

Land For Sale

ACREAGE:

LOCATION:

160.00 Acres, m/l

Richland County, ND



Property Key Features

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

Jared Augustine Licensed Salesperson in MN, IA & ND 507-381-7425 JaredA@Hertz.ag

507-345-5263 151 Saint Andrews Ct., Ste. 1310 Mankato, MN 56001 **www.Hertz.ag** Tanner Clementz, CCA Licensed Salesperson in MN & ND 507-508-6551 TannerC@Hertz.ag

REID: 190-0238-03



Plat Map

Center West Township, Richland County, ND

Namtvedt 569	Dustin Dale Mumm Mumm etal etal 115 189	Susan Quamme 145	Dianntha Standy 103 2 0 2	Beck 285	Thane Pope 150 154
6	Kristen Mumm 153 Ronald Conzemius	Carlson Ag LLLP 272	Deal Bros Duane Land Smith Partnership etux 156 RED RIVER VALLEY & WESTERN R.R.	2 ST SE Dianntha Standy 159	Bertha Baumer Trust 2 Cynthia Krause 85 Krause
Danny Keogh etux 130 1 79 ST SE Elroy Smith Elroy Smith El Elroy 130 153	Domm Family	Elizabeth Mumm 157 NORTH DAKOTA	Douglas Bladow etux 128 Sherven etal 1 2 102 tr		209
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1 2* Friskop Farms Trust 140 18	Malter Jost Johnson Johnson Johnson Johnson	Mavis Onchuck 240 16	1* 178th Ave. SE ► 100 144 15	Dale Mumm etux 159 14	80 ST SE 1 179th Ave. SE
Jon Miller 153 Casey Miller 152	Tammy Mary Techan Taylor etal Trust 160 etvir 160	Mavis Mavis Monchuck Robert Buck Suck Suck Suck Robert 160	Christina Knapp 170 V L V Knapp V L V Knapp V V Knapp V V V V V V V V V V V V V V V V V V V	14 Domm Family LP ▼ 81st St. SE	320 IO 314
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Kristin Texidor 240 Lamae Lama	Kevin Myllykangas etal 151 1* 2*	Mark Sherven Trust etal 80 Richard Dickerson etal 103	John Shei Add'l Land Trus etux 160 1158		24 tadley Thomas SUBJECT Pela po 100
турина singu singu sing	Clay Smith Daniel etux 79 Duane Kevin Smith Onchuck etux 80	Daniel Judith Miller Dickerson 160 159	Immanuel Lutheran Church 160 Ryan Hoefs etal 80 State GLSS GLSS GLSS	A 82nd St. SE Sherven Trust 160 Dale Gilles etux 211	82 ST SE Carlson Ag LLLP 316
Theresa Link 244 97	80 2*) Elizabeth Mumm 154 Adam 80 So a Z So a Z So a Z So	28 Immanuel Lutheran Church 320	27 Larry Hoefs 80 Delwayne Hoefs 78	Carlson Ag LLLP 148 1* Mavis Onchuck 64 Mavis Onchuck	25 Julie Vculek 160 83 ST SE 12
US Bank etal 148	Prochnow 1 116 100 100 100 100 100 100	Mark Blaufuss Trust etal 400	Duane Ruddy Ebel Family etal Farm 160 LLP 160	Namtvedt-ND Farm LP 640	Betty Schonecker Boll 80 Clarence Leshovsky etux 115
Troy Thimjon 138 315	Darlene 53 Zabel etal Steven Elizabeth Loll etux Mumm 80 80	Diann Loll Trust 80 Ellisabet Rer	Lois Berndt Moschetti LE Trust etal	35	Corrine Romereim 239 Strutuch autou autoo autou autou autou autou autou autou autou autou

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Aerial Photo

160.00 Acres, m/l



FSA/Eff. Crop Acres:	153.77				
Bean Base Acres:	76.88*				
Wheat Base Acres:	76.88*				
Soil Productivity: 37.50 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 2 miles. The property is located on the west side of the road.

Legal Description

SE¹/₄, 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: \$2,752.95* Special Drainage Assessment: \$640.00* Total 2024 Real Estate Taxes: \$3,392.95* Net Taxable Acres: 160.00 Tax Parcel ID #: part of 17-0000-03461-000 *Taxes estimated due to tax parcel split. Richland County Assessor/Treasurer 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: 153.77 Bean Base Acres: 76.88* Bean PLC Yield: 34 Bu. Wheat Base Acres: 76.88* Wheat PLC Yield: 51 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.

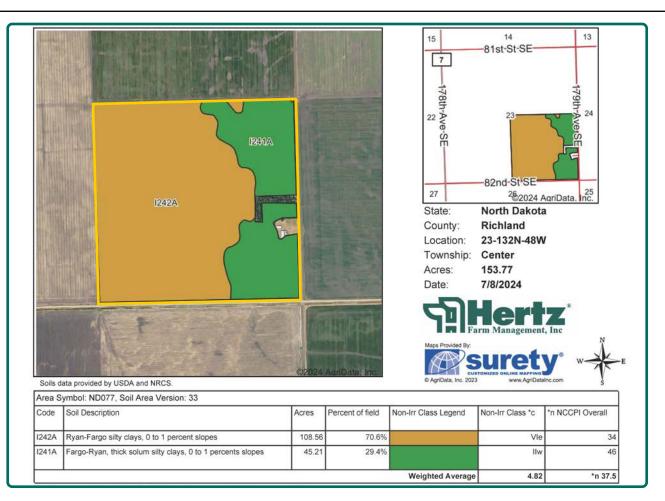
Soil Types/Productivity

Main soil types are Ryan-Fargo and Fargo -Ryan. NCCPI Soil Rating on the FSA/ Eff. Crop acres is 37.50. See soil map for details.

