

**Premium Red River Valley Farmland
For Sale at Public Timed Online Bidding
Strabane Township • Grand Forks County, ND**



**315 Acres • Ideal for Potato, Sugar Beet & Edible Bean Production
Two Parcels • Available for the 2024 Crop Season
Located 5 Miles NW of Gilby, ND**

Timed Online Bidding: Opens January 20, 2024 at 12:00 Noon

Closing begins January 25, 2024 at 12 Noon

Link: <https://redriverlandco.nextlot.com/public/>

BID PROCEDURE: Bid is per deeded acre. If there are any active bidders at time of closing, there will automatically be an extension until bidding ceases.

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.

Parcel 1

Aerial Map



Legal Description:
SW1/4 of Section 35 - T154N - R54W

Total Acres / FSA Tillable Acres
160 / 155.08

	Base Ac	PLC Yield
Wheat	25.23	63
Corn	24.69	130
Soybeans	23.91	39
Barley	2.52	66
Total	76.35	

Crop History:
2023: Potatoes 262 cwt
2022: Soybeans 55.2 bu / ac
2021: Corn 179.8 bu / ac
2020: Soybeans 64.3 bu / ac
2019: Edible Beans

Real Estate Taxes:
\$2,180.70 with 5% discount.

Soil Productivity Index: 84

Soils Map

State: North Dakota
County: Grand Forks
Location: 35-154N-54W
Township: Strabane
Acres: 155.08
Date: 12/11/2023

RED RIVER
surety
©2023 AgriData, Inc.

Area Symbol: ND035, Soil Area Version: 27

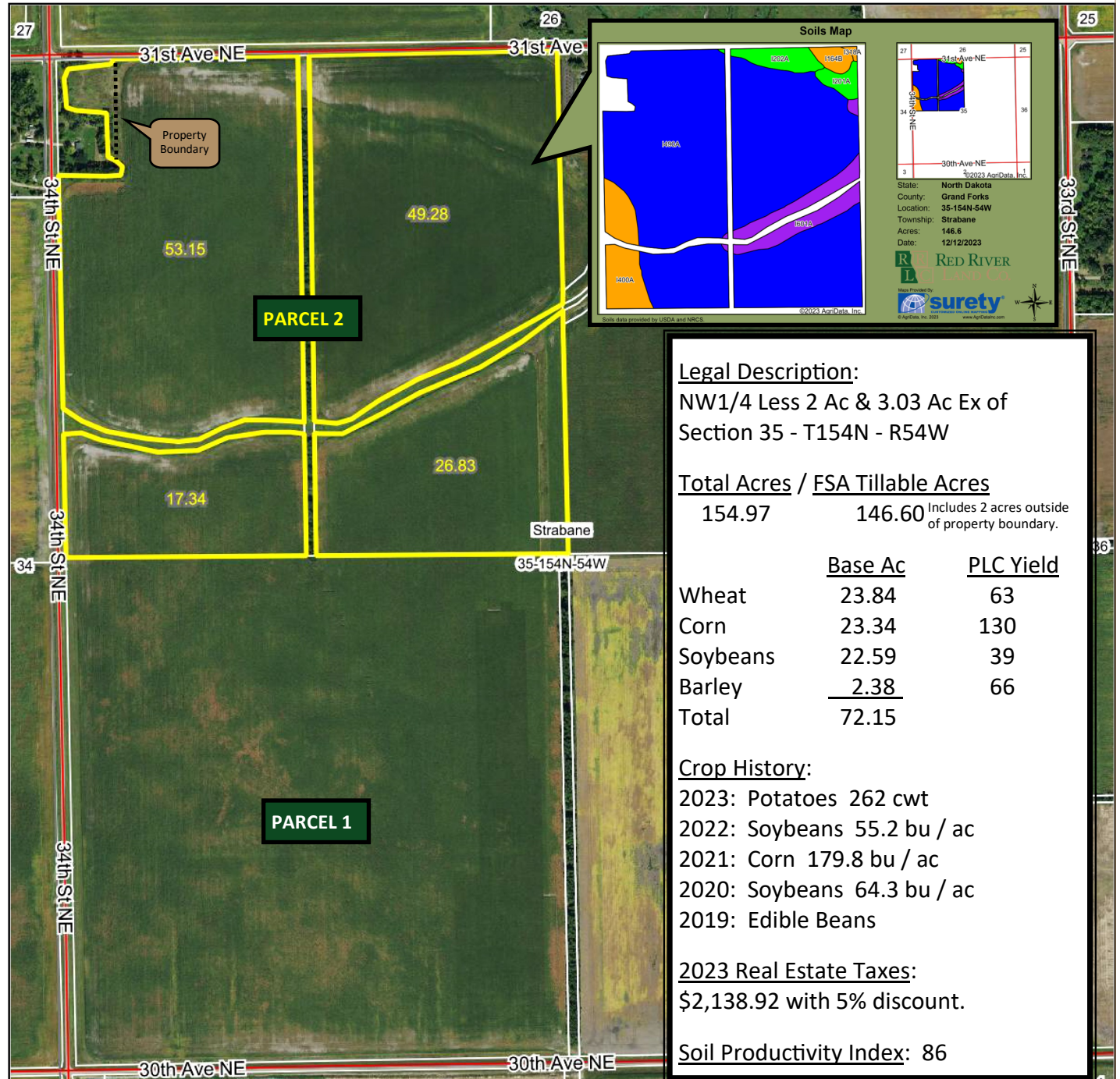
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	84.41	54.4%		Ile	89
1400A	Gilby loam, 0 to 2 percent slopes	70.67	45.6%		Ile	78
Weighted Average					2.00	84

