

**Exceptional Crop and Livestock Farm
For Sale at Public Bidding
1584.31 Acres in Emmons County, ND
Located Near the Missouri River (Oahe Reservoir)**



Four Parcels Located 17 Miles West of Strasburg, ND
Additional information available at: www.redriverlandco.com
Available for the 2024 Crop Year

Written Bids: Due at Red River Land Co. 12:00 noon, Tuesday, November 7, 2023

Oral Bidding: 10:00 a.m., Thursday, November 9, 2023

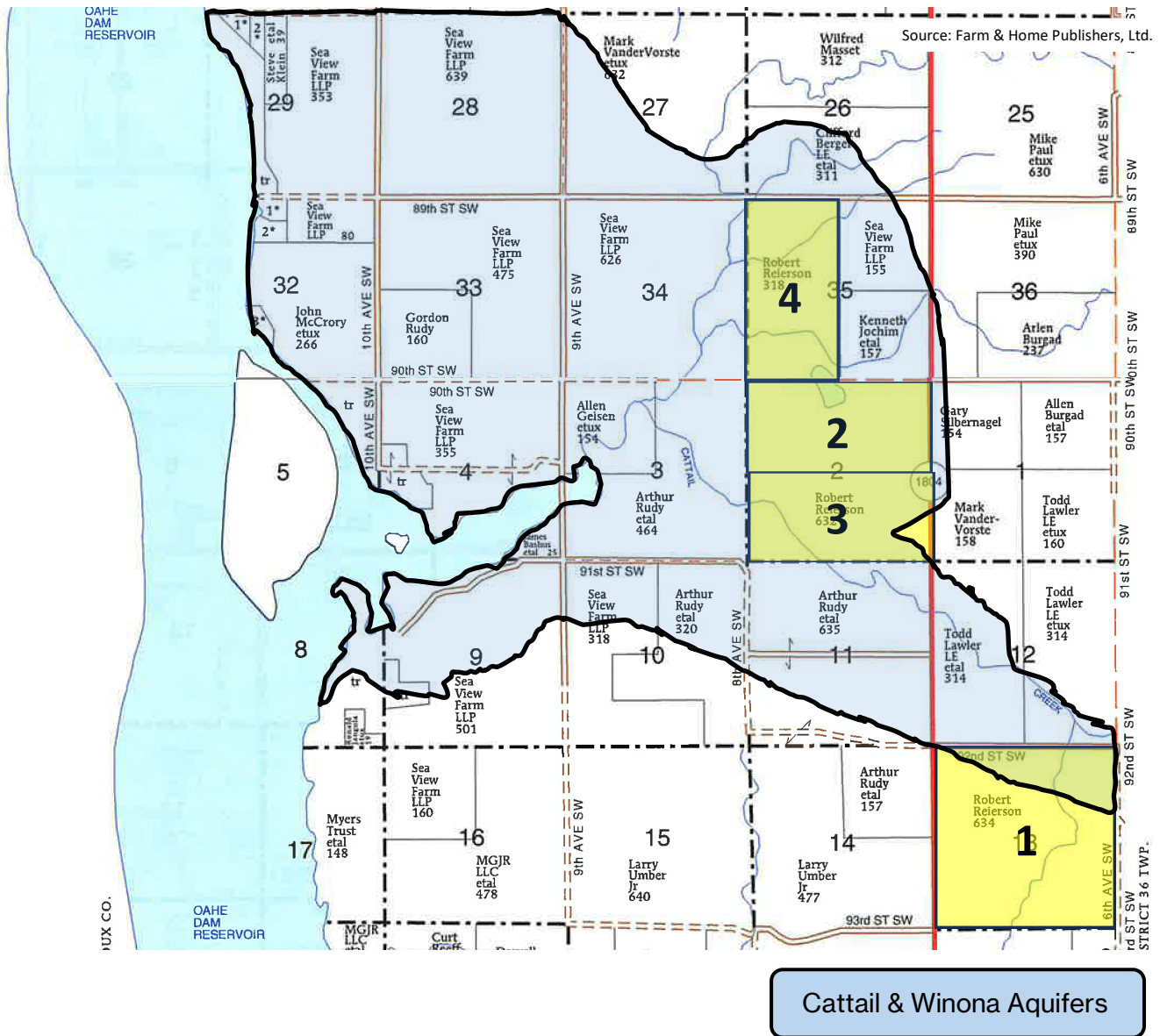
Oral Bid Location: Time Out Tavern Annex, 713 Main St., Strasburg, ND

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.

