

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Richland County, ND



Property Key Features

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

Jared Augustine

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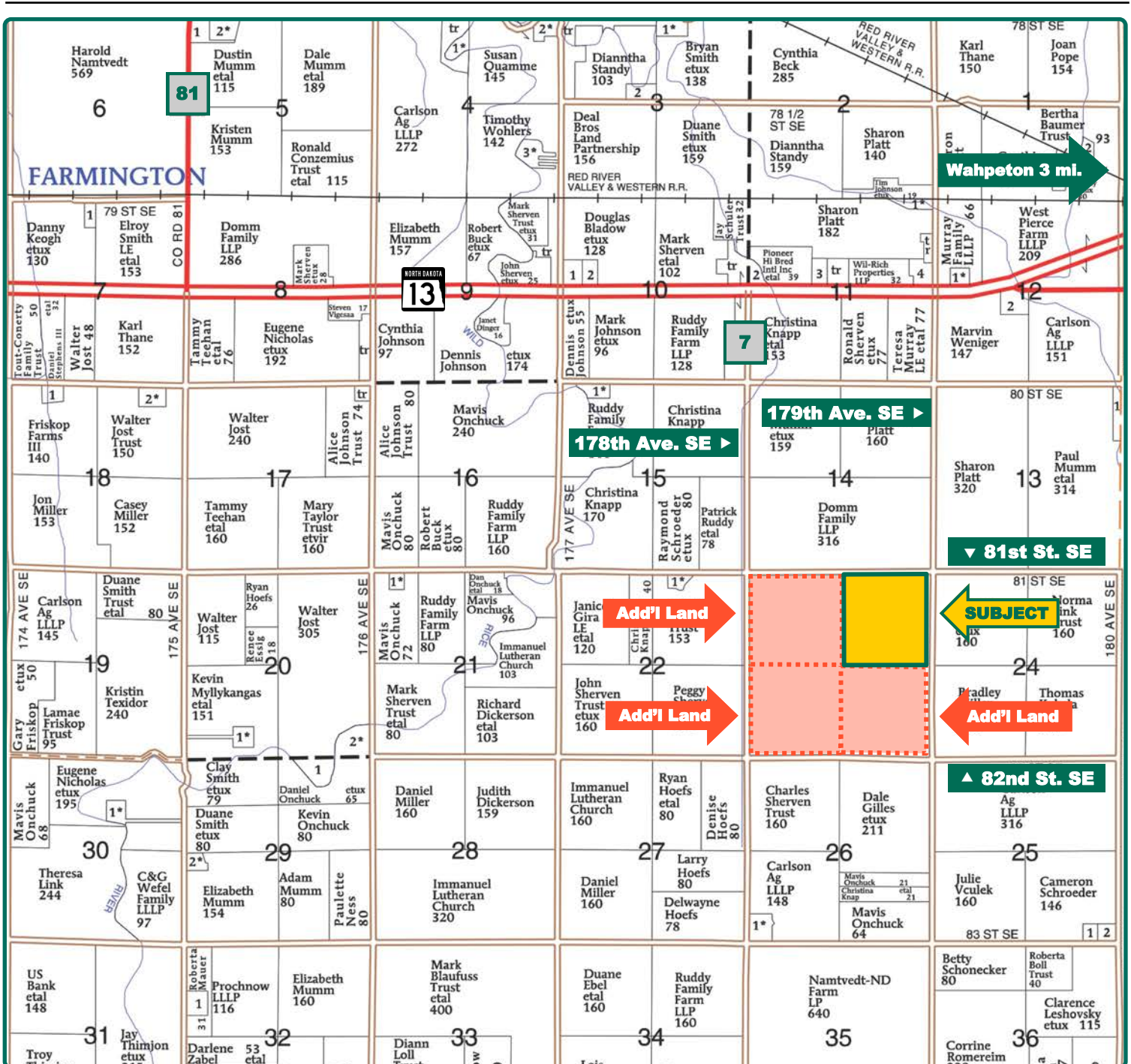
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FSA/Eff. Crop Acres: 157.71
Wheat Base Acres: 78.85*
Bean Base Acres: 78.85*
Soil Productivity: 34.20 NCCPI

**Acres are estimated.*

Property Information

160.00 Acres, m/l

Location

From Wahpeton: go west on State Route 13 for 2½ miles, then south on 179th Ave. SE for 1½ miles. Property is located on the southwest side of the intersection of 179th Ave. SE and 81st St. SE.

