

# Farmland For Sale at Public Bidding

## West Valley Township • Marshall County, MN



**227.5 Tillable Acres • Two Parcels**

**Located 6 Mi. South of Strandquist & 5 Mi. Northwest of Newfolden, MN**  
**Available for the 2024 Season.**

**Written Bids:** Due at Red River Land Co.  
12:00 p.m., Wednesday, December 6, 2023

**Oral Bidding:** 11:00 a.m., Friday, December 8, 2023

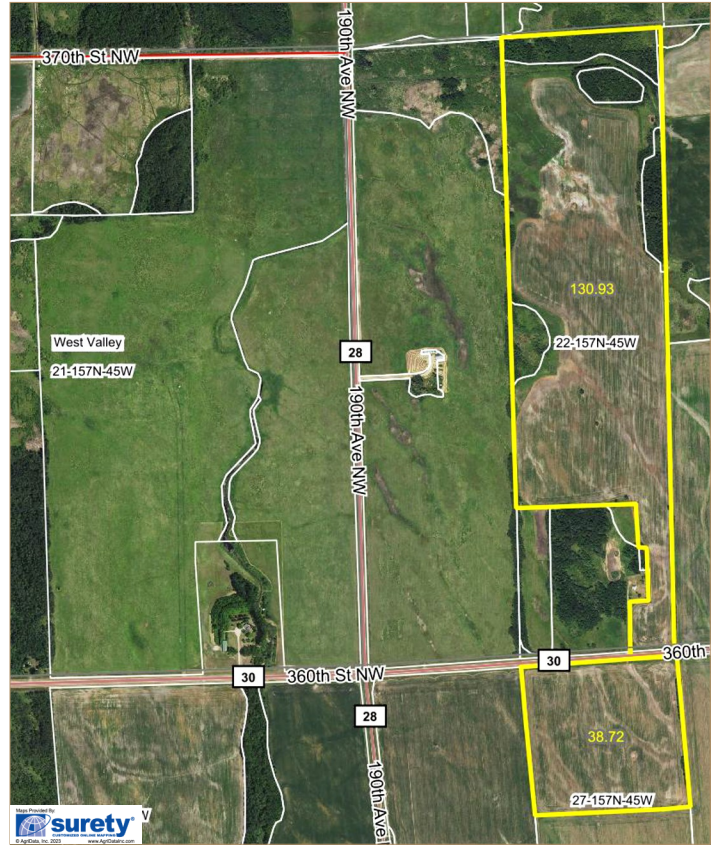
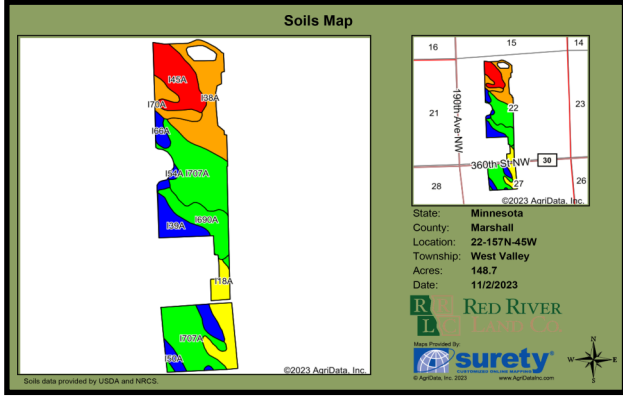
**Oral Bid Location:** Newfolden Community Center  
164 Bakke Avenue, Newfolden, MN

**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.



# Parcel 1



## Legal Description:

E1/2W1/2 Less 29.07 Acre Exception of Section 22-T157N-R45W & NE1/4NW1/4 of Section 27-T157N-R45W

## Total Acres / FSA Tillable Acres

170.93      148.70

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	52.58	42
Corn	6.03	139
Sunflowers	12.29	1283
Soybeans	<u>64.65</u>	25
Total	135.55	

