

# acrePRO

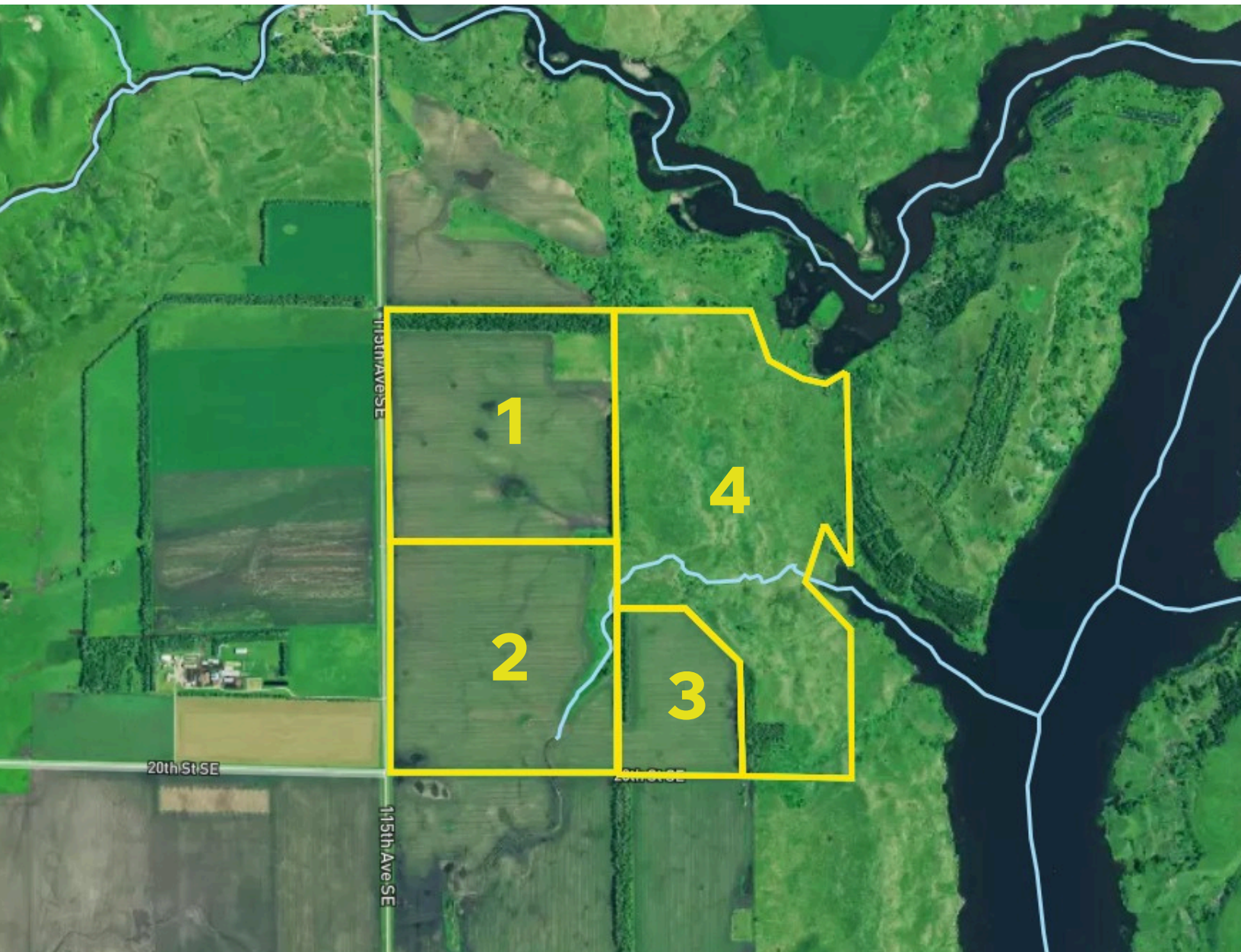
## Timed-Online Auction

Opens: August 14th, 2024 @ 11:00AM CST

Closes: August 16th, 2024 @ 11:00AM CST

611.88± Acres

Barnes County, ND



# Timed-Online Auction

**611.88± Acres in  
Barnes County, ND  
