

# 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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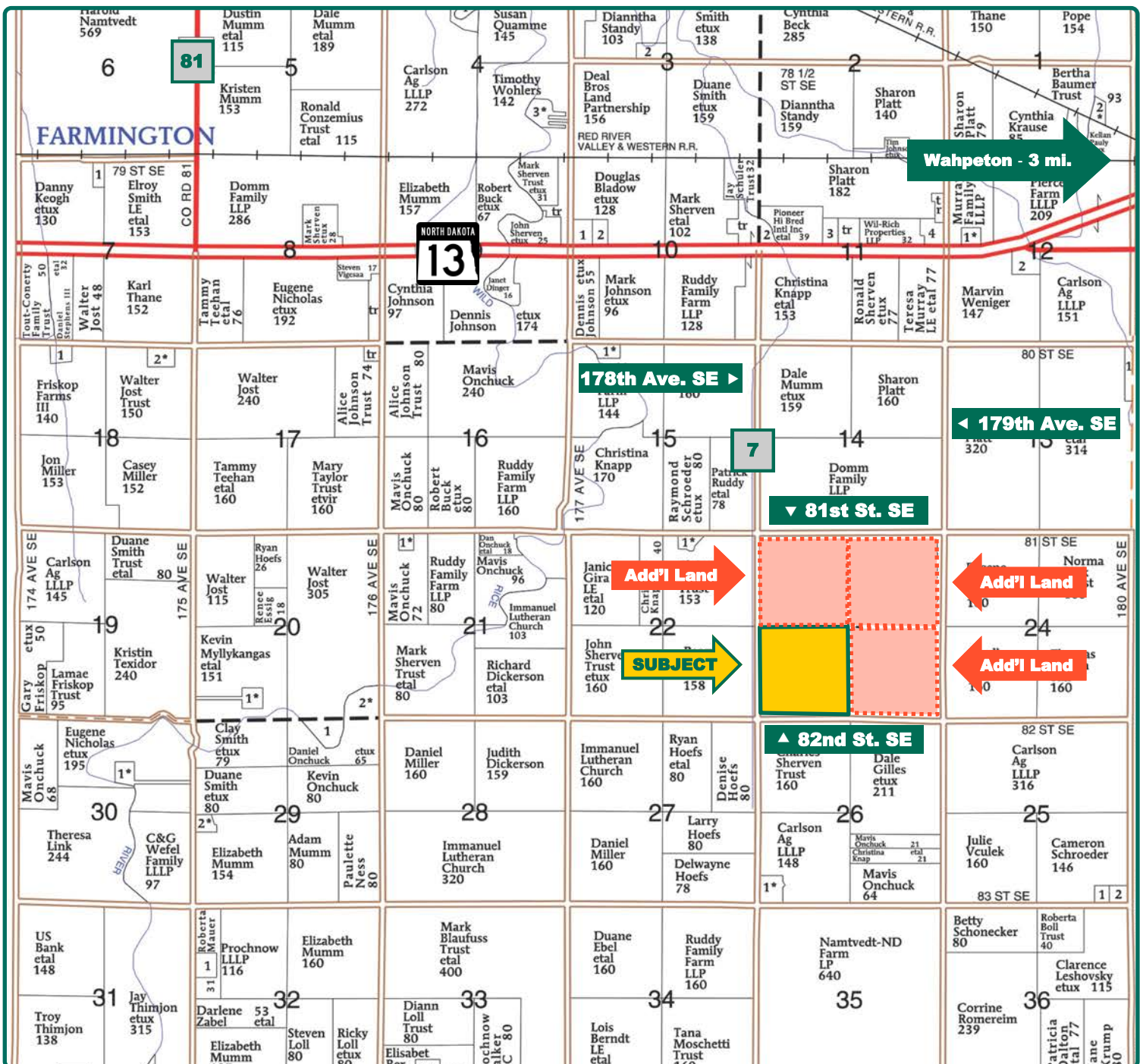
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**FSA/Eff. Crop Acres: 155.27**  
**Bean Base Acres: 77.64\***  
**Wheat Base Acres: 77.64\***  
**Soil Productivity: 39.60 NCCPI**

*\*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 2 miles. The property is located on the east side of the road.

