

Farmland For Sale

Moran & Liberty Grove Townships

Richland County, ND



462.45 Acres Offered in 2 Parcels
Located 2 Miles Northeast of Lidgerwood, ND
Available for the 2026 Crop Season

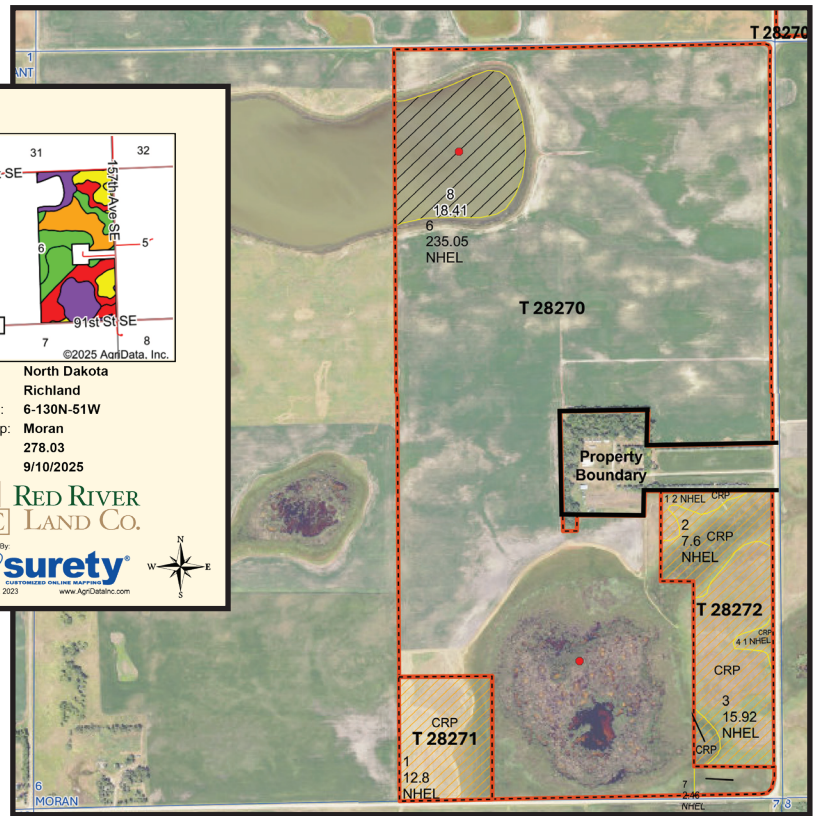
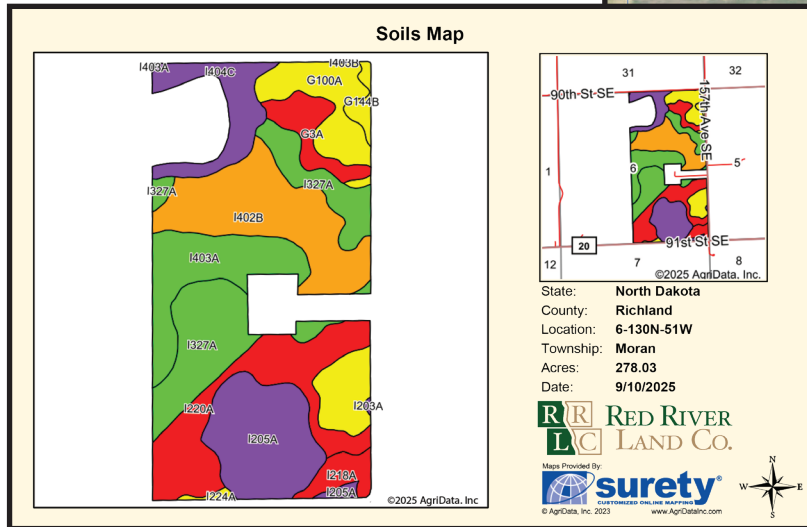
TIMED ONLINE BIDDING: Opens Wednesday, November 5, 2025 at 12:00 p.m. (noon)
Closing begins Friday, November 7, 2025 at 11:00 a.m

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

BID PROCEDURE: Bid is per deeded acre. If there are any active bidders, on any parcel, 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. The balance will be due in full in 30 days. The seller reserves the right to reject any and all bids.