Legal Description

The NE¼ 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 Payable in 2024
 Ag Non-Hmstd Taxes: \$2,052.95*
 Special Assessments: 640.00*
 Total 2024 Real Estate Taxes: \$2,692.95*
 Net Taxable Acres: 160.00*
 Tax per Net Taxable Acre: \$16.83*
 Tax Parcel ID #: Part of 17-0000-03461-000

**Taxes estimated pending tax parcel split. Richland County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 496, Part of Tract 3656
 FSA/Eff. Crop Acres: 157.71
 Wheat Base Acres: 78.85*
 Wheat PLC Yield: 51 Bu.
 Bean Base Acres: 78.85*
 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.

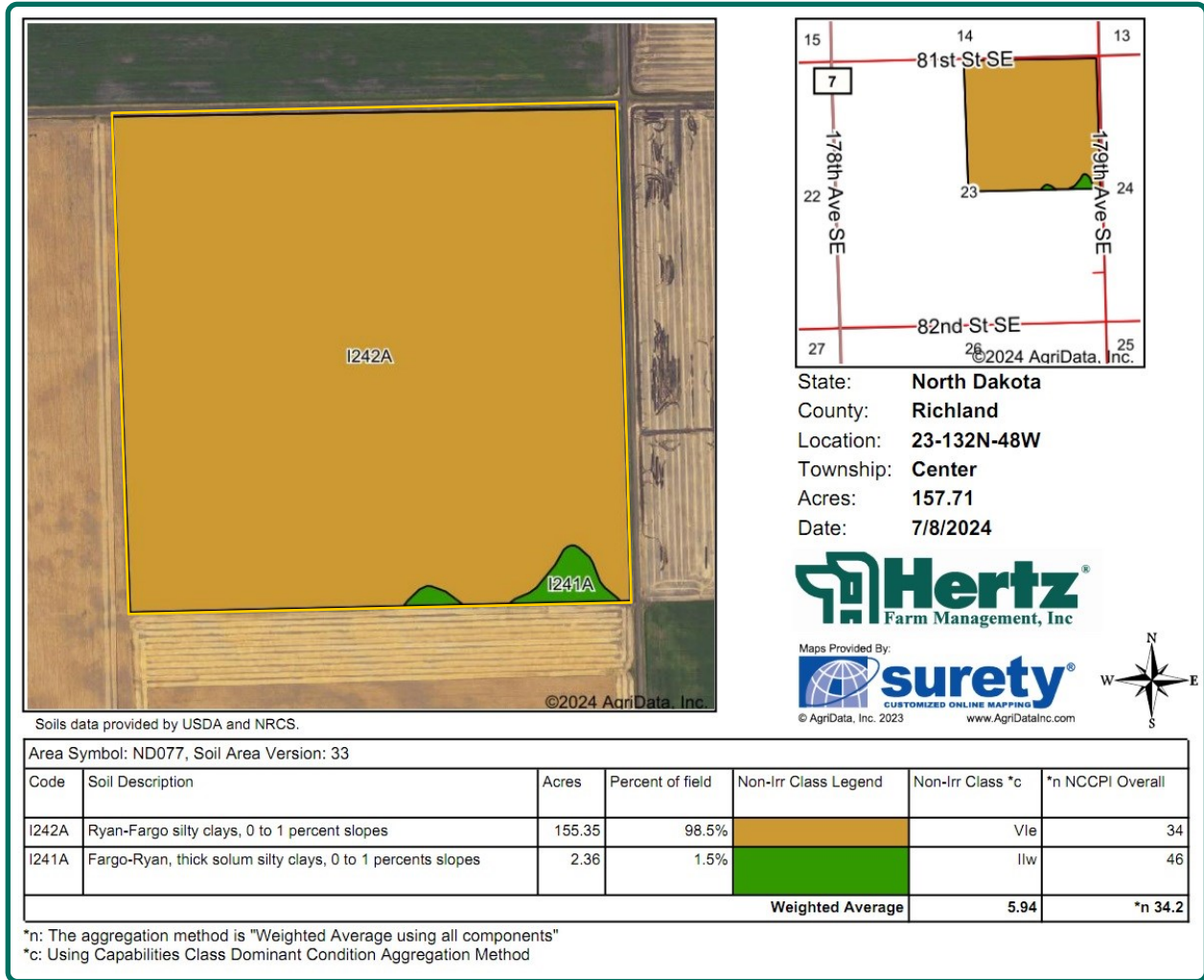
Soil Types/Productivity

Main soil type is Ryan-Fargo. NCCPI on the FSA/Eff. Crop acres is 34.20. See soil map for details.

