

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Richland County, ND



Property Key Features

- Quality Richland County Farm
- Adjacent to County Drain #18
- Three Additional Contiguous Tracts Available for a Total of 640 Acres, m/l

Jared Augustine

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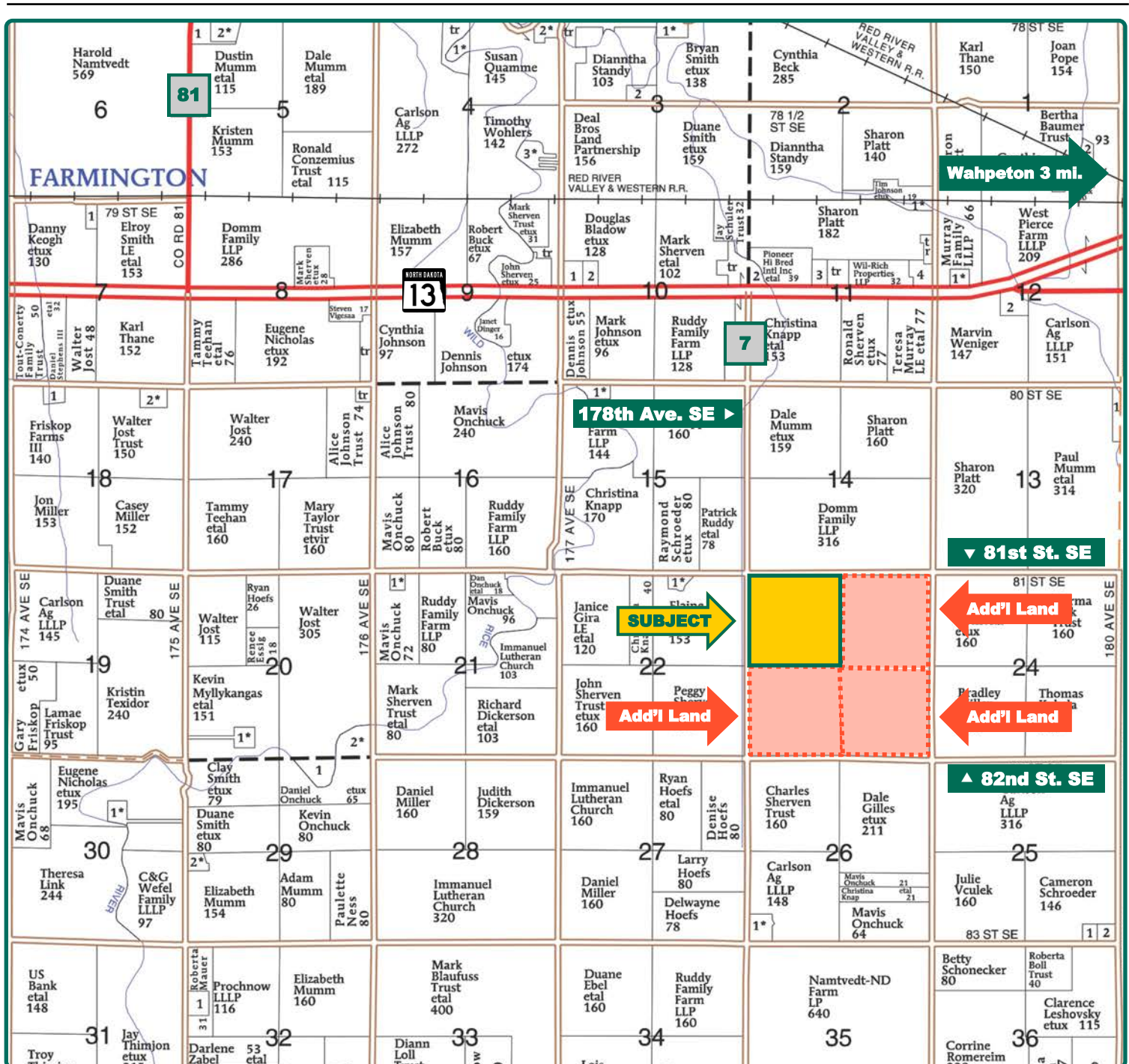
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FSA/Eff. Crop Acres: 156.14
Wheat Base Acres: 78.07*
Bean Base Acres: 78.07*
Soil Productivity: 39.40 NCCPI

**Acres are estimated.*

Property Information

160.00 Acres, m/l

Location

From Wahpeton: go west on State Route 13 for 3½ miles, then south on Co. Rd. 7/ 178th Ave. SE for 1½ miles. Property is located on the southeast side of the intersection of Co. Rd. 7 and 81st St. SE.

