

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



**160 Acres • Located 3 Miles NE of Gilby, ND
Suitable for Potato, Sugar Beet & Edible Bean Production
Available for the 2024 Crop Season**

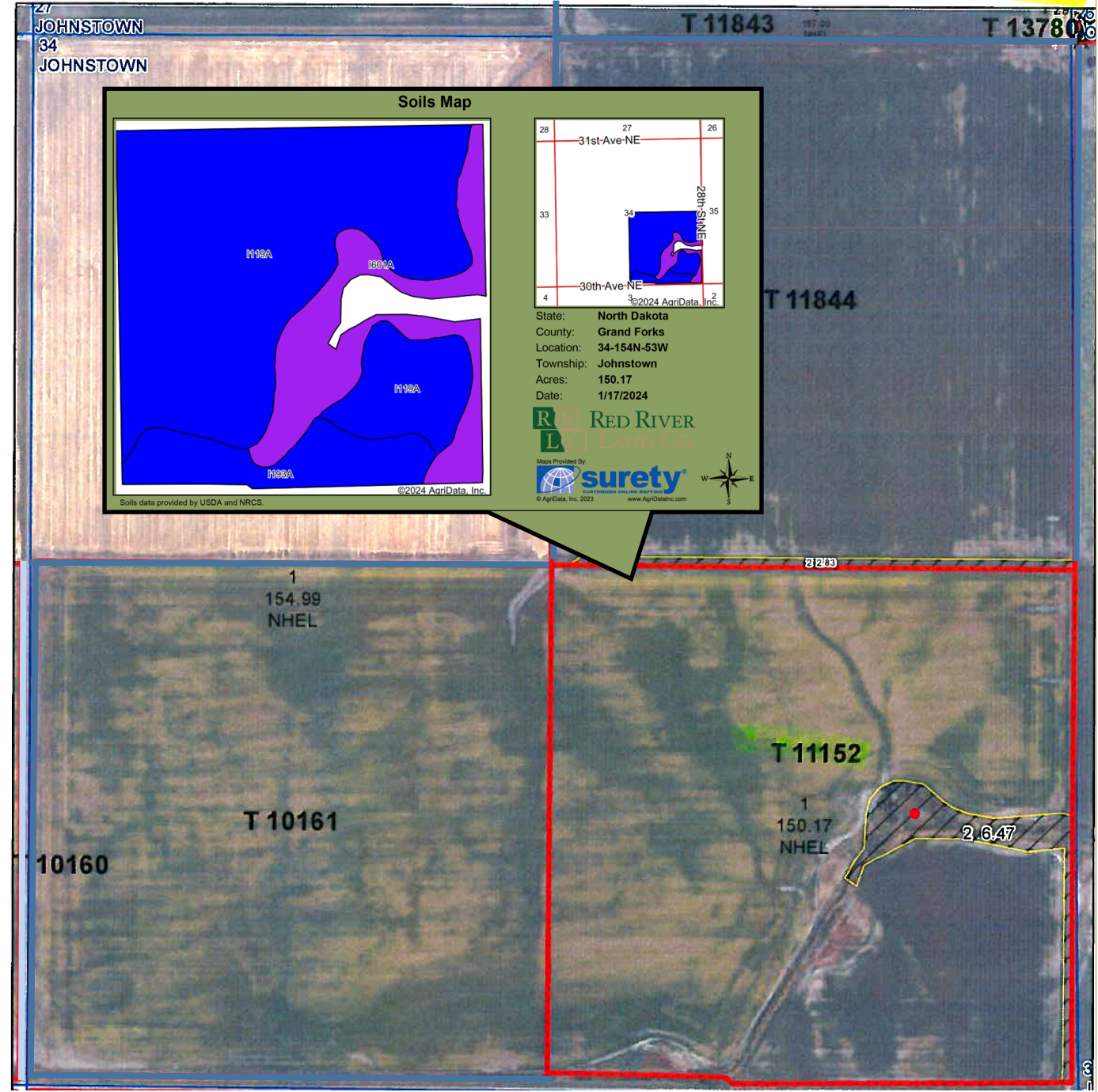
Timed Online Bidding: Opens February 14, 2024 at 12:00 Noon

Closing begins February 16, 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.

