEIPT OF YOUR BID FORM

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



Chris Griffin

Cell: 218-779-1064
chris@redriverlandco.com

John Botsford

Cell: 701-213-6691
john@redriverlandco.com

Nick Skjerven

Cell: 218-791-5002
nick@redriverlandco.com

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