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



Parcel 2

Aerial Map

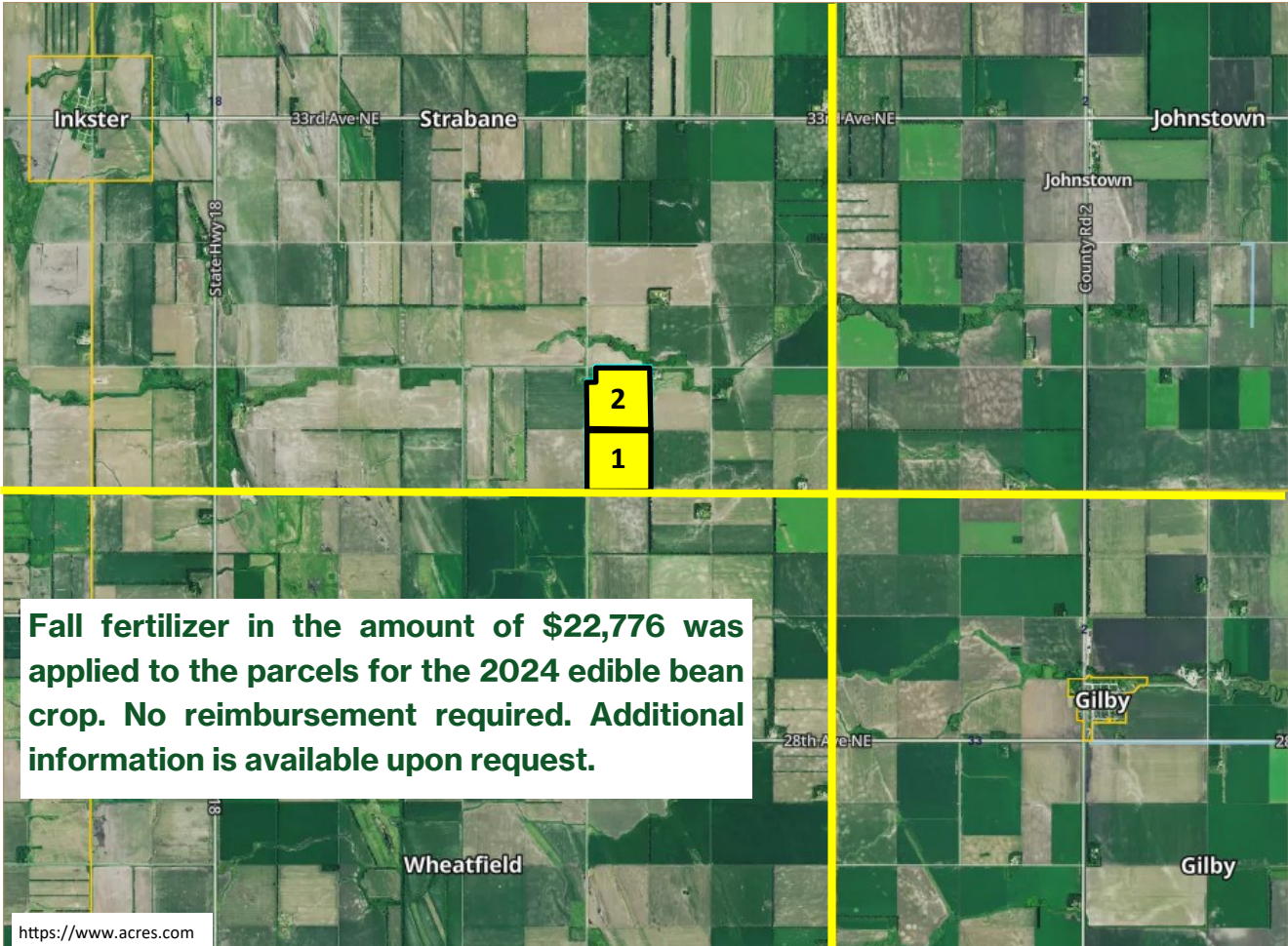


Area Symbol: ND035, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	119.96	81.8%		Ile		89
I400A	Gilby loam, 0 to 2 percent slopes	9.35	6.4%		Ile		78
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	9.09	6.2%		IIIs		52
I202A	Gardena silt loam, 0 to 2 percent slopes	3.90	2.7%		Ile	Ile	95
I201A	Glyndon silt loam, 0 to 2 percent slopes	2.14	1.5%		Ile		92
I164B	Zell-Gardena silt loams, 2 to 6 percent slopes	1.90	1.3%		Ile		74
I318A	Borup silt loam, 0 to 1 percent slopes	0.26	0.2%		IIw		72
Weighted Average					2.06	*-	86

*c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.