Legal Description

The NW¼ of Section 23, Township 132 North, Range 48 West of the 5th P.M., Richland Co., ND.

Price & Terms

PRICE REDUCED!

- \$1,216,000-\$1,100,000
- \$7,600/acre-\$6,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes and Special Assessments Payable in 2024
Ag Non-Hmstd Taxes: \$2,456.66
Special Drainage Assessment: \$640.00
Total 2024 Real Estate Taxes: \$3,096.66
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$19.35
Tax Parcel ID #: 17-0000-03462-000

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 496, Part of Tract 3656
FSA/Eff. Crop Acres: 156.14
Wheat Base Acres: 78.07*

Wheat PLC Yield: 51 Bu.

Bean Base Acres: 78.07*

Bean PLC Yield: 34 Bu.

**Acres are estimated pending reconstitution of farm by the Richland County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil type is Ryan-Fargo. NCCPI on the FSA/Eff. Crop acres is 39.40. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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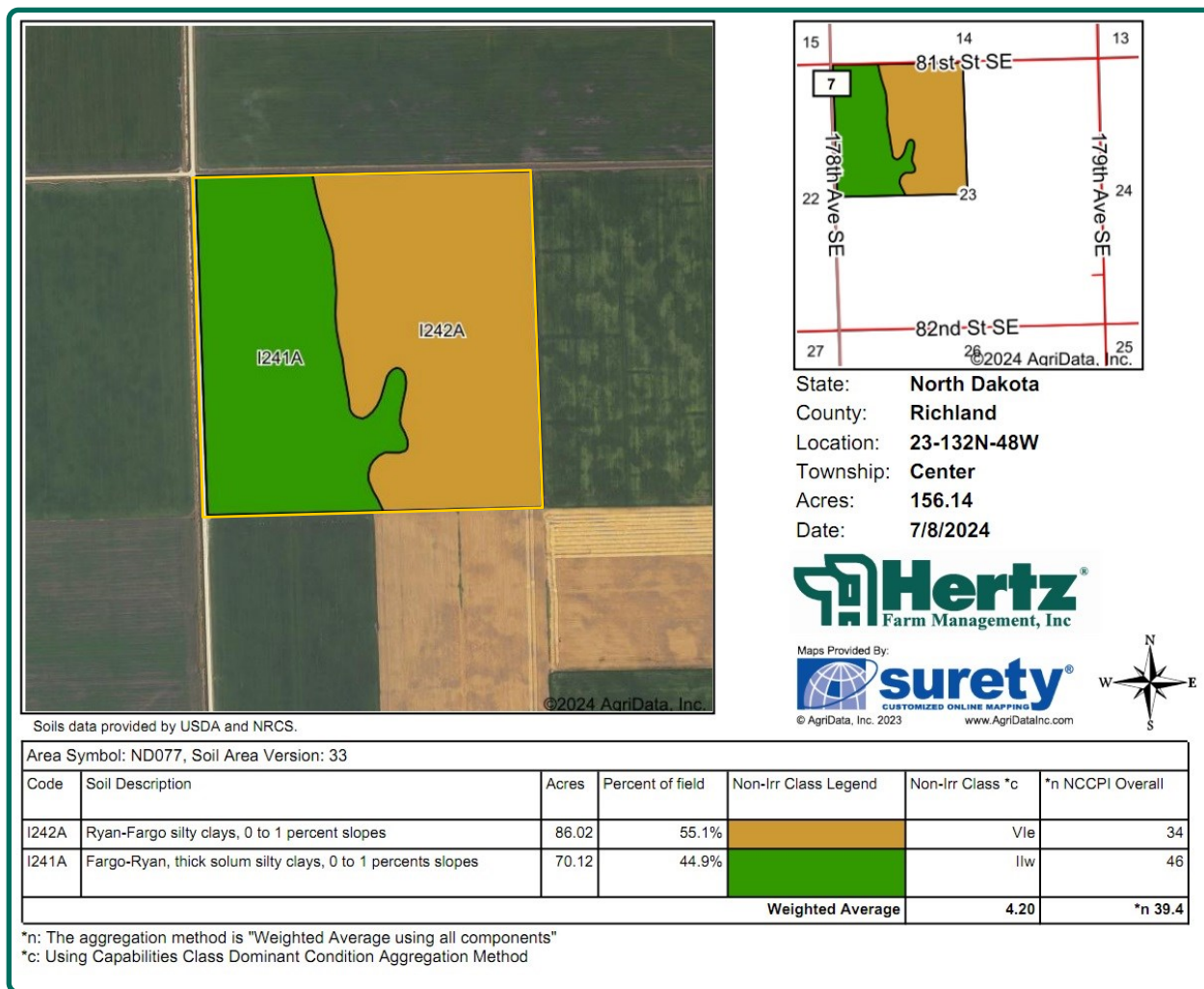
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Land Description

Nearly level.