BEAUTIFUL PROPERTY WITH UNLIMITED POTENTIAL

The Reierson Farm has been in the family for generations and consists of large tracts of land that are primarily contiguous. The farm is located just off HWY 1804 about an hour south of Bismarck and 17 miles west of Strasburg. This crop and livestock farm has abundant wildlife and is only a few miles from some of the best walleye fishing in the country on the Missouri River (Oahe Dam Reservoir). A majority of the property sits over the shallow Cattail Aquifer and deeper Winona Aquifer. Large quantities of the soils on the property are suitable for irrigation. The property provides an investment opportunity like few others.



Parcel 1

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

Parcel 1 is a full section of pasture with great access along Hwy 1804. There is a working well with power to it along with a natural spring on the south end of the property. Access to rural water is also available from a line that runs parallel to Hwy 1804.

Legal Description:

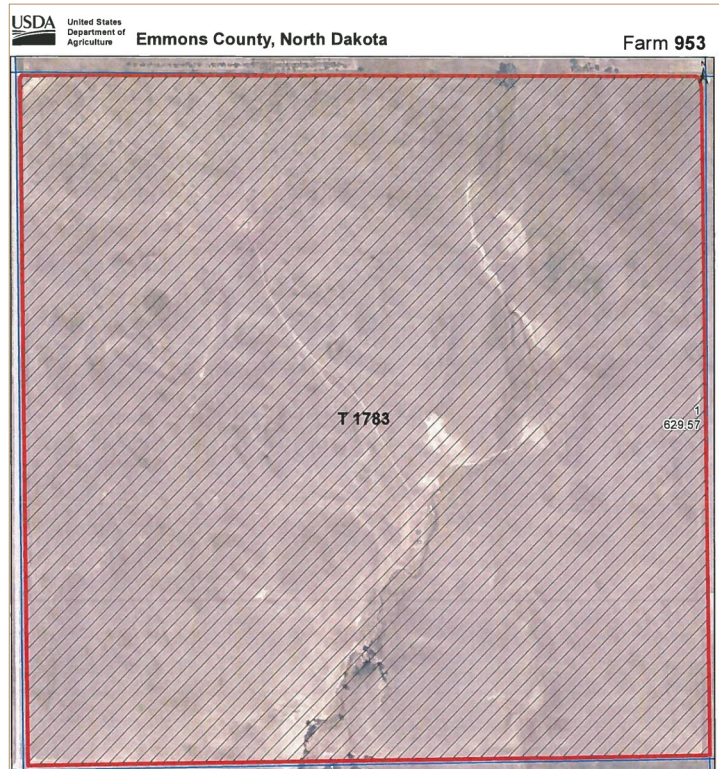
Section 13 - T130N - R79W Less 5.57 Ac R/W

