

Farmland for Sale at Public Bidding

Beaulieu Township • Pembina County, ND



228.79 Tillable Acres Located 9 Miles South of Walhalla, ND
Available for the 2025 Crop Season

Timed Online Bidding: Opens Wednesday, April 2, 2025 at 12:00 p.m.

Closing begins Friday, April 4, 2025 at 11:00 a.m.

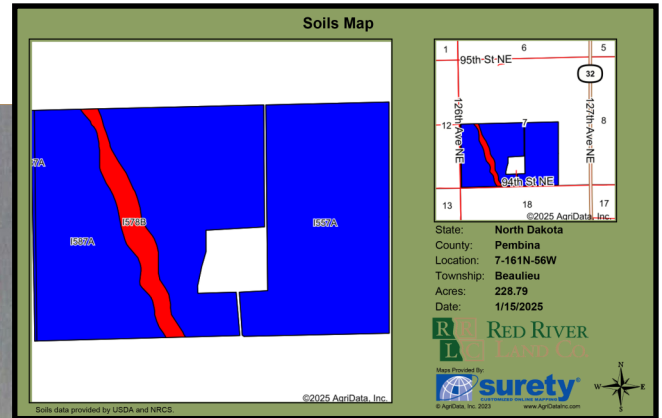
Link: <https://redriverlandco.nextlot.com/auctions>

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 on the day of sale. The balance will be due in full in 30 days. The seller reserves the right to reject any and all bids. Spring operating possession shall be granted to buyer in advance of closing (if necessary).



Pembina County, North Dakota



Legal Description:

Lots 3 & 4 and E1/2SW1/4 and W1/2SE1/4 of Section 7 - T161N - R56W

Total Acres / FSA Tillable Acres

248 228.79

2024 Real Estate Taxes & Specials:

\$3,349.90 w/5% Discount

Soil Productivity Index: 83.2

Base Ac

PLC Yield

Wheat	28.99	47
Oats	0.21	49
Corn	42.79	105
Sunflowers	0.26	1359
Soybeans	92.74	25
Canola	5.84	1771
Total	170.83	

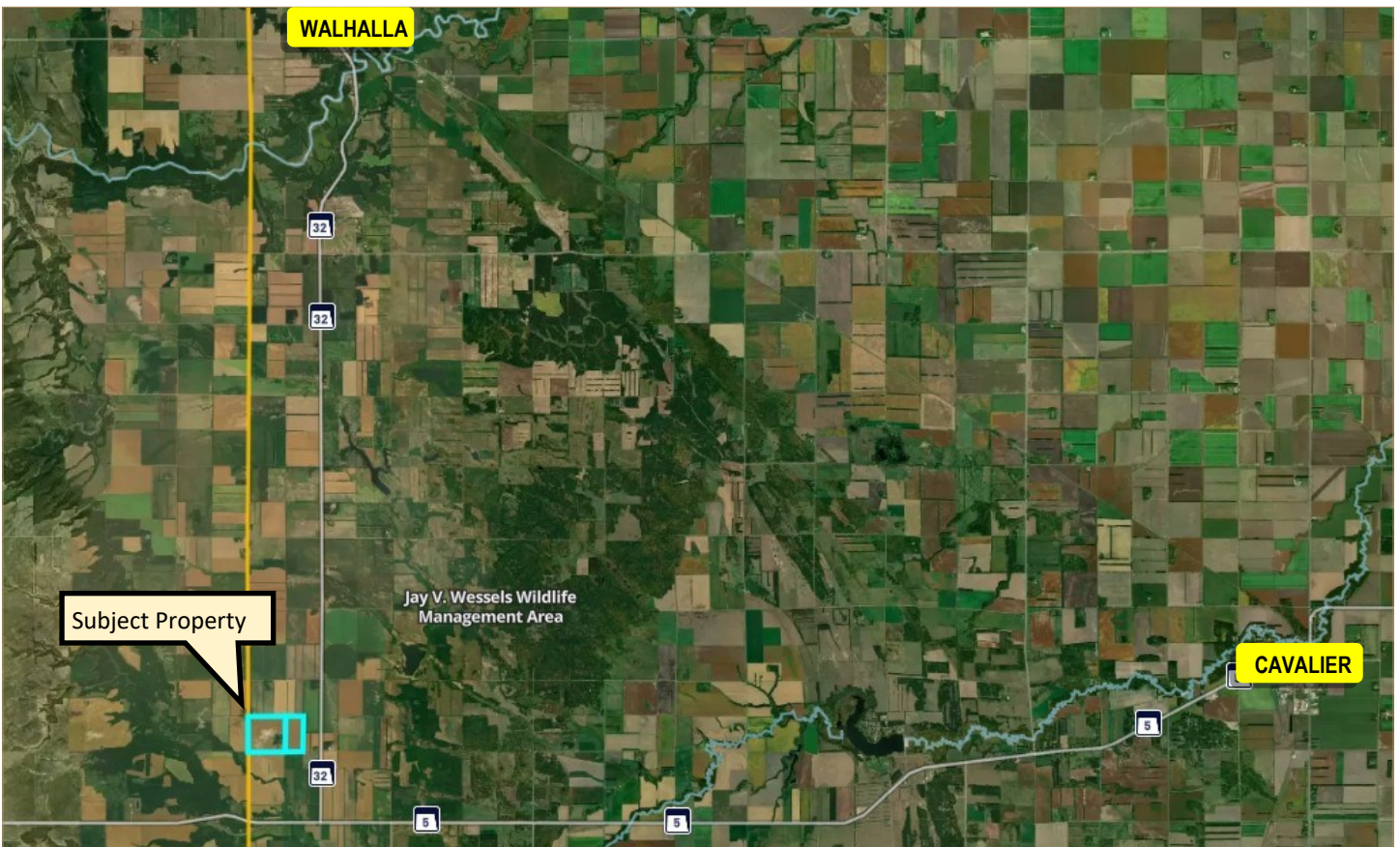
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Seller shall retain 100% of the subsurface mineral interest.

Area Symbol: ND019, Soil Area Version: 29
Area Symbol: ND067, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I557A	Walsh-Vang loams, 0 to 2 percent slopes	154.21	67.3%		IIC	85
I587A	Rolette clay loam, 0 to 3 percent slopes	59.19	25.9%		IIS	86
I578B	Brantford loam, 2 to 6 percent slopes	13.41	5.9%		IIIE	49
I587A	Rolette clay loam, 0 to 3 percent slopes	1.98	0.9%		IIS	86
Weighted Average					2.06	83.2

*c: Using Capabilities Class Dominant Condition Aggregation Method





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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.