PARCEL 1



Legal Description:

E1/2 of Section 6 - T130N - R51W,
Less 16.55 Acre Farmstead

Total Acres / FSA Tillable Acres

302.45 278.03

Estimated Actual Tillable Acres: 228.03

	Base Ac	PLC Yield
Corn	69.85	133
Soybeans	97.65	34
Total	167.50	

2024 Real Estate Taxes & Specials: \$3,151.49
with 5% discount

Soil Productivity Index: 67.5



CRP: Contract #11151A

Acres: 27.72
Rate: \$160.11
Expiration: 09/30/2026
Payment: \$4,438

CRP: Contract #11254A

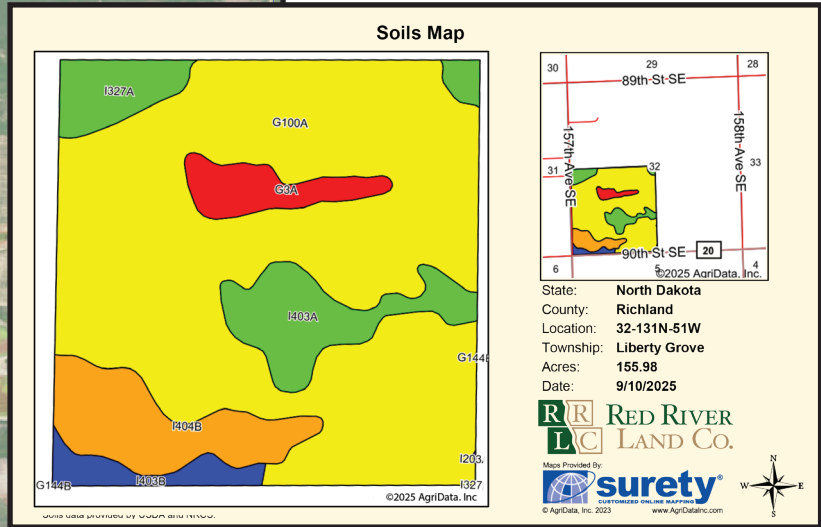
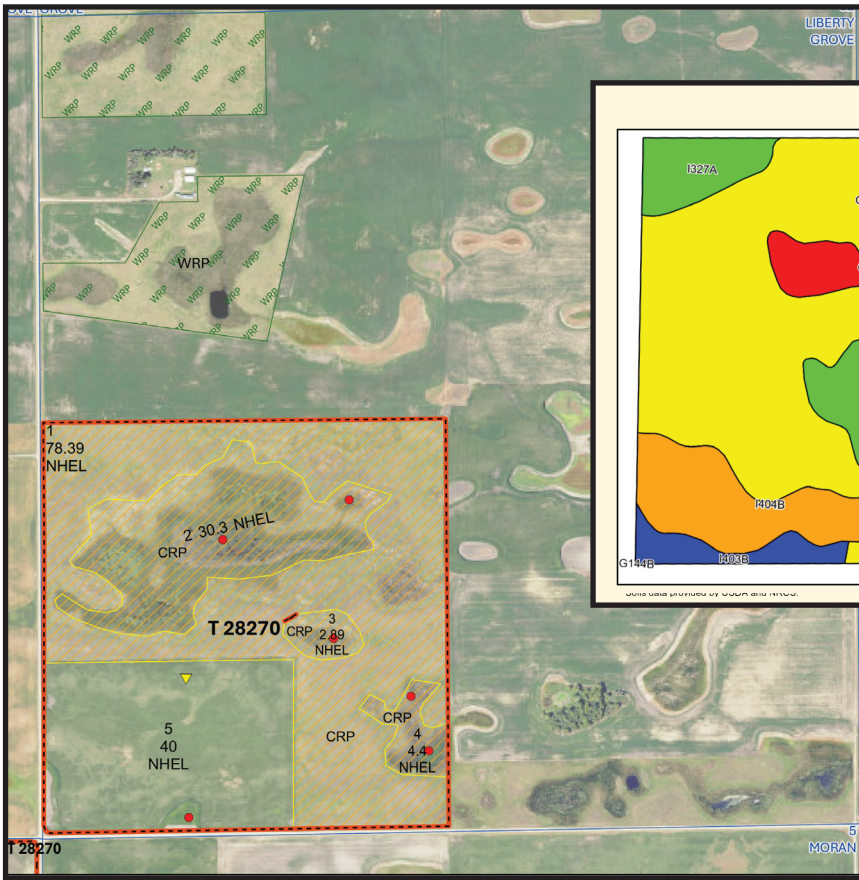
Acres: 12.80
Rate: \$128.00
Expiration: 09/30/2033
Payment: \$1,638

