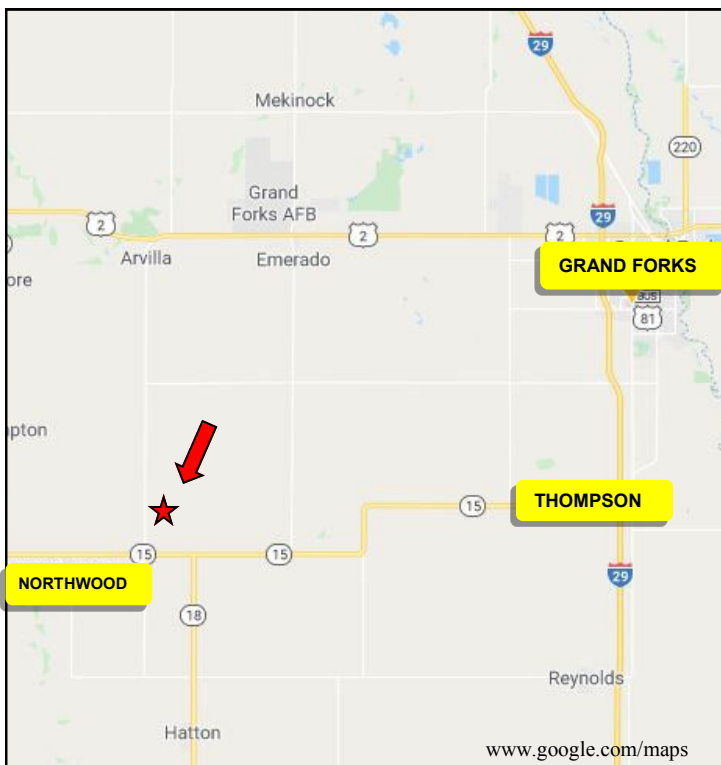
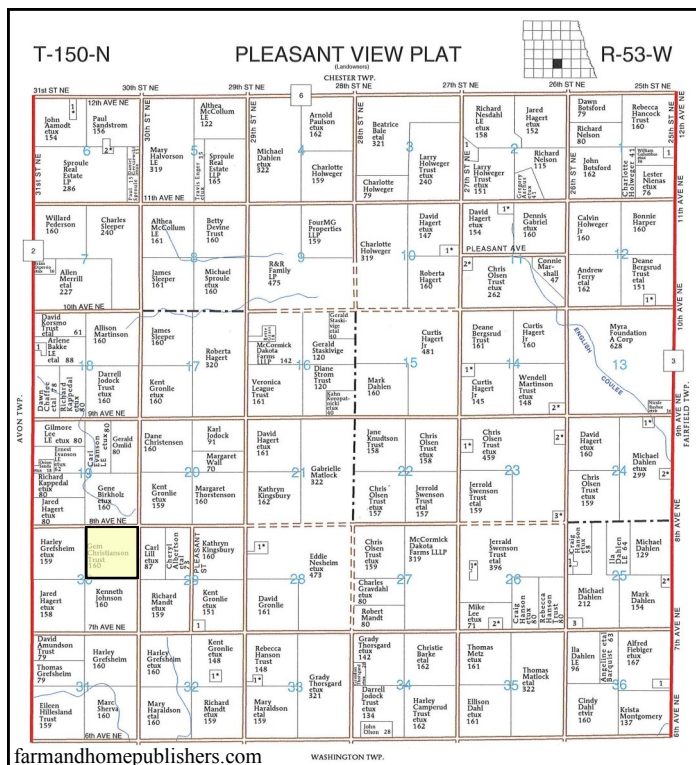


Northwood, ND Land For Sale

Pleasant View Twp, Grand Forks County, ND

OPEN BID SALE

www.redriverlandco.com



AVAILABLE FOR 2020 FARMING SEASON

Legal Description

NE1/4 Sec. 30, T150 R53

Real Estate Taxes

Acres: 160.0

Taxes: \$2,307.81

Taxes with discount: \$2,192.42

Bid Dates

Written Bids Due at Red River Land Co:

Noon, Monday, March 23, 2020

Oral Bid Date:

10:00 a.m., Wednesday, March 25, 2020

Location

4 miles east, 3 miles north of Northwood, ND
(to NE corner of property)

Productivity Index

80.7

(see soil map attached)