Total Acres / Pasture Acres

634.43 629.57

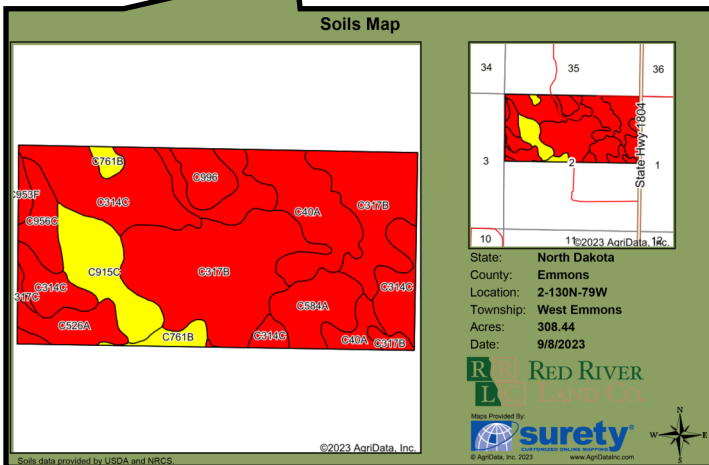
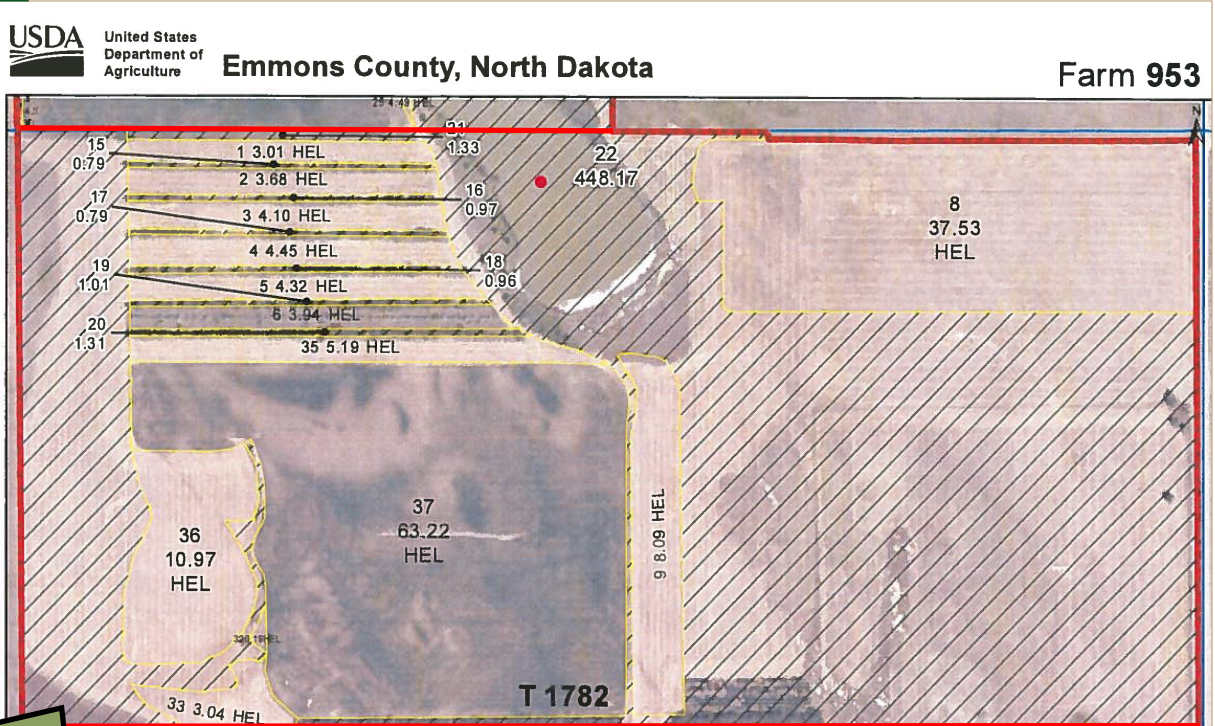
2022 Real Estate Taxes:

\$440.23 with 5% Discount



Parcel 1 from Northwest

Parcel 2



Legal Description:
 Government Lots 1-2 and S1/2NE1/4 of Section 2 - T130N - R79W Less 2.49 Ac and Government Lots 3-4 and S1/2NW1/4 of Section 2 - T130N - R79W (Also described as N1/2 Section 2.)

