

Farmland For Sale at Public Bidding

Donnelly Township • Marshall County, MN



159.68 Tillable Acres Located 8 Miles Northwest of Stephen, MN
Available for the 2025 Crop Season

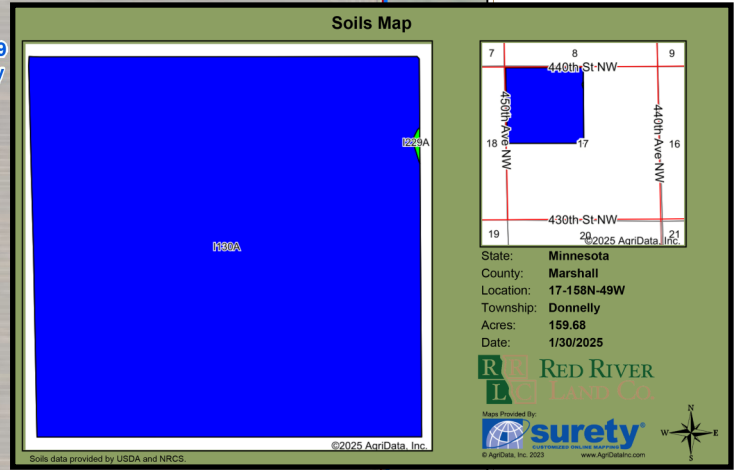
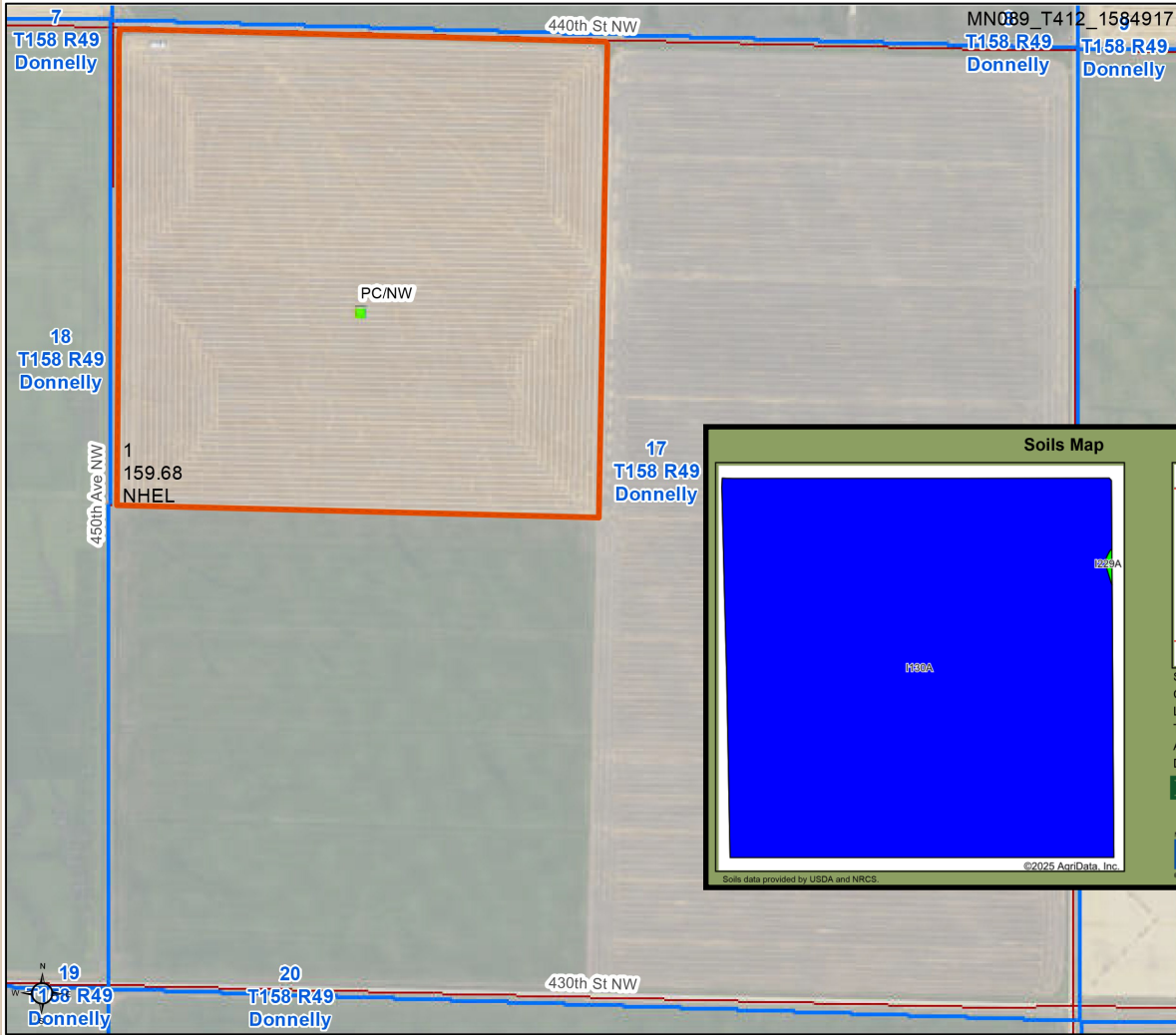
Timed Online Bidding: Opens Wednesday, March 19, 2025 at 12:00 p.m.

Closing begins Friday, March 21, 2025 at 11:00 a.m.

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

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



Legal Description:

NW1/4 of Section 17-T158N-R49W

2024 Real Estate Taxes & Specials: \$3,708

Total Acres / Tillable Acres

160.0 159.68

Soil Productivity Index: 88

Available for the 2025 crop season.

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	64.56	63
Corn	6.34	110
Beans	60.00	29
Barley	14.74	74
Total	145.64	

Area Symbol: MN089, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	159.53	99.9%		IIw	88
I229A	Fargo silty clay, 0 to 1 percent slopes	0.15	0.1%		IIw	94
Weighted Average					2.00	88

*c: Using Capabilities Class Dominant Condition Aggregation Method





Location Map

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



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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.

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