Oral Bid Location

Northwood Community Center, Northwood, ND

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





United States
Department of
Agriculture

Trail County, North Dakota





Farm 6500



Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

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

2020 Program Year

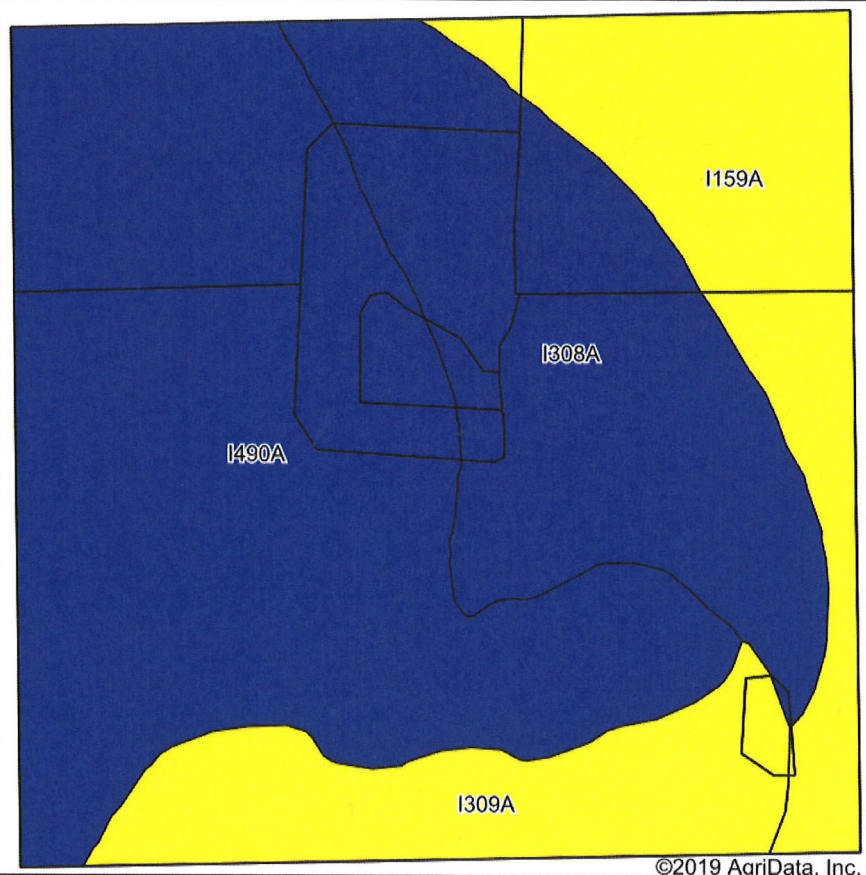
Map Created December 19, 2019

S30 T150N R53W

0 240 480 960
Feet

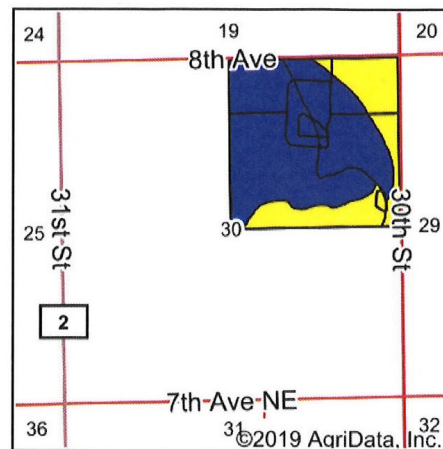
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). **The imagery displayed on this map was collected in calendar year 2019.**

Soils Map



Soils data provided by USDA and NRCS.

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

State: **North Dakota**
 County: **Grand Forks**
 Location: **30-150N-53W**
 Township: **Pleasant View**
 Acres: **156.59**
 Date: **2/18/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND035, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	75.03	47.9%		IIe	89
I308A	Tiffany loam, 0 to 1 percent slopes	38.01	24.3%		IIw	81
I159A	Wyndmere-Tiffany fine sandy loams, 0 to 2 percent slopes	25.05	16.0%		IIIe	70
I309A	Arveson loam, 0 to 1 percent slopes	18.50	11.8%		IIw	61
Weighted Average						80.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Total Acres / Tillable Acres
 160.0 / 155.89

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	13.33	64
Corn	103.55	122
Soybeans	10.3	29

Wetlands: None

NORTHWOOD LAND FOR SALE AT PUBLIC BID PLEASANT VIEW TOWNSHIP GRAND FORKS COUNTY, ND

The following described land northeast of Northwood, ND is offered for sale at open public bid sale:

LEGAL DESCRIPTION

NE1/4 Sec 30, T150 R53 (155.89 Tillable Acres)

BIDDING PROCEDURE

Written bids will be received at the office of Red River Land Company until noon on Monday, March 23, 2020. Those submitting the five highest written bids will be invited to participate in oral bidding to be held at 10:00 a.m. on Wednesday, March 25, 2020 at the Northwood Community Center, Northwood, ND.

TERMS OF SALE AND CLOSING

The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidder on the day of sale upon execution of the purchase agreement. The balance will be due in full in 45 days, with spring operating possession provided ahead of the closing. The seller will furnish an abstract of title continued to date, evidencing marketable title in the seller. The seller reserves the right to reject any and all bids.

For a detailed brochure and bid form contact us:

RED RIVER LAND COMPANY

John Botsford • Chris Griffin

Bremer Bank Building
3100 S Columbia Rd Ste 300
Grand Forks, ND 58201-6062
Phone: 701-757-1888
Fax: 701-566-8760
www.redriverlandco.com



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.