### Legal Description

SW¼, 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: \$2,458.03  
 Special Drainage Assessment: \$640.00  
 Total 2024 Real Estate Taxes: \$3,098.03  
 Net Taxable Acres: 160.00  
 Tax Parcel ID #: 17-0000-03463-000

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 496, Part of Tract 3656  
 FSA/Eff. Crop Acres: 155.27  
 Bean Base Acres: 77.64\*  
 Bean PLC Yield: 34 Bu.

Wheat Base Acres: 77.64\*

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 39.60. 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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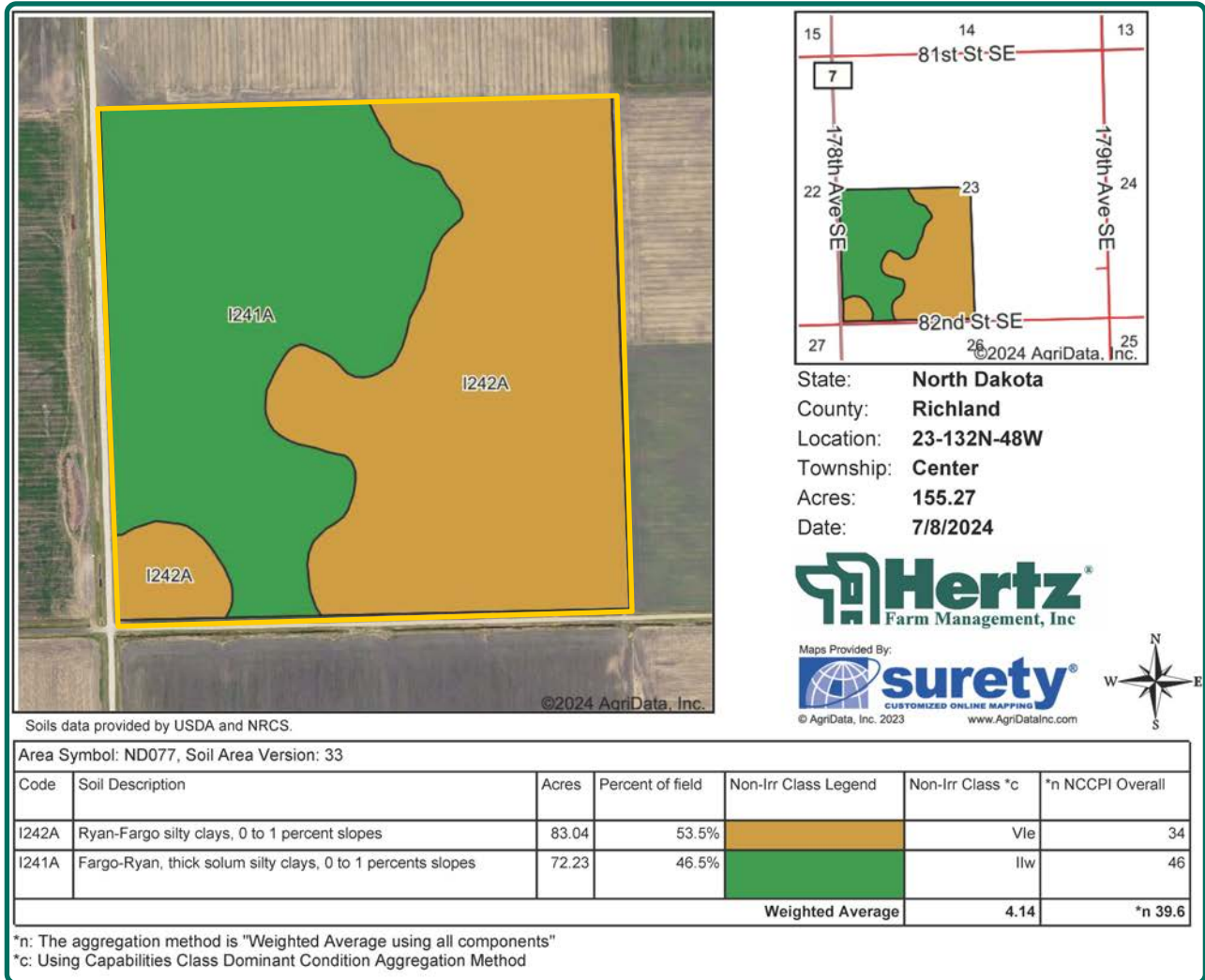
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### Land Description

Nearly level.

