

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

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

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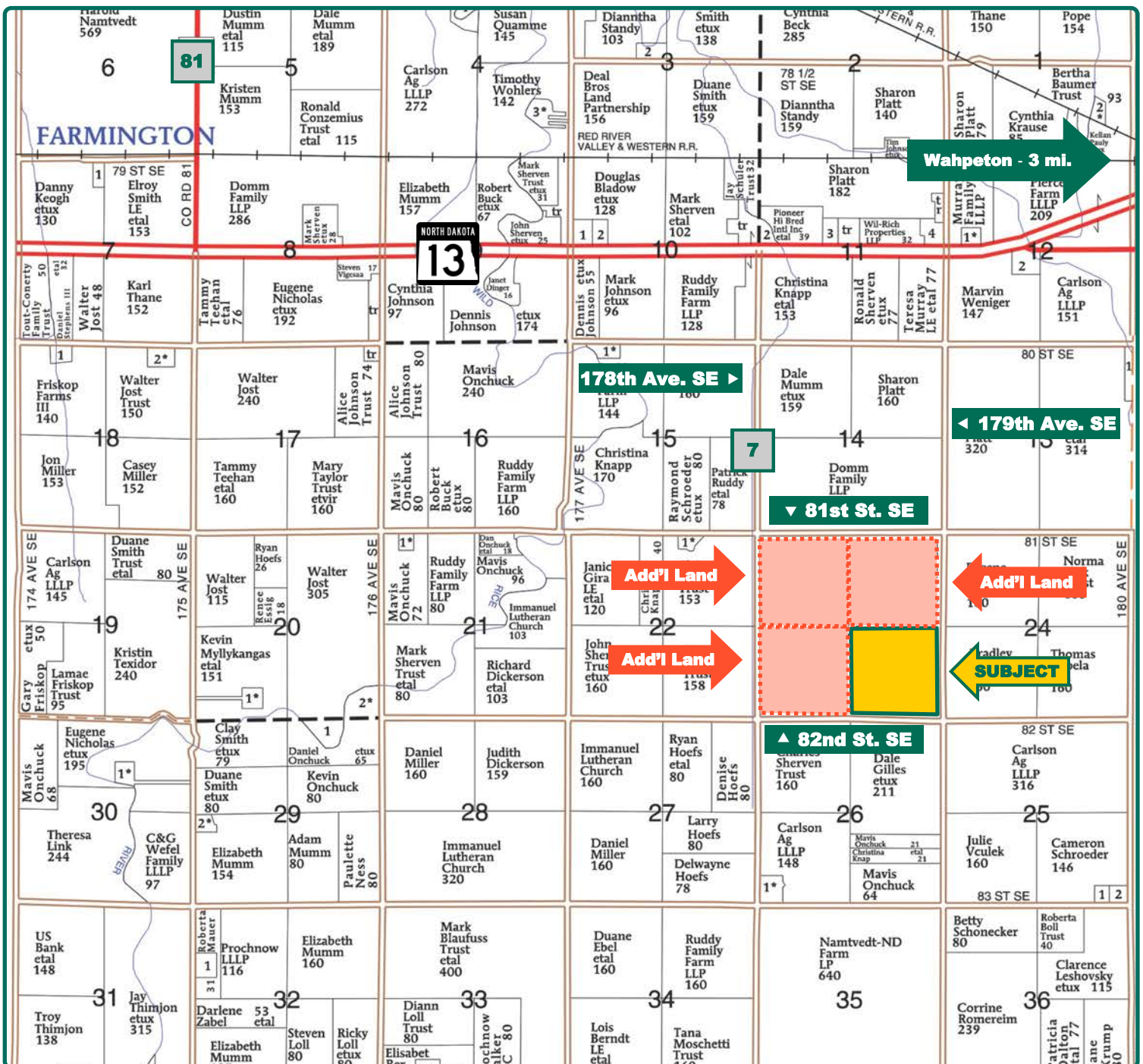
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FSA/Eff. Crop Acres: 153.77
Bean Base Acres: 76.88*
Wheat Base Acres: 76.88*
Soil Productivity: 37.50 NCCPI