Area Symbol: ND077, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I402B	Barnes-Svea loams, 3 to 6 percent slopes	47.58	17.0%		Ile	76
I327A	Svea-Barnes loams, 0 to 3 percent slopes	46.93	16.9%		Ilc	93
I220A	Arveson loam, slightly saline, stratified substratum, 0 to 1 percent slopes	40.48	14.6%		IIIw	48
I205A	Borup silt loam, slightly saline, stratified substratum, 0 to 1 percent slopes, frequently ponded	38.66	13.9%		IVw	52
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	33.25	12.0%		Ile	64
I403A	Aastad-Forman loams, 0 to 3 percent slopes	29.93	10.8%		Ilc	94
I404C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	18.65	6.7%		IVe	55
G3A	Parnell silty clay loam, 0 to 1 percent slopes	10.93	3.9%		Vw	25
I218A	Arveson fine sandy loam, slightly saline, stratified substratum, 0 to 1 percent slopes	7.01	2.5%		IIIw	39
G144B	Barnes-Buse loams, 3 to 6 percent slopes	3.28	1.2%		IIIe	69
I224A	Tiffany fine sandy loam, stratified substratum, 0 to 1 percent slopes	1.10	0.4%		IIIw	69
I203A	Borup silt loam, slightly saline, stratified substratum, 0 to 1 percent slopes	0.23	0.1%		IIw	55
Weighted Average					2.72	67.5

*c: Using Capabilities Class Dominant Condition Aggregation Method





Legal Description:

