

Farmland For Sale at Public Bidding

Whitby Township

Bottineau County, North Dakota



160 Acres of High Quality Farmland
Located 15 Miles SW of Bottineau, ND
89.2 PI • Available for the 2024 Crop Season

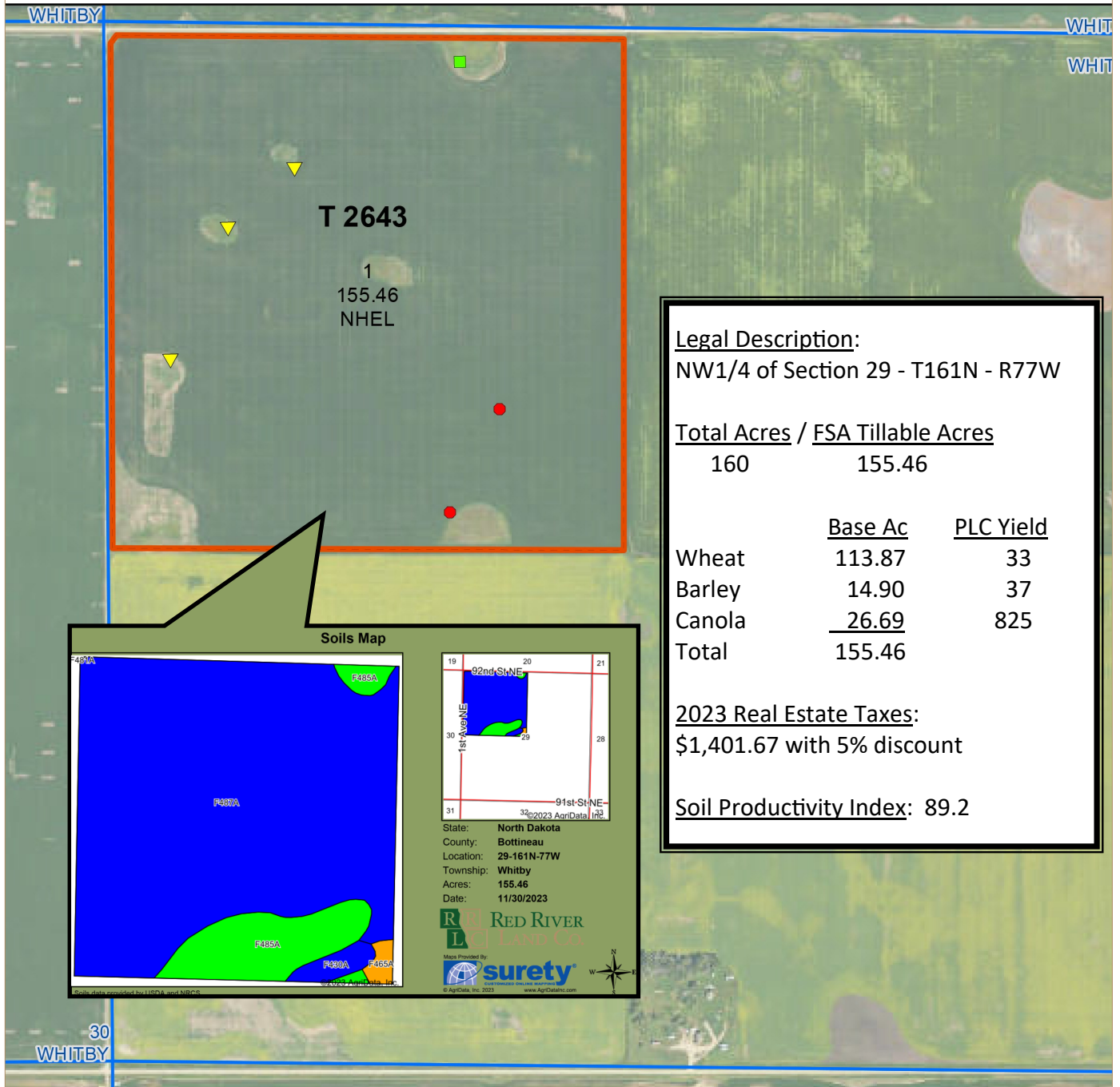
Written Bids: Due at Red River Land Co.
12:00 p.m., Tuesday, February 6, 2024

