Productive Farm Land and Prime Hunting Land for Sale at Public Bid
Shelly Township, Norman County
Near Shelly, Minnesota

www.reddriverlandco.com

Legal Descriptions

Parcel 1: W1/2 NE1/4 of Sec. 25-146-49
Parcel 2: E1/2 SW1/4 of Sec. 29-146-48
Parcel 3: Lot 4 less 3.71Acres ROW in Sec. 18-146-48 (28.44 Acres)

Bid Due Date
Written Bids Due at Red River Land Co
12:00 Noon, Tuesday, March 17, 2020
* * *
Oral Bidding to Follow
10:00 AM, Thursday
March 19, 2020

Oral Bid Location
Shelly Community Center
106 W. McKinley Avenue
Shelly, MN

Seller reserves the right to accept or reject any and all bids.

NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective buyer should conduct their own due diligence concerning the property.
Legal Description:
W1/2 NE1/4 of Sec. 25-146-49

Tillable Acres / Total Acres
81.29 / 80

Base Ac  PLC Yield
Wheat  13.07  59
Corn  14.64  126
Soybeans  40.12  35
Total  67.83

3 Year Crop History
2019: Corn
2018: Soybeans
2017: Soybeans

2019 Real Estate Taxes: $908
Soil Productivity Index: 92.50
Legal Description:
E1/2 SW1/4 of Sec. 29-146-48

Tillable Acres / Total Acres
78.85 (estimate) 80

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Ac</th>
<th>PLC Yield</th>
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</thead>
<tbody>
<tr>
<td>Wheat</td>
<td>12.83</td>
<td>59</td>
</tr>
<tr>
<td>Corn</td>
<td>14.37</td>
<td>126</td>
</tr>
<tr>
<td>Soybeans</td>
<td>39.40</td>
<td>35</td>
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<tr>
<td>Total</td>
<td>66.6</td>
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3 Year Crop History
2019: Corn
2018: Soybeans
2017: Wheat

2019 Real Estate Taxes: $904.00

Soil Productivity Index: 88.40

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**PARCEL 3**

**Legal Description:**
Lot 4 Less 3.71 Acres Hwy ROW in Sec. 18-146-48

<table>
<thead>
<tr>
<th>Tillable Acres / Total Acres</th>
<th>Base Ac</th>
<th>PLC Yield</th>
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</thead>
<tbody>
<tr>
<td>2019 Real Estate Taxes:</td>
<td>$206</td>
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**Soil Productivity Index:** 85.8