

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



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 Pl • Available for the 2024 Crop Season

Written Bids: Due at Red River Land Co.

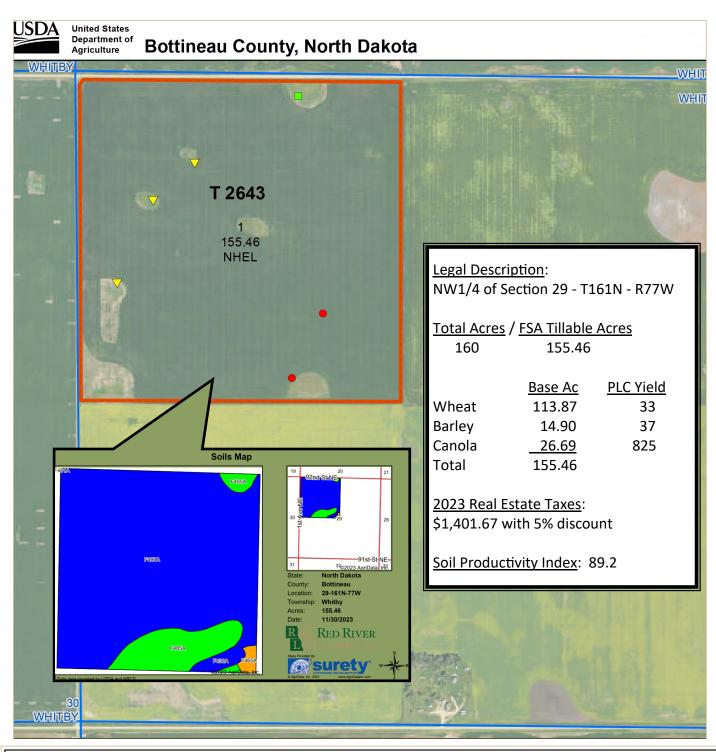
12:00 p.m., Tuesday, February 6, 2024

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.



	mbol: 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%		llc	89
F485A	Gardena loam, 0 to 2 percent slopes	18.72	12.0%		lle	92
F430A	Bearden silty clay loam, 0 to 2 percent slopes	2.92	1.9%		lle	84
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	1.51	1.0%		lls	77
			Weigl	hted Average	2.00	89.2

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



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





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

Nick Skjerven

Cell: 218-791-5002 john@redriverlandco.com 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





<u>RE454 STEBLETON- BID FORM</u> FARMLAND FOR SALE AT PUBLIC BIDDING WHITBY TOWNSHIP | BOTTINEAU COUNTY, NORTH DAKOTA

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

<u>NW1/4 Section 29 - T161N - R 77W</u> 160 Total Ac / 155.46 FSA Tillable Ac

Bid Amount: \$_

Bid is total amount, <u>NOT</u> 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. Seller reserves subsurface mineral rights.

*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.

Address:		
City:	State:	Zip Code:
Telephone Number(s):	Cell Number	r:
Email Address:		

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 | Office: 701-757-1888 | Fax: 701-566-8760