Total Acres / Cropland Acres / Hayland Acres
 314.88 151.73 156.71

2022 Real Estate Taxes:
 \$615.76 with 5% Discount

Area Symbol: ND029, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	101.82	33.0%		IVe	44
C314C	Telfer-Seroco complex, 2 to 9 percent slopes	63.81	20.7%		VIe	31
C40A	Arveson loam, 0 to 1 percent slopes	37.41	12.1%		IVw	30
C584A	Harriet loam, 0 to 2 percent slopes	33.87	11.0%		VIIs	26
C915C	Reeder-Arnegard loams, 6 to 9 percent slopes	24.95	8.1%		IIIe	62
C526A	Daglum-Rhoades silt loams, 0 to 2 percent slopes	13.19	4.3%		IVs	48
C956C	Vebar fine sandy loam, 6 to 9 percent slopes	11.37	3.7%		IVe	46
C996	Water	10.38	3.4%		VIIIw	0
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	7.87	2.6%		IIIe	61
C953F	Flasher-Vebar-Parshall complex, 15 to 50 percent slopes	2.68	0.9%		VIIe	16
C317C	Lihen-Telfer loamy fine sands, 6 to 9 percent slopes	1.09	0.4%		IVe	35
Weighted Average					4.69	38

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



Parcel 3

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

Legal Description:

SW1/4 and SE1/4 Less 2.5 Ac R/W of Section 2 -
T130N - R79W

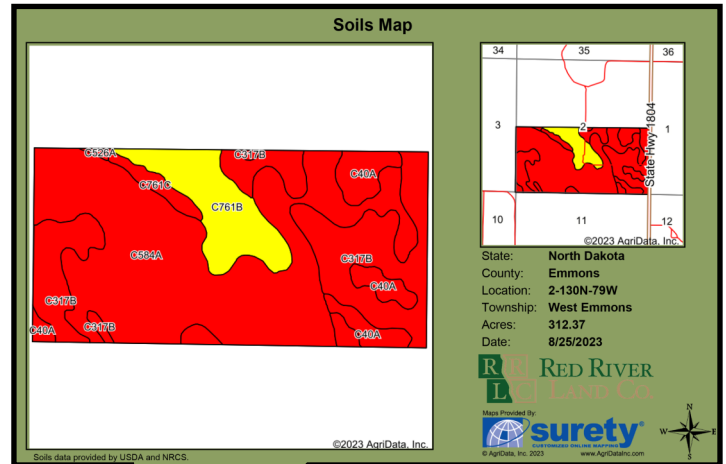
Total Acres / Cropland Acres / Hayland Acres

