

Farmland For Sale at Public Bidding

Hamilton Township

Pembina County, North Dakota



80 Acres Located 2 Miles South of Hamilton, ND - 86.6 PI
Premium Soils Suitable for Sugar Beets, Wheat, Dry Edible Beans, Corn & Soybeans
Full operating possession on closing for 2024 crop season.

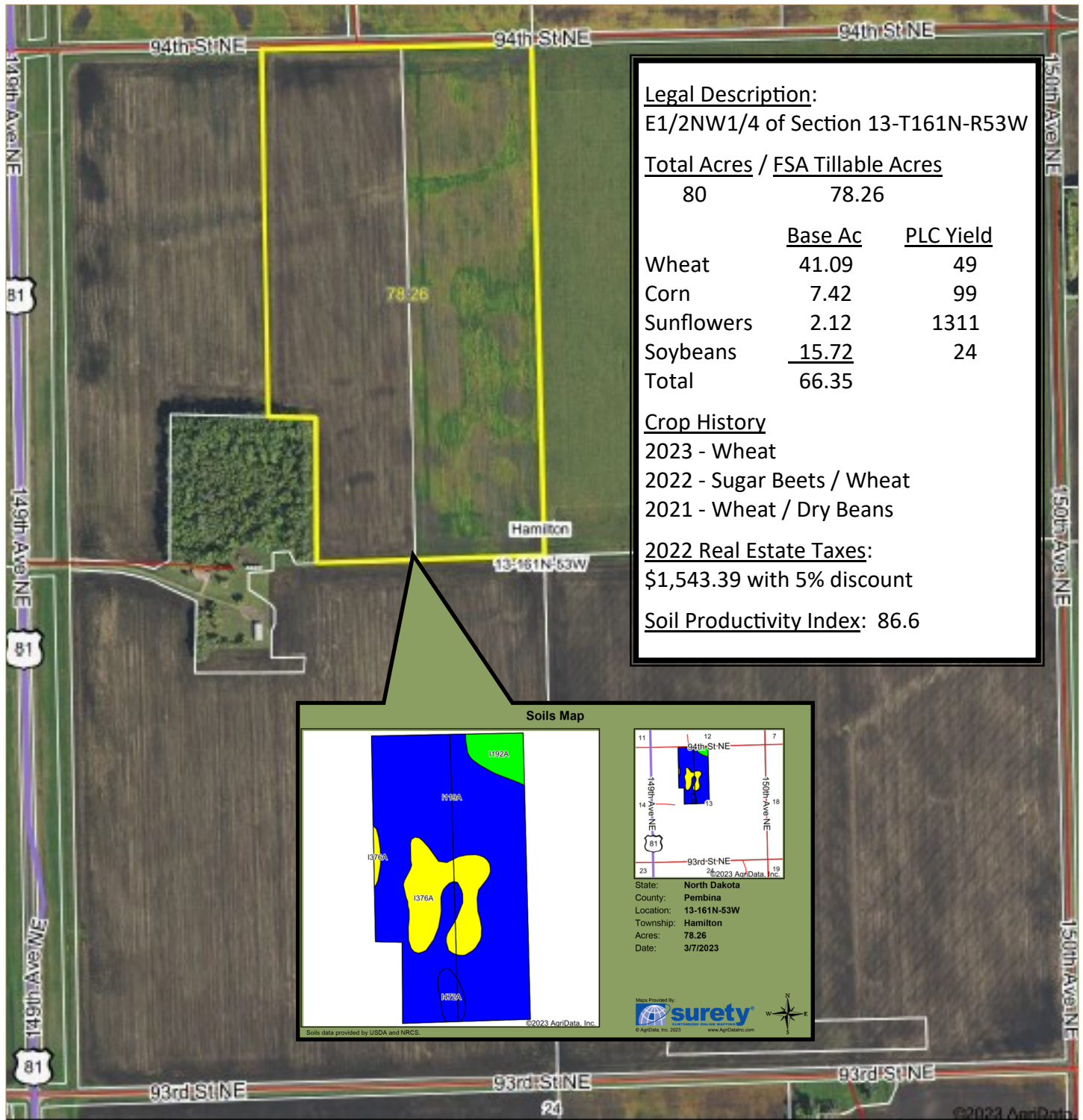
Written Bids: Due at Red River Land Co. by 12 p.m., Wednesday, October 25, 2023

Oral Bidding: 11:00 a.m., Friday, October 27, 2023

Oral Bid Location: LaVern J. Thompson, American Legion Post #11
701 Main Street W, Cavalier, ND

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



Legal Description:
 E1/2NW1/4 of Section 13-T161N-R53W

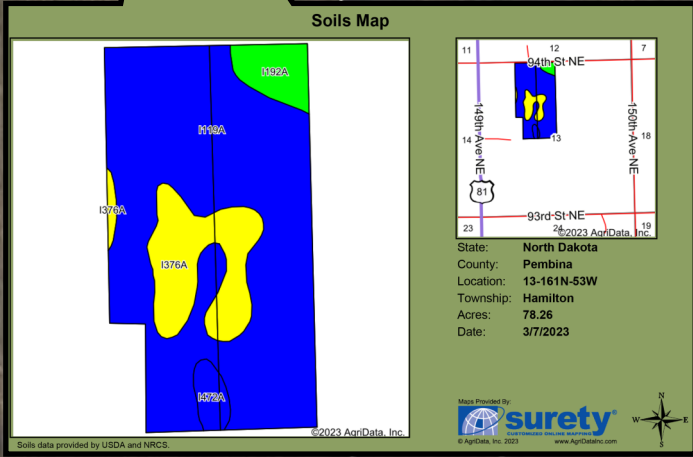
Total Acres / FSA Tillable Acres
 80 / 78.26