Sold in Four Tracts**

**BIDS OPEN:**

**Aug. 14th, 2024**

**@ 11:00 AM CST**

**BIDS CLOSE:**

**Aug. 16th, 2024**

**@ 11:00 AM CST**



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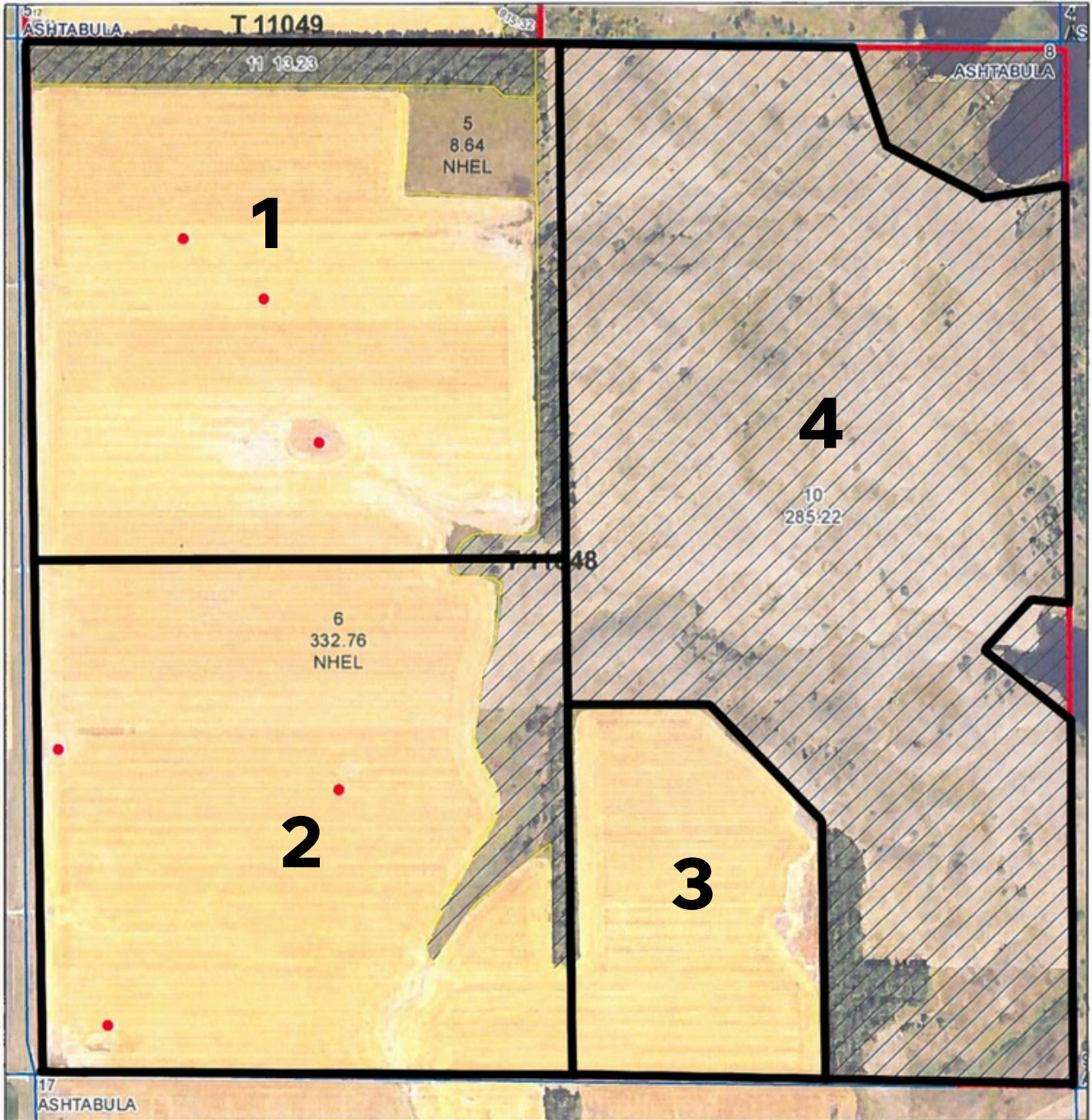