2023 Real Estate Taxes: \$1,278.00

Soil Productivity Index: 76.9

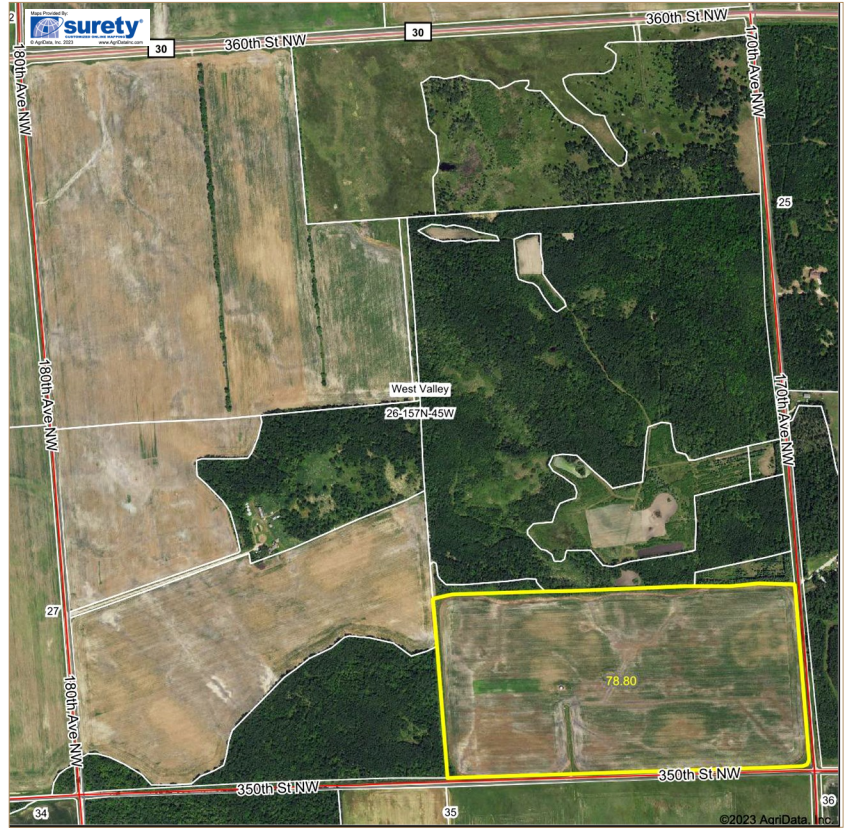
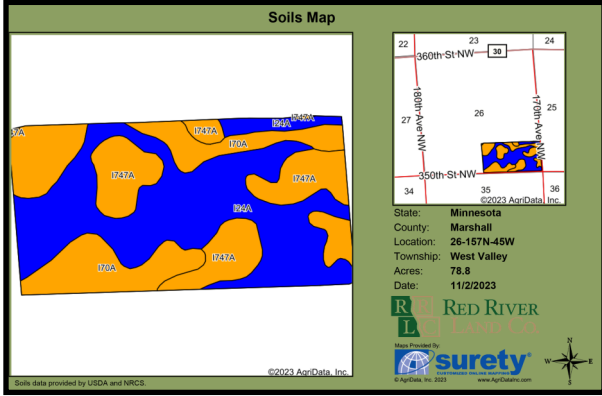


Area Symbol: MN089, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I707A	Roliss-Vallers loams, 0 to 1 percent slopes	50.91	34.2%	Green	IIw	91
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	24.23	16.3%	Orange	IIw	77
I45A	Northwood muck, 0 to 1 percent slopes	18.16	12.2%	Red	VIw	15
I18A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	14.81	10.0%	Yellow	IIIs	65
I690A	Kittson loam, wet, 0 to 2 percent slopes	13.55	9.1%	Light Green	IIc	100
I39A	Linveltd fine sandy loam, 0 to 2 percent slopes	12.89	8.7%	Blue	IIs	89
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	6.71	4.5%	Orange	IIw	80
I66A	Vallers loam, 0 to 2 percent slopes	3.74	2.5%	Blue	IIw	90
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	2.91	2.0%	Blue	IIc	89
I54A	Roliss loam, very poorly drained, 0 to 1 percent slopes	0.79	0.5%	Blue	IIIw	86
<b>Weighted Average</b>					<b>2.59</b>	<b>76.9</b>





# Parcel 2



**Legal Description:**

S1/2SE1/4 of Section 26-T157N-R45W

**Total Acres / FSA Tillable Acres**

80                      78.80

	Base Ac	PLC Yield
Wheat	27.87	42
Corn	3.20	139
Sunflowers	6.52	1283
Soybeans	<u>34.26</u>	25
Total	71.85	