**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

SE¼, 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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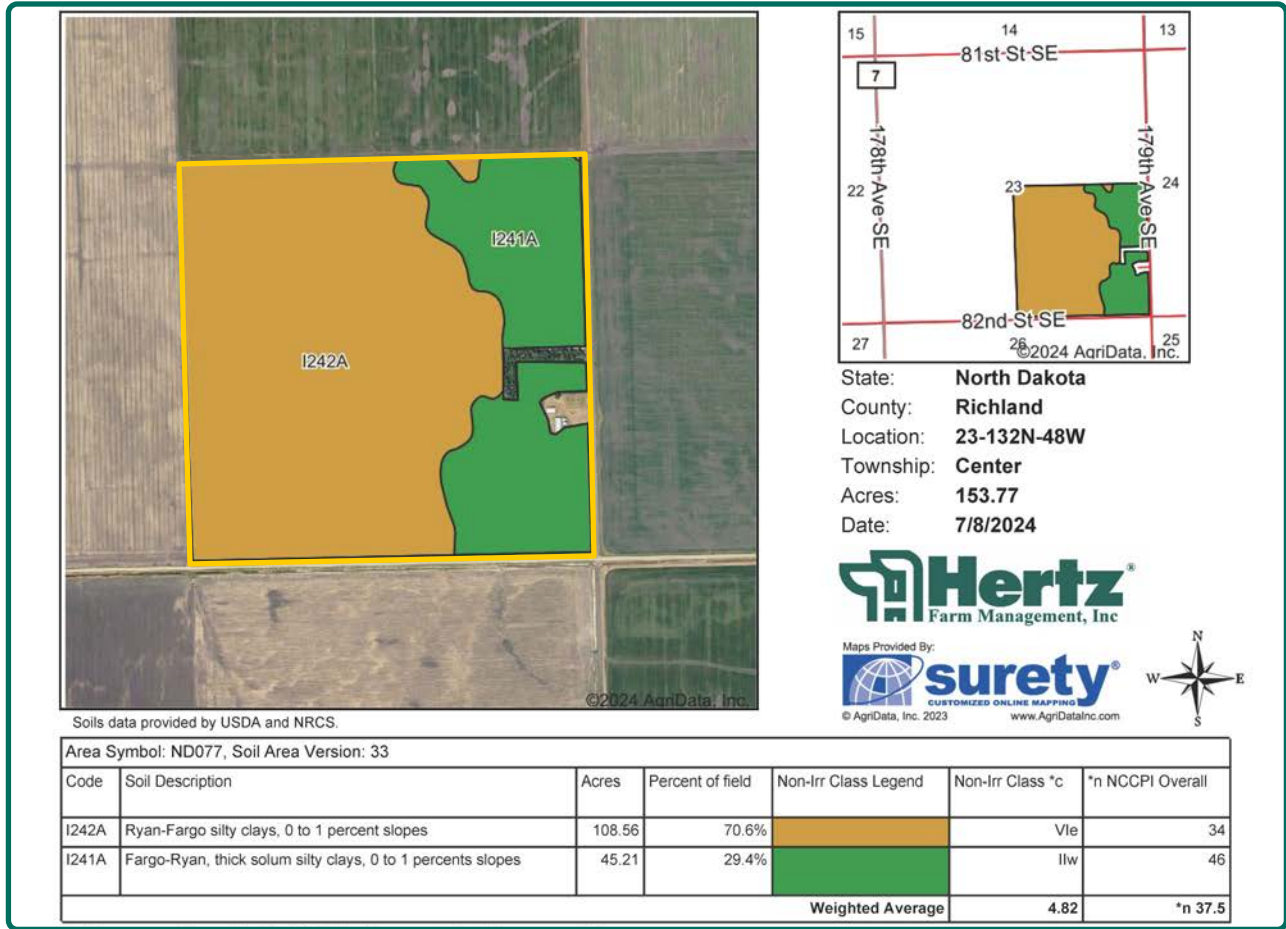
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Mineral Rights

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 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.