317.50 20.91 291.46

2022 Real Estate Taxes:

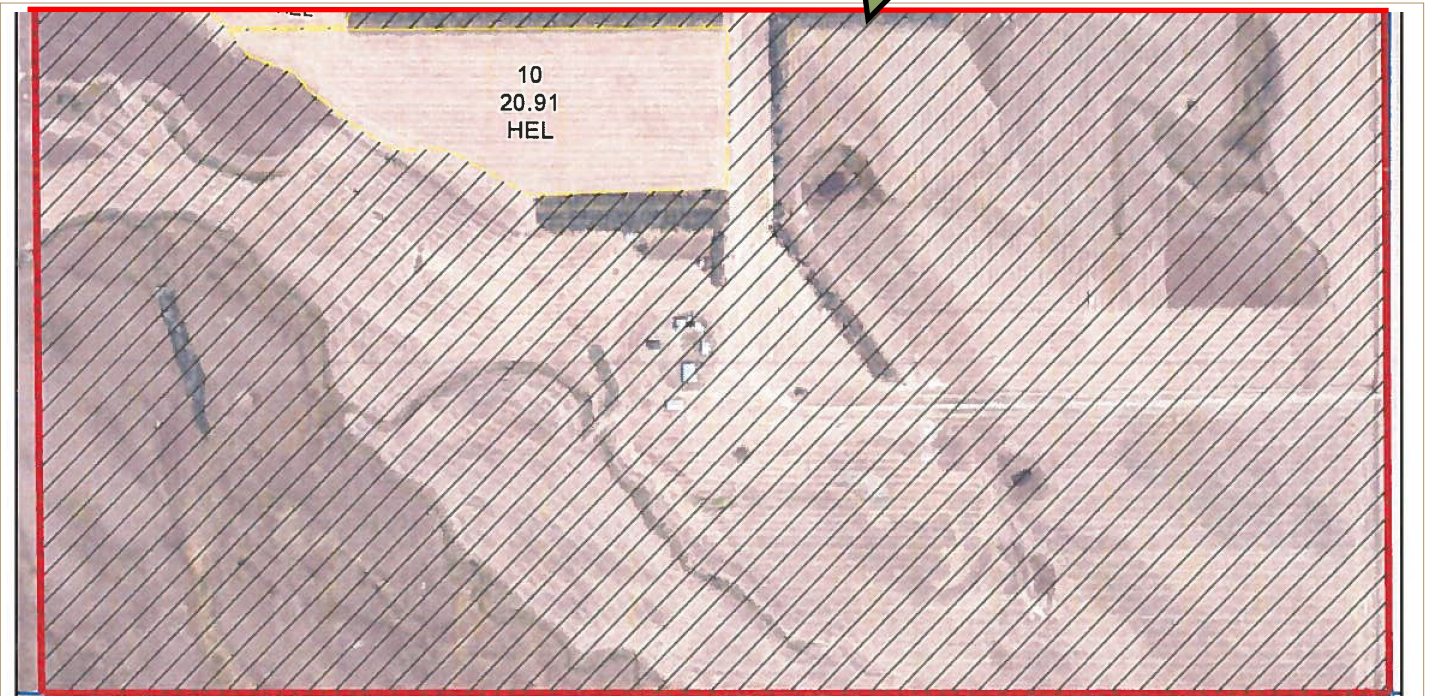
\$597.21 with 5% Discount

Farmstead located on the property adjacent to
the Cattail Creek with usable buildings.



Emmons County, North Dakota

Farm 953



Area Symbol: ND029, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C584A	Harriet loam, 0 to 2 percent slopes	161.31	51.6%		VIs	26
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	73.87	23.6%		IVe	44