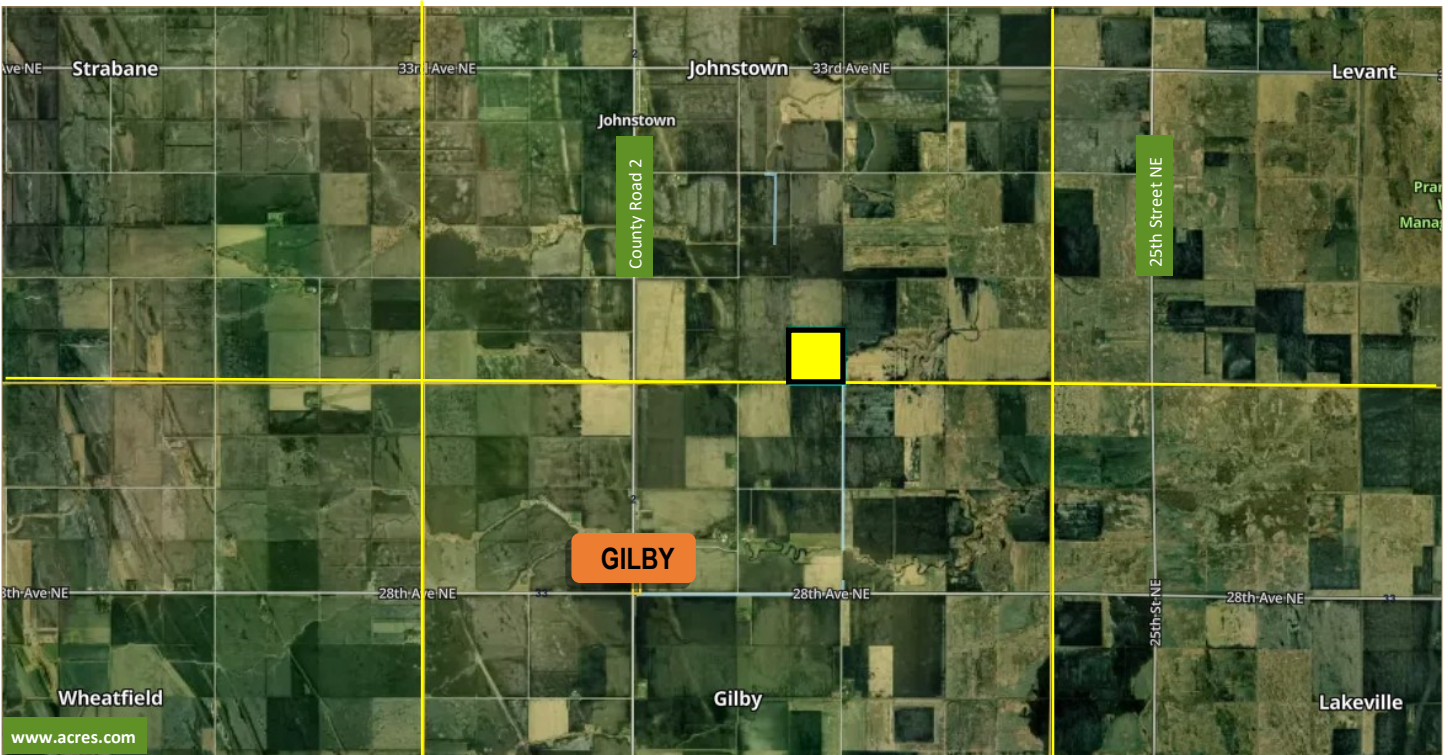
TERMS OF SALE AND CLOSING: The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidder upon execution of the purchase agreement. The balance will be due in full in 45 days. The seller reserves the right to reject any and all bids.



Area Symbol: ND035, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I119A	Bearden silty clay loam, 0 to 2 percent slopes	105.71	70.4%		Ile	90
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	27.50	18.3%		IIIs	52
I193A	Bearden-Perella silty clay loams, 0 to 2 percent slopes	16.96	11.3%		Ile	90
Weighted Average					2.18	83

*c: Using Capabilities Class Dominant Condition Aggregation Method



Legal Description:

SE1/4 of Section 34-T154N-R53W

Total Acres / FSA Tillable Acres

160 150.17

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	46.09	63
Corn	45.11	130
Soybeans	43.68	39
Barley	4.62	66
Total	139.50	

Crop History:

- 2023: Corn
- 2022: Edible Beans
- 2021: Sugar Beets

2023 Real Estate Taxes:

\$1,984.97 with 5% discount

Soil Productivity Index: 83



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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