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

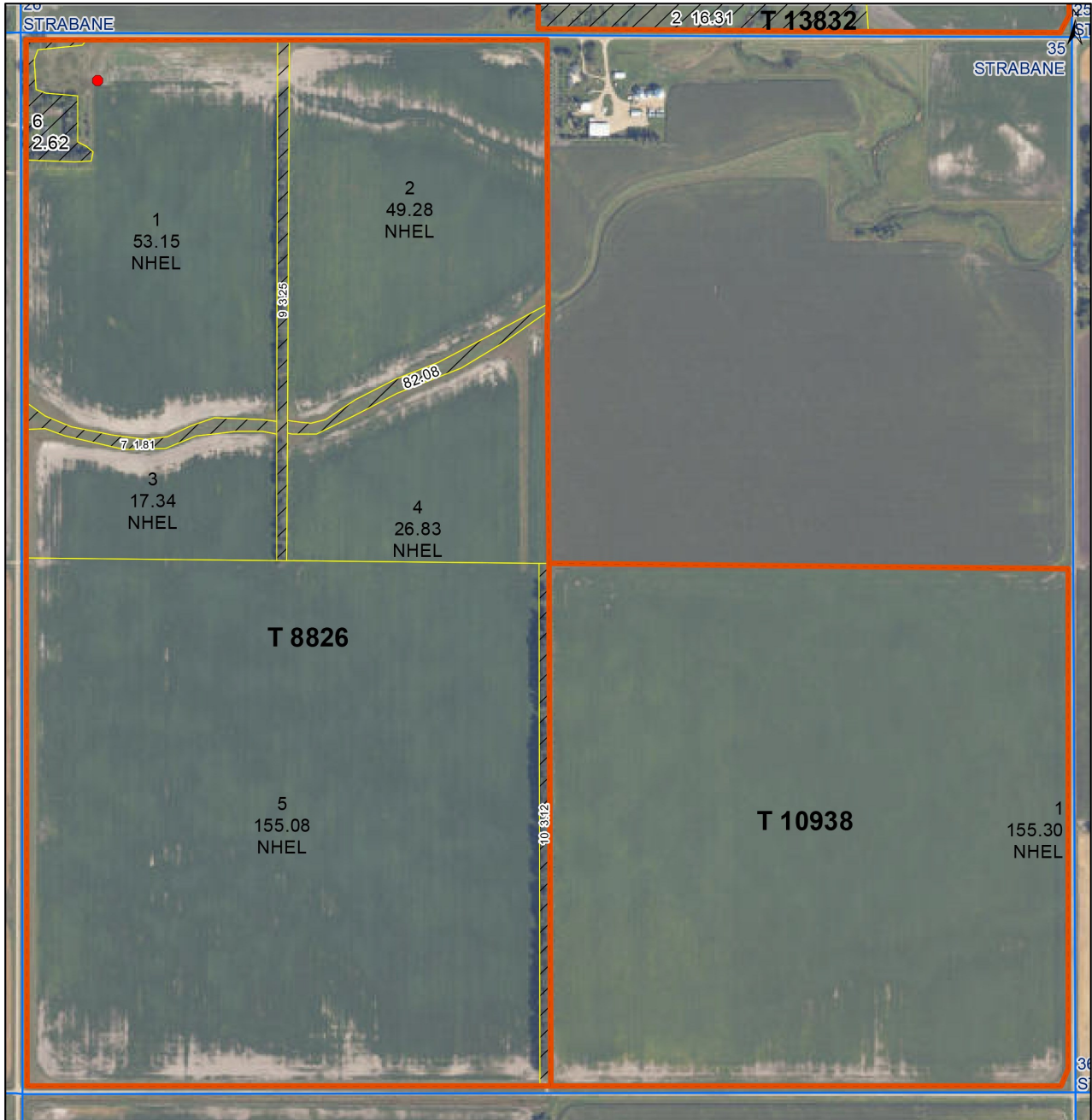
Real Estate Sales • Beet Stock Sales • Farm Management

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.



Grand Forks County, North Dakota

Farm 13400



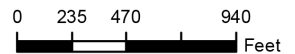
- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

- Tract Boundary
- PLS

Unless Otherwise Noted:
All crops are for grain
All crops are non-irrigated
Shares are 100% to Operator

2023 Program Year
Map Created January 24, 2023

S35 T154N R54W
Phy Cnty: Grand Forks



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.**