**2023 Real Estate Taxes: \$838.00**

**Soil Productivity Index: 82.6**

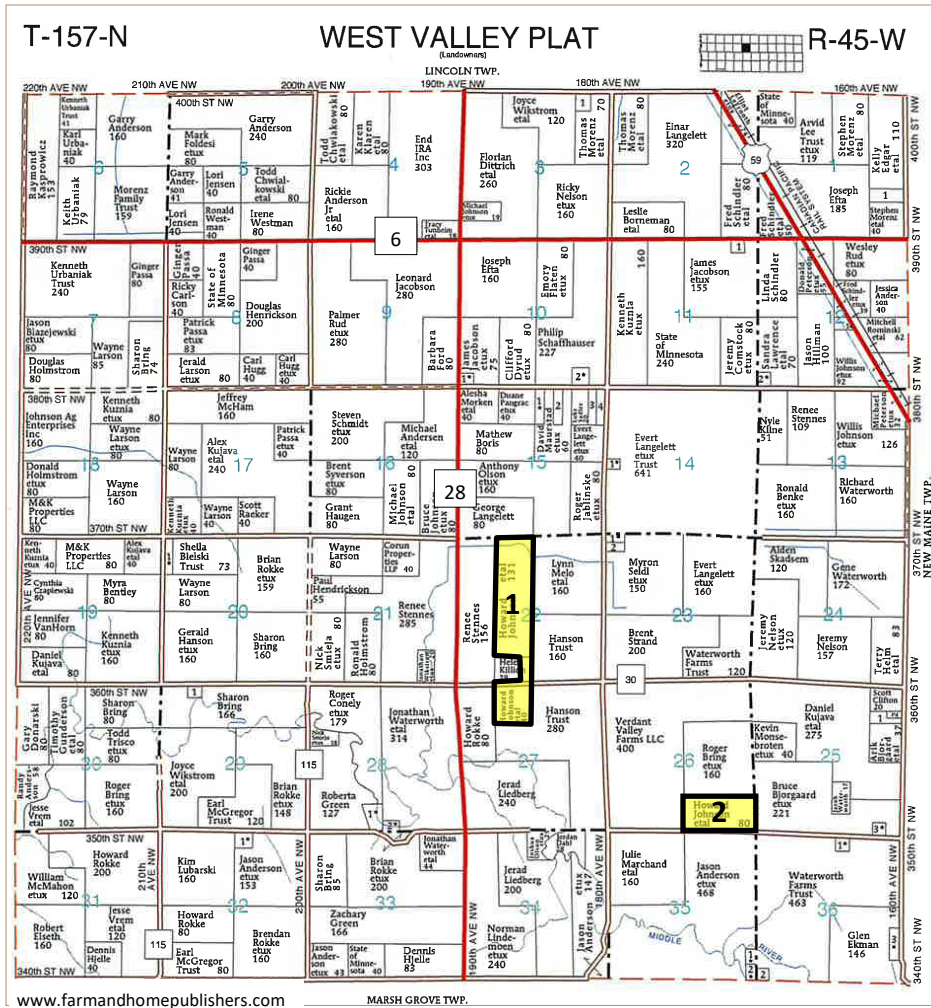


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	38.63	49.0%		IIs	88
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	23.01	29.2%		IIw	80
I747A	Enstrom loamy fine sand, 0 to 2 percent slopes	17.16	21.8%		IVs	74
<b>Weighted Average</b>					<b>2.44</b>	<b>82.6</b>

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



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Grand Forks, ND 58201



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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



**RE452 - BID FORM**

**JOHNSON-BROWN FARMLAND  
FOR SALE AT PUBLIC BIDDING**

**WEST VALLEY TOWNSHIP | MARSHALL COUNTY, MN**

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

**PARCEL 1:** E1/2W1/2 Less 29.07 Acre Exception of  
Section 22-T157N-R45W & NE1/4NW1/4 of  
Section 27-T157N-R45W

TOTAL ACRES: 170.93 / TILLABLE ACRES: 148.70

Bid Amount: \$ \_\_\_\_\_

**PARCEL 2:** S1/2SE1/4 of Section 26-T157N-R45W

TOTAL ACRES: 80 / TILLABLE ACRES: 78.80

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 Company no later than**

**12 Noon, Wednesday, December 6, 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](mailto:nick@redriverlandco.com)

**PLEASE CALL 701.757.1888 TO VERIFY OUR RECEIPT OF YOUR BID FORM**

[www.redriverlandco.com](http://www.redriverlandco.com)