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	35.81	11.5%		IIIe	61
C40A	Arveson loam, 0 to 1 percent slopes	24.19	7.7%		IVw	30
C314C	Telfer-Seroco complex, 2 to 9 percent slopes	10.39	3.3%		VIe	31
C761C	Parshall-Lihen fine sandy loams, 6 to 9 percent slopes	5.97	1.9%		IVe	49
C526A	Daglum-Rhoades silt loams, 0 to 2 percent slopes	0.83	0.3%		IVs	48
Weighted Average					4.98	35.2

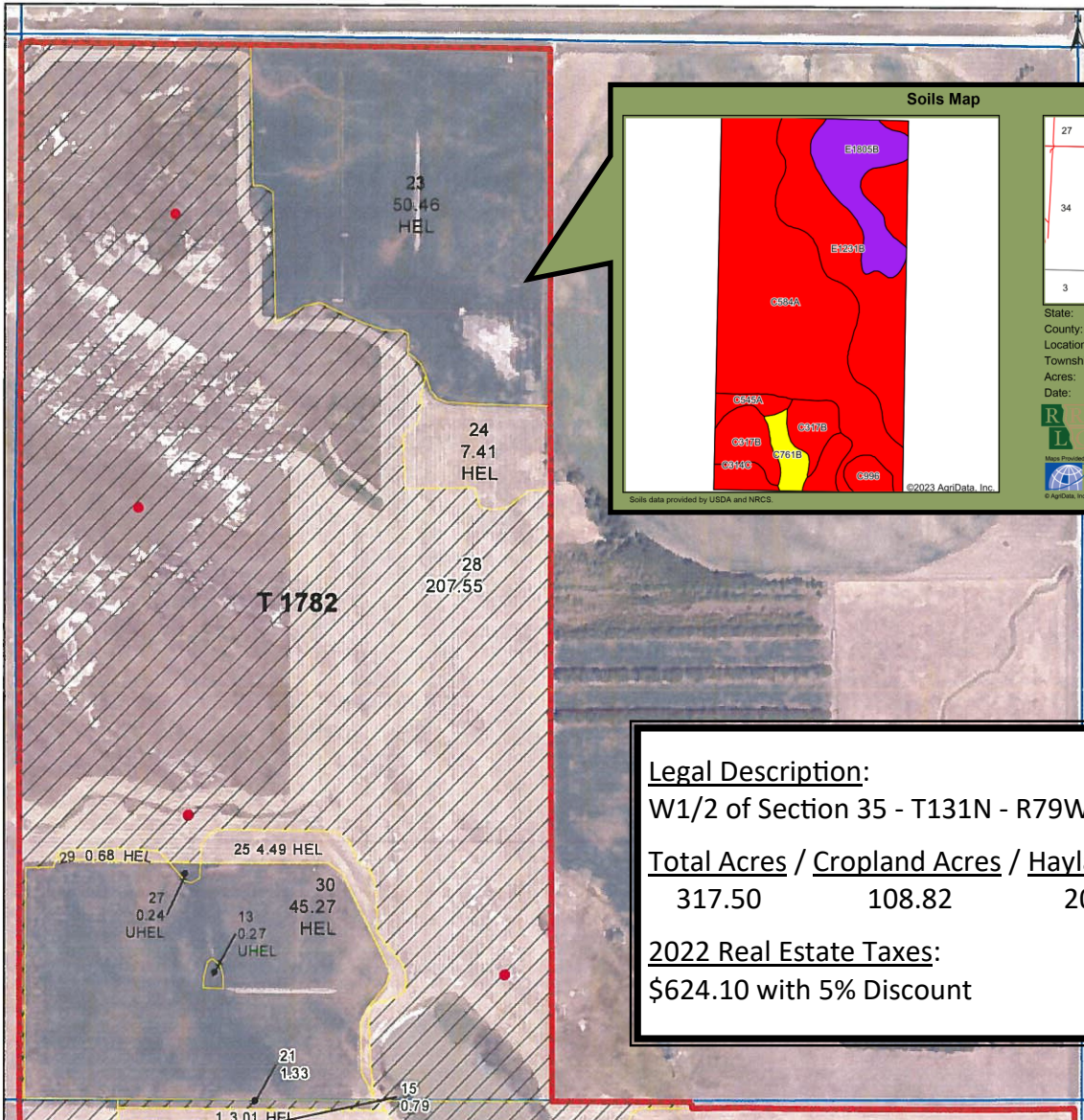
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Parcel 4