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	41.09	49
Corn	7.42	99
Sunflowers	2.12	1311
Soybeans	<u>15.72</u>	24
Total	66.35	

Crop History
 2023 - Wheat
 2022 - Sugar Beets / Wheat
 2021 - Wheat / Dry Beans

2022 Real Estate Taxes:
 \$1,543.39 with 5% discount

Soil Productivity Index: 86.6

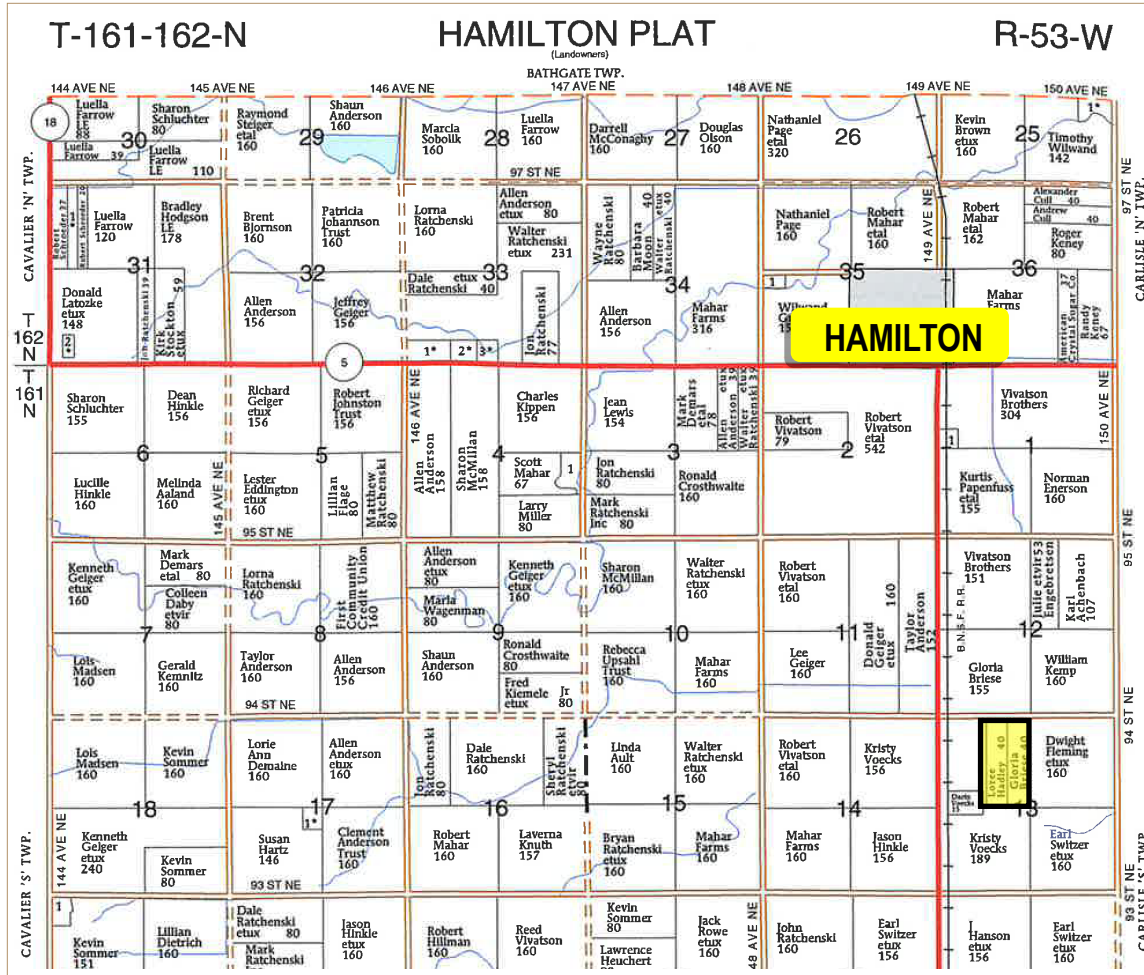


Area Symbol: ND067, Soil Area Version: 24

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	59.93	76.6%	Blue	Ile	90
I376A	Colvin silty clay loam, 0 to 1 percent slopes	12.12	15.5%	Yellow	Ilw	68
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	4.15	5.3%	Green	Ile	92
I472A	Perella silty clay loam, 0 to 1 percent slopes	2.06	2.6%	Blue	Ilw	88
Weighted Average					2.00	86.6

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





www.farmandhomepublishers.com



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
john@redriverlandco.com

Nick Skjerven

Cell: 218-791-5002
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



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

RE 448 ELL-HADLEY - BID FORM

LAND FOR SALE BY PUBLIC BID

HAMILTON TOWNSHIP - PEMBINA COUNTY, ND

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

LEGAL DESCRIPTION:

E1/2NW1/4 of Section 13-T161N-R53W

80 Total Ac / 78.26 FSA Tillable Ac 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 no later than 12:00 noon on Wednesday, October 25, 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

PLEASE CALL 701-757-1888 TO VERIFY OUR RECEIPT OF YOUR BID FORM