Drainage

Natural with a drainage ditch. Parcel is adjacent to County Drain #18. Contact agent for drainage maps.

Buildings/Improvements

None.

Water & Well Information

None.

Drainage Agreement

If parcels are sold separately a drainage agreement will be drafted. Contact agent for details.

Additional Land for Sale

Seller has 3 additional tracts of land for sale located south and east of this property. See Additional Land Aerial Photo.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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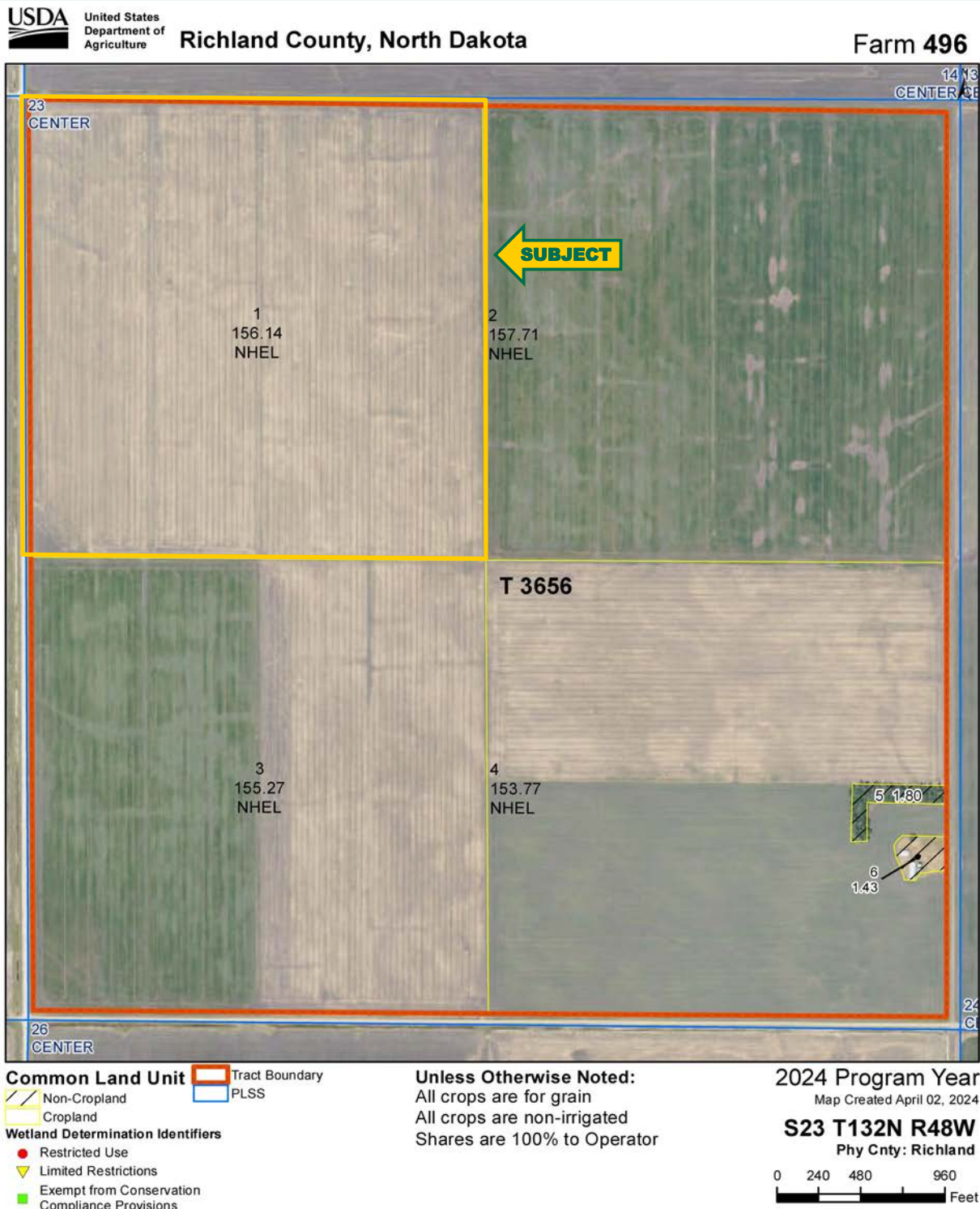
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Southeast looking Northwest



Northeast looking Southwest



Southwest looking Northeast



Northwest looking Southeast



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Additional Land Aerial Photo



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