Emmons County, North Dakota

Farm 953



Legal Description:
W1/2 of Section 35 - T131N - R79W Less 2.5 Ac R/W

Total Acres / Cropland Acres / Hayland Acres
317.50 108.82 207.55

2022 Real Estate Taxes:
\$624.10 with 5% Discount

Area Symbol: ND029, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C584A	Harriet loam, 0 to 2 percent slopes	141.94	44.9%		VIIs	26
E1231B	Ekalaka-Yegen fine sandy loams, 0 to 6 percent slopes	78.72	24.9%		IVs	48
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	35.64	11.3%		IVe	52
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	25.78	8.1%		IVe	44
C314C	Telfer-Seroco complex, 2 to 9 percent slopes	13.18	4.2%		VIe	31
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	8.67	2.7%		IIIe	61
C996	Water	6.58	2.1%		VIIIw	0
C545A	Portal fine sandy loam, 0 to 2 percent slopes	5.86	1.9%		IVs	42
Weighted Average					5.04	36.8

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





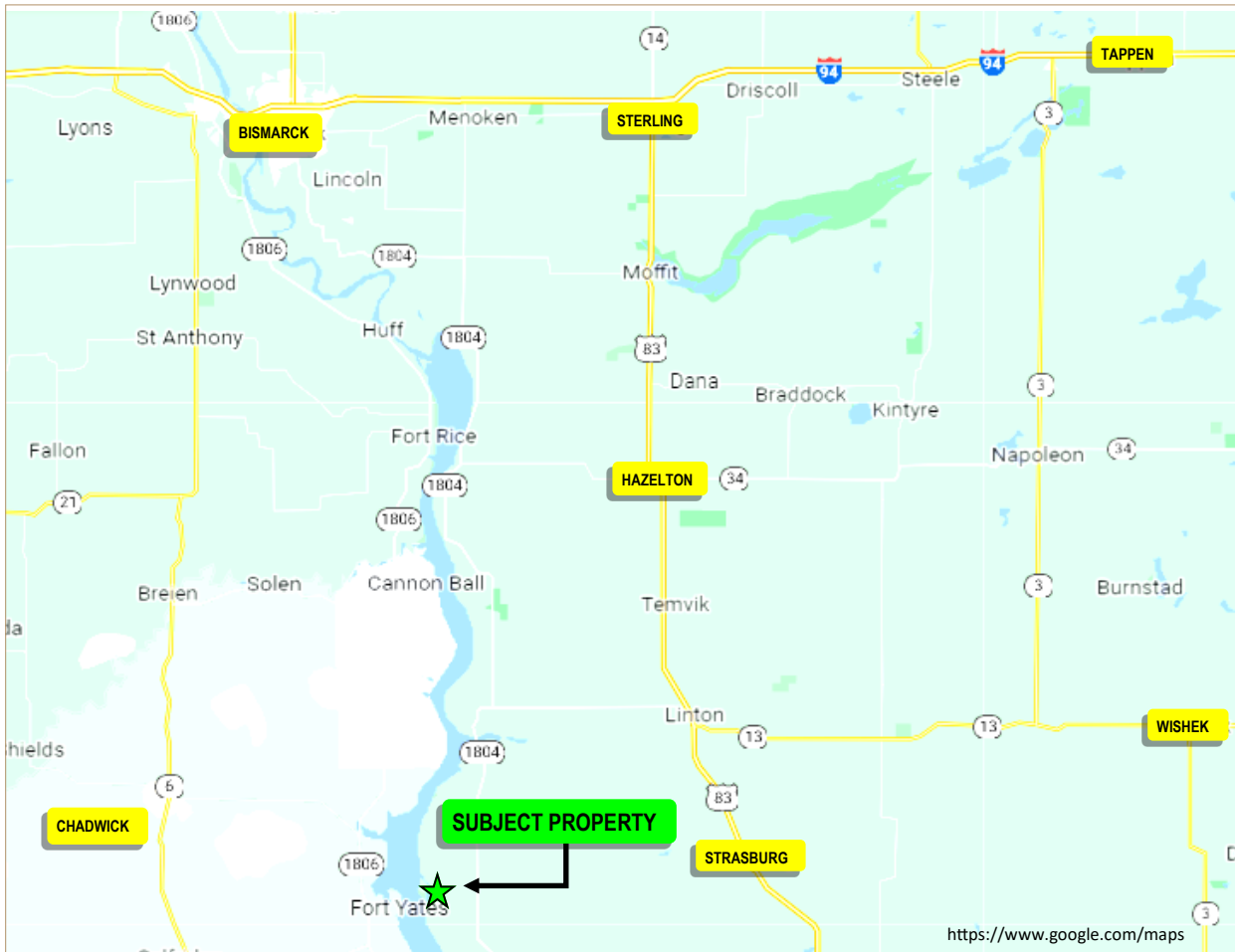
Parcels 2 & 3 from South



Parcel 4 from South

Location Map

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

RE 449 - BID FORM - REIERSON ESTATE
FOR SALE AT PUBLIC BIDDING
WEST EMMONS TOWNSHIP | EMMONS COUNTY, ND

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

PARCEL 1: Sec 13 - T130N - R79W Less 5.57 Ac R/W
TOTAL AC: 634.43 / PASTURE AC: 629.57

Bid Amount: \$ _____

PARCEL 2: Government Lots 1-2 and S1/2NE1/4 of
Sec 2 - T130N - R79W Less 2.49 Ac and Govt
Lots 3-4 and S1/2NW1/4 of Section 2 - T130N - R79W (a/d/a N1/2 Sec 2)
TOTAL AC: 314.88 / CROPLAND AC: 151.73 / HAYLAND AC: 156.71

Bid Amount: \$ _____

PARCEL 3: SW1/4 and SE1/4 Less 2.5 Ac R/W of Sec 2 - T130N - R79W
TOTAL AC: 317.50 / CROPLAND AC: 20.91 / HAYLAND AC: 291.46

Bid Amount: \$ _____

PARCEL 4: W1/2 of Sec 35 - T131N - R79W Less 2.5 Ac R/W
TOTAL AC: 317.50 / CROPLAND AC 108.82 / HAYLAND AC 207.55

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 Co no later than 12 NOON, TUESDAY, NOVEMBER 7, 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

www.redriverlandco.com