# Property Introduction

611.88 deeded acres for sale in Barnes County, ND via AcrePro timed online auction. This expansive property consists of 611.88 deeded acres offered as four tracts, providing a mix of highly productive Gardena loam soils, pasture with water access and excellent grass, and beautiful recreational land located just over an hour away from Fargo, ND.



# FSA Map



# FSA Info

**Tract Number** : 11048  
**Description** : Section 8-142-58  
**FSA Physical Location** : NORTH DAKOTA/BARNES  
**ANSI Physical Location** : NORTH DAKOTA/BARNES  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : 38-003-2024-80

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
639.85	341.40	341.40	0.00	0.00	0.00	0.00	0.0

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State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	341.40	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	149.01	0.00	61
Soybeans	148.17	0.00	34
Barley	10.09	0.00	49
<b>TOTAL</b>	<b>307.27</b>	<b>0.00</b>	

### NOTES

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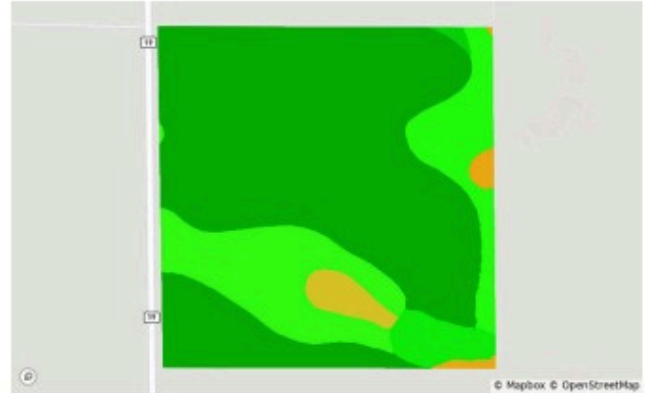
# Tract 1 Overview