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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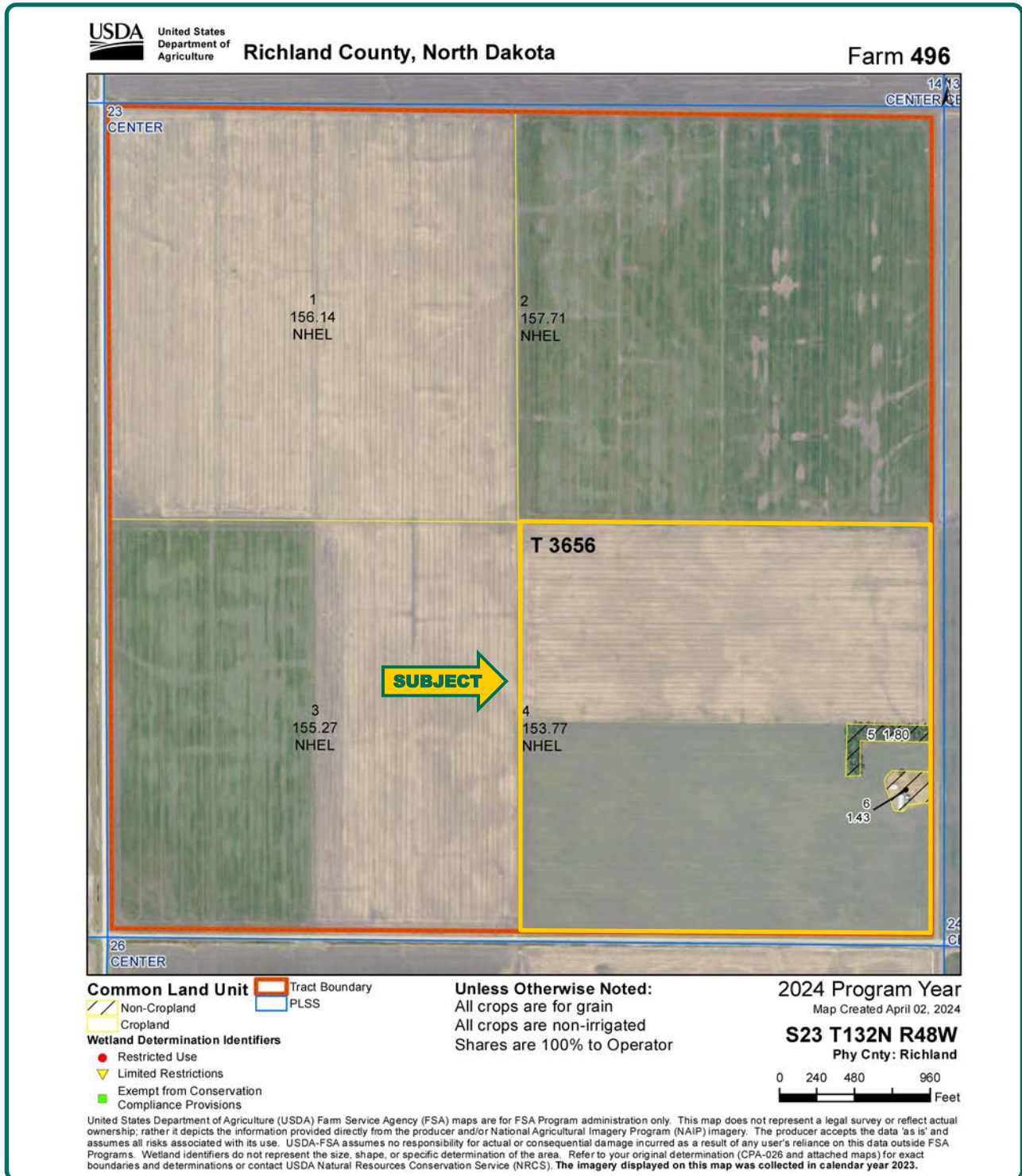
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Northeast Looking Southwest



Southwest Looking Northeast



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Southeast Looking Northwest



Building Site



90' x 40' Quonset & Grain Bin



50' x 30' Quonset



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Additional Land Aerial Photo



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