Oral Bidding: 11:00 a.m., Thursday, February 8, 2024

Oral Bid Location: Cobblestone Inn & Suites
1109 11th St E, Bottineau, ND 58318

BID PROCEDURE Written bids will be received at the office of Red River Land Company. Those submitting the ten highest written bids will be invited to participate in oral bidding. Bid is total dollar amount, NOT per acre.

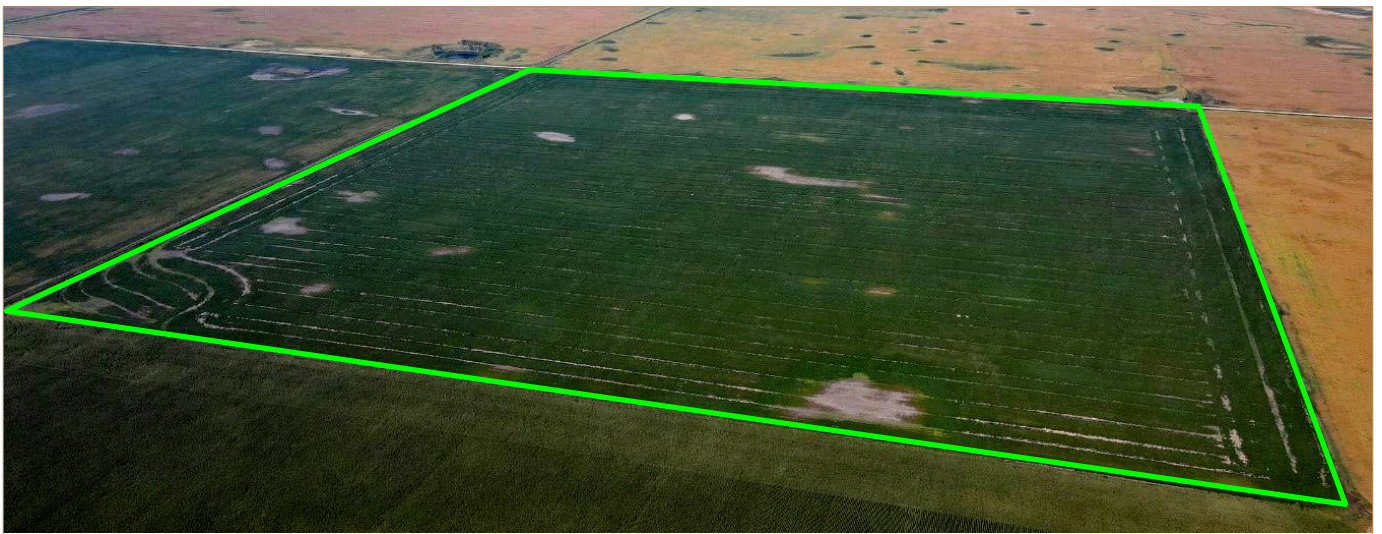
TERMS OF SALE AND CLOSING The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidder upon execution of the purchase agreement on the day of sale. The balance will be due in full in 45 days. The seller reserves the right to reject any and all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



Area Symbol: ND009, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F487A	Overly-Great Bend silty clay loams, 0 to 2 percent slopes	132.31	85.1%	Blue	IIc	89
F485A	Gardena loam, 0 to 2 percent slopes	18.72	12.0%	Green	IIe	92
F430A	Bearden silty clay loam, 0 to 2 percent slopes	2.92	1.9%	Blue	IIe	84
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	1.51	1.0%	Orange	IIs	77
Weighted Average					2.00	89.2

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



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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.

www.redriverlandco.com | Office: 701-757-1888 | Fax: 701-566-8760