SW1/4 of Section 32 - T131N - R51W

Total Acres / FSA Tillable Acres

160 155.98

	Base Ac	PLC Yield
Corn	45.87	133
Soybeans	64.13	34
Total	110.00	

2024 Real Estate Taxes & Specials: \$1,665.58
with 5% discount

Soil Productivity Index: 68

CRP: Contract #11461A

Acres: 115.98

Rate: \$208.61

Expiration: 09/30/2037

Payment: \$24,195



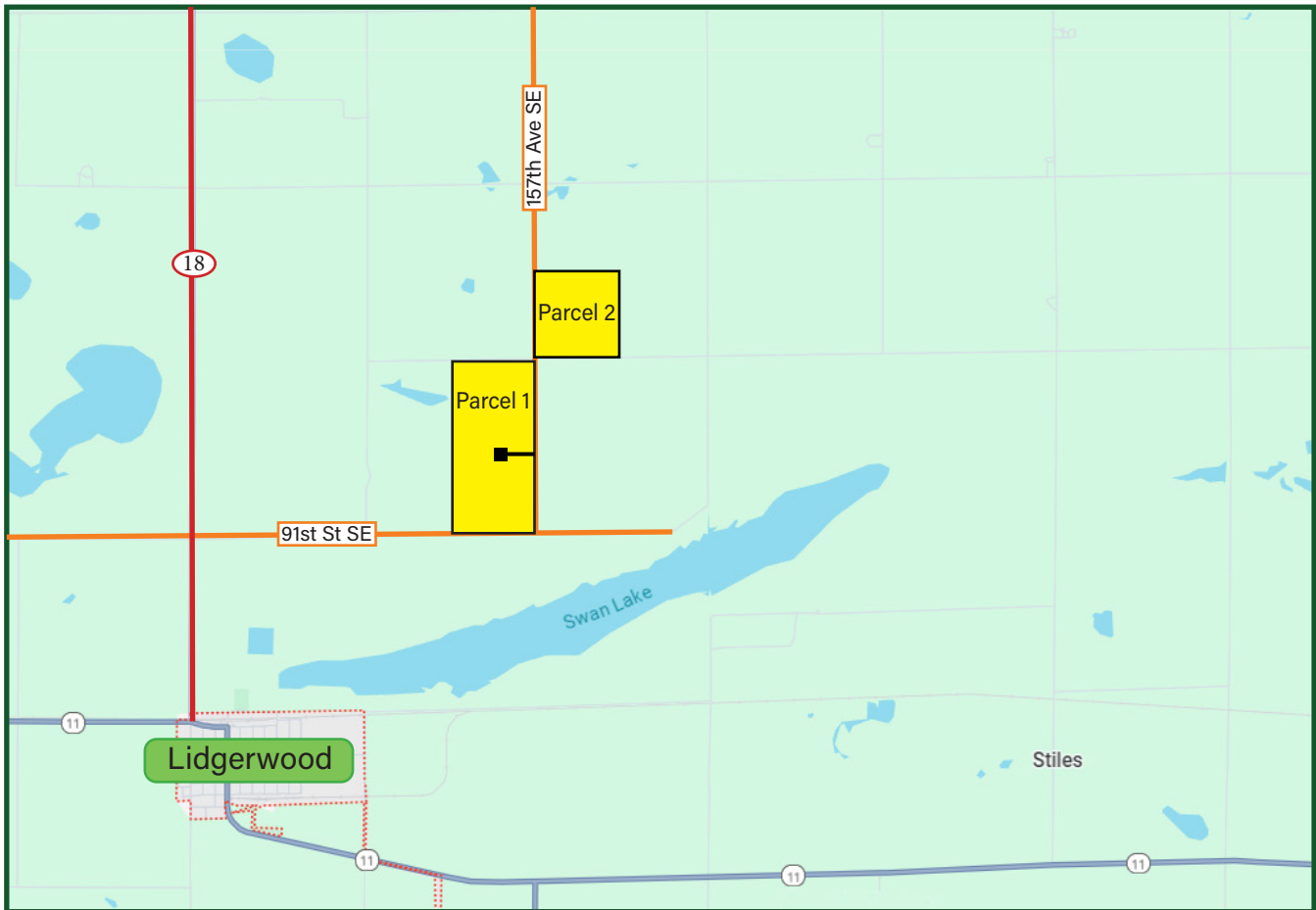
Area Symbol: ND077, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	111.07	71.2%		Ile	64
I404B	Forman-Buse loams, 3 to 6 percent slopes	14.33	9.2%		Ile	76
I403A	Aastad-Forman loams, 0 to 3 percent slopes	12.23	7.8%		Ilc	94
I327A	Svea-Barnes loams, 0 to 3 percent slopes	7.75	5.0%		Ilc	93
G3A	Parnell silty clay loam, 0 to 1 percent slopes	6.20	4.0%		Vw	25
I403B	Forman-Aastad loams, 3 to 6 percent slopes	4.40	2.8%		Ile	87
Weighted Average					2.12	68

*c: Using Capabilities Class Dominant Condition Aggregation Method

LOCATION MAP

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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.

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