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Soil Map 153.77 FSA/Eff. Crop Acres



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 is adjacent to County Drain #18. Contact agent for drainage maps.

Buildings/Improvements

- 90' x 40' Quonset
- 50' x 30' Quonset
- Grain Bin Approx. 4,000 Bu.

Utilities

Utilities are provided by Dakota Valley Electric Cooperative and will be transferred to Buyer at closing.

Water & Well Information None.

None.

Drainage Agreement

If adjoining 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 north and west of this property. See Additional Land Aerial Photo.

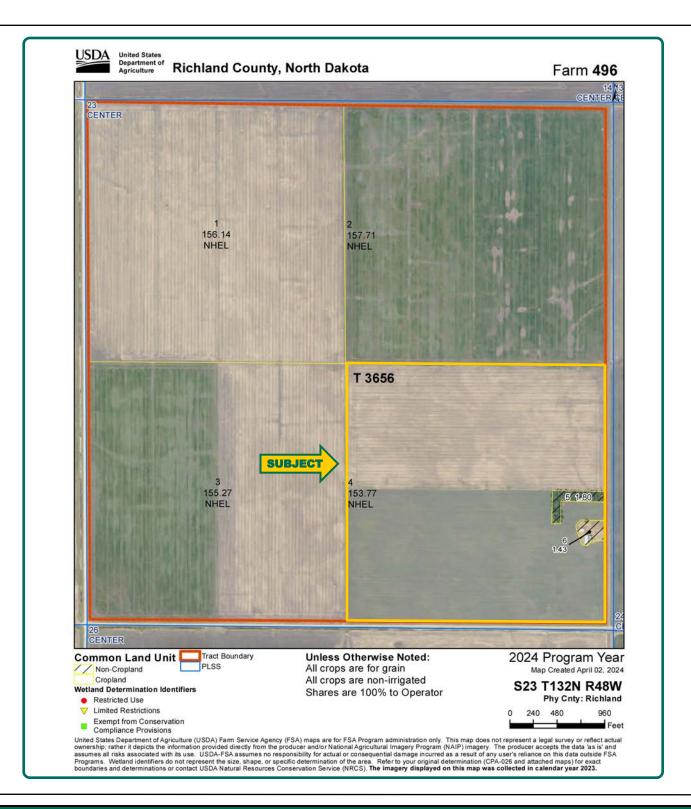
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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Property Photos

Northeast Looking Southwest



Southwest Looking Northeast



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Property Photos

Southeast Looking Northwest



90' x 40' Quonset & Grain Bin



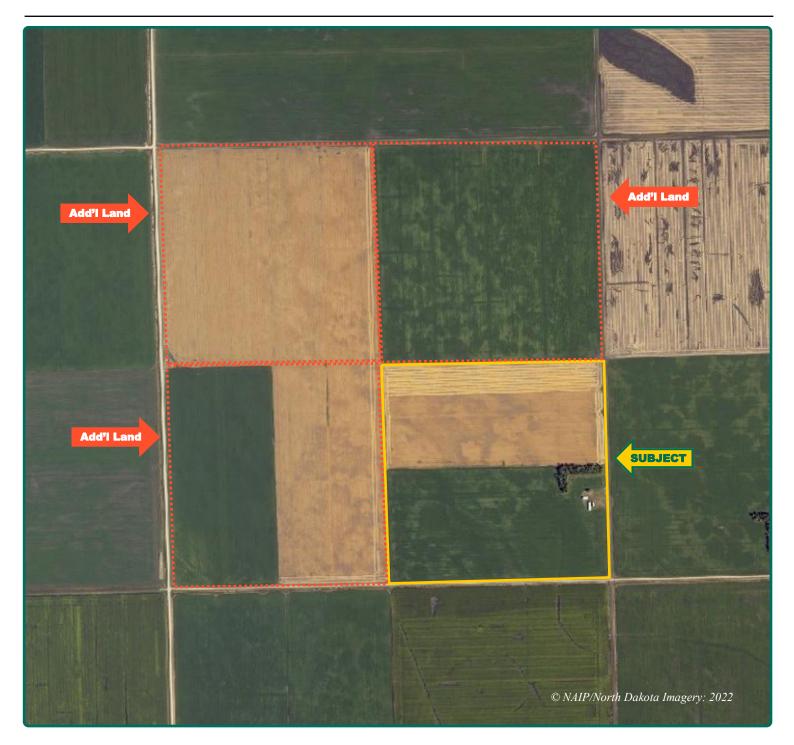
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Additional Land Aerial Photo



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