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Mineral Rights

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

Land Description

Nearly level.

Drainage

Natural with a drainage ditch. Parcel drains 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 west 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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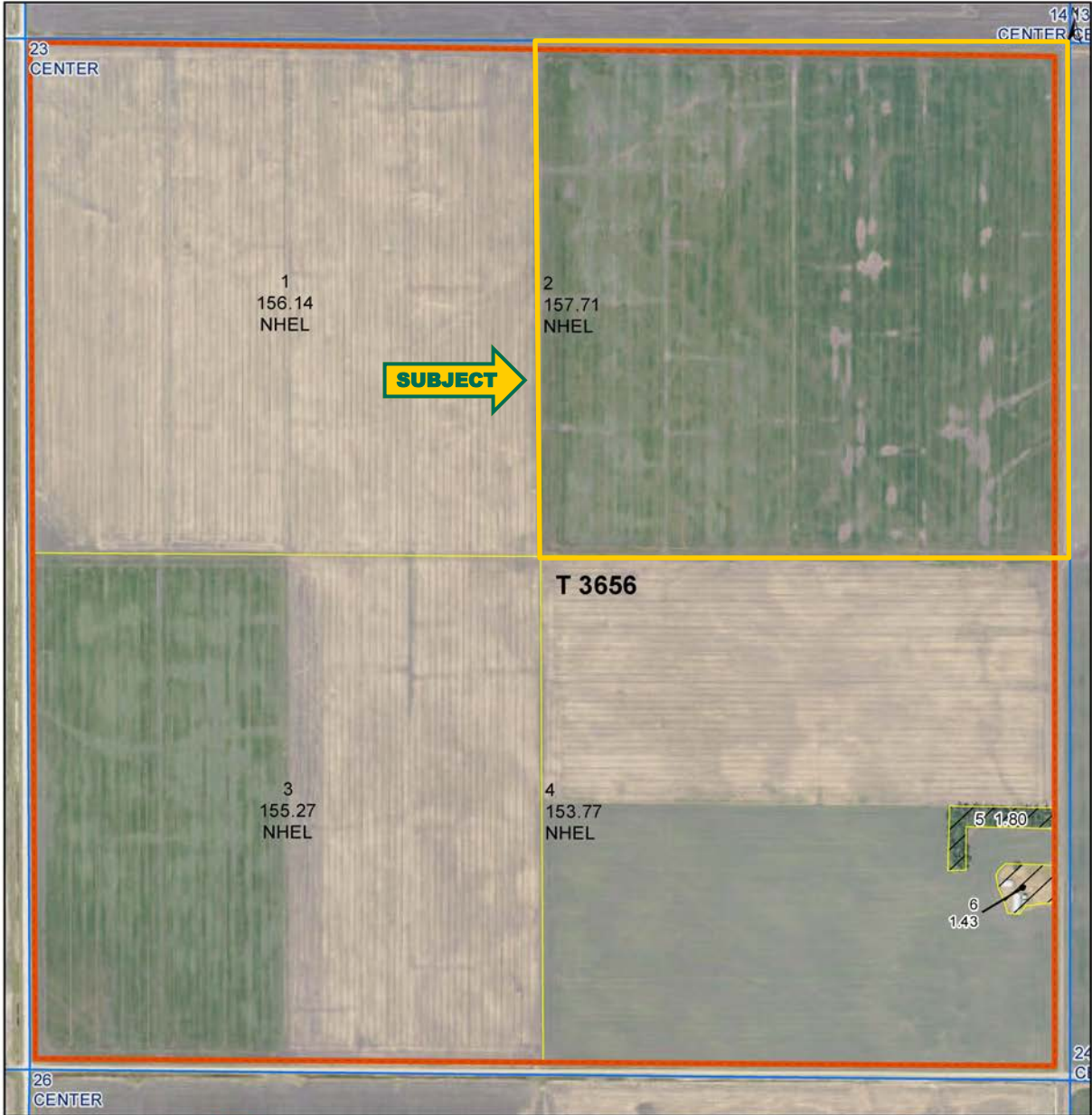
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USDA
United States
Department of
Agriculture