### Drainage

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

### 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 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, 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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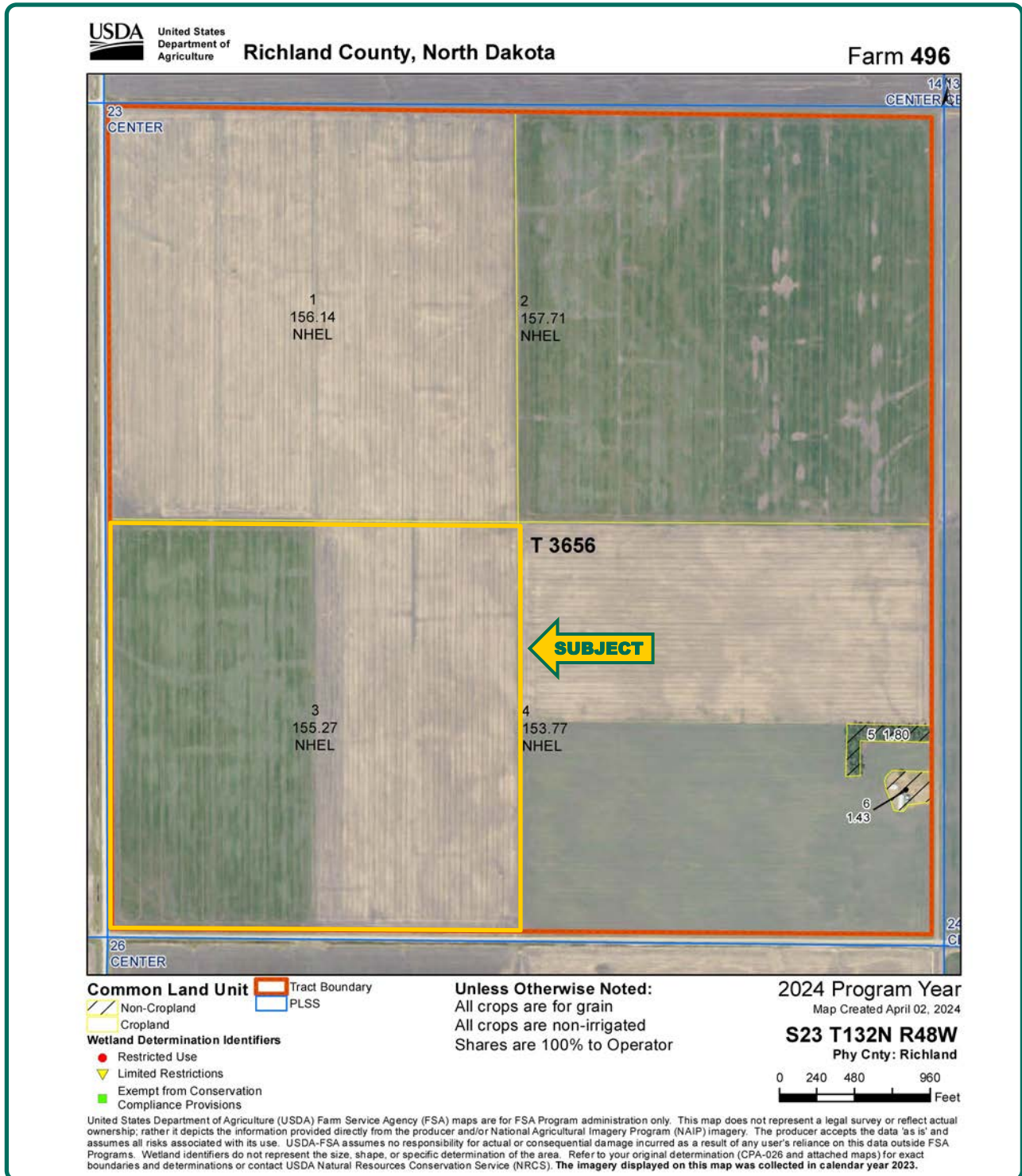
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Southwest Looking Northeast



Northwest Looking Southeast



Southeast Looking Northwest



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# Additional Land Aerial Photo



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