Richland County, North Dakota

Farm 496



Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 Cropland

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

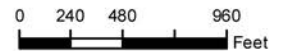
Unless Otherwise Noted:
All crops are for grain
All crops are non-irrigated
Shares are 100% to Operator

2024 Program Year

Map Created April 02, 2024

S23 T132N R48W

Phy Cnty: Richland



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Southeast looking Northwest



Northwest looking Southeast



Southwest looking Northeast



Northeast looking Southwest

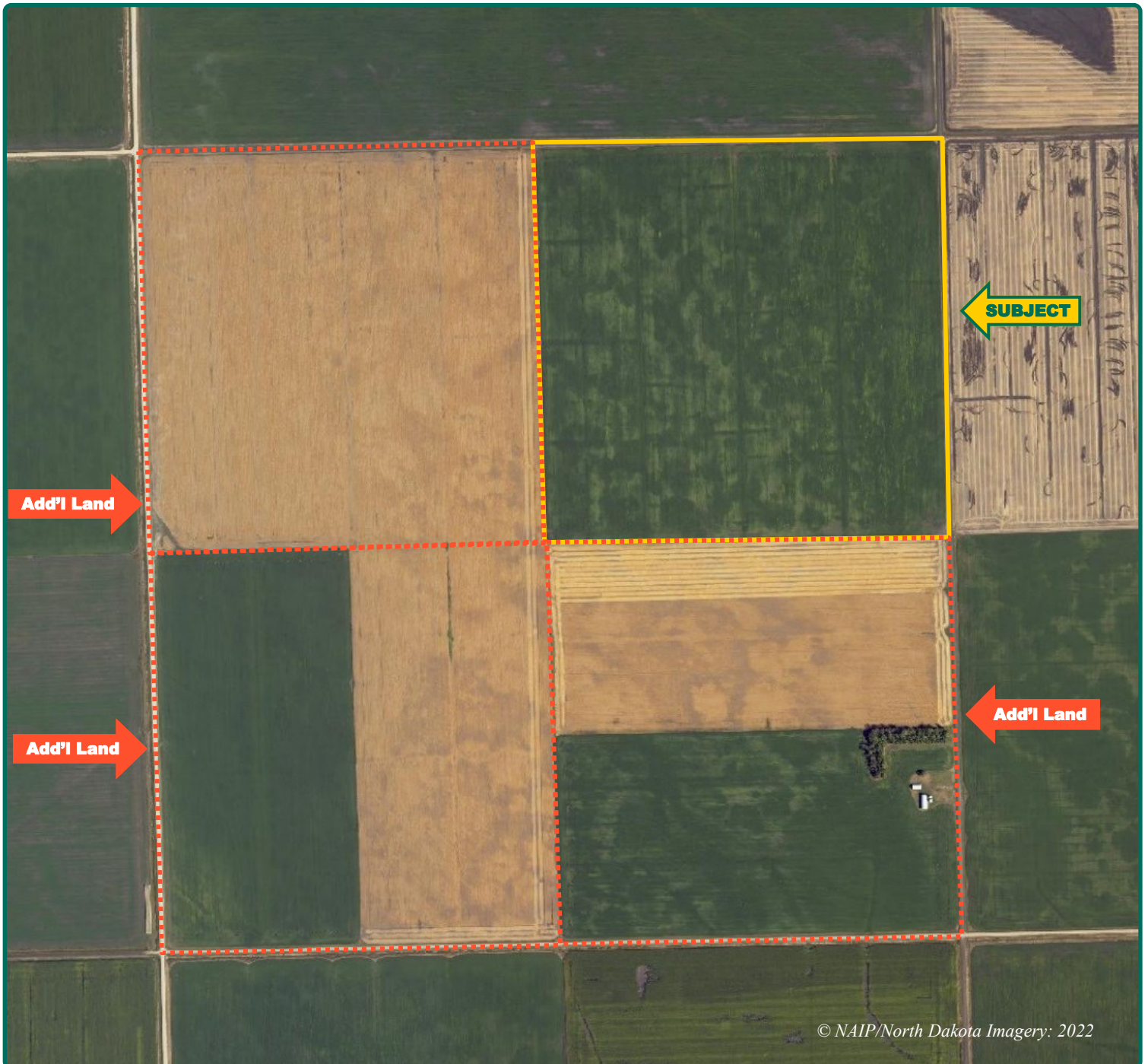


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Additional Land Aerial Photo



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