## Parcel 1:

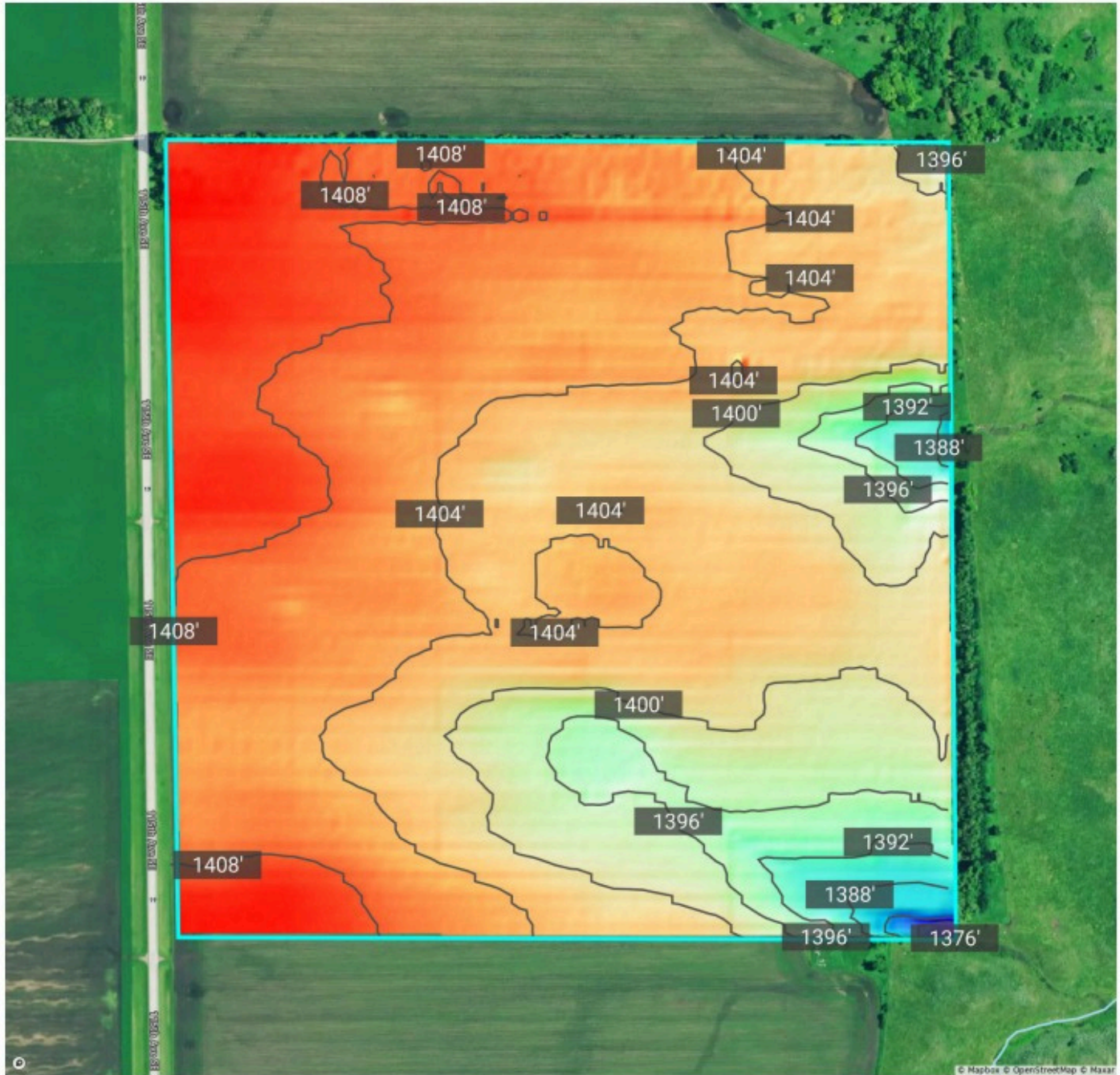
- NW 1/4, Section 8-142-58 Ashtabula Township, Barnes County, ND Less 2.51 acres R/W. 157.49 deeded acres
- 133.86 +/- cropland acres 88 PI
- 13.23 +/- shelter belt acres
- 8.64 +/- grassland acres (expired Conservation Reserve Program). Would be an excellent building location, wind turbine location, or candidate to re-enroll into CRP.
- 2024 Crop: Pinto Beans
- Available to farm in 2025
- Tract contains wetland

# Tract 1 Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CPI
G485A	Gardena loam, 0 to 2 percent slopes	109.0	69.2%	2e	—	92
G491A	Gardena-Glyndon loams, 0 to 2 percent slopes	23.4	14.8%	2e	—	73
G143B	Barnes-Svea loams, 3 to 6 percent slopes	13.2	8.4%	2e	—	75
G490B	Gardena-Zell loams, 2 to 6 percent slopes	5.8	3.7%	3e	—	80
G2A	Tonka silt loam, 0 to 1 percent slopes	3.9	2.5%	4w	—	42
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	1.1	0.7%	7e	—	33
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.6	0.4%	7e	—	34
G143A	Barnes-Svea loams, 0 to 3 percent slopes	0.5	0.3%	2c	—	85
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	0.0	0.0%	7e	—	32

# Tract 1 Elevation



Source: USGS 3 Meter Dem

Interval: 4.0 ft

Range: 35.8 ft

Min: 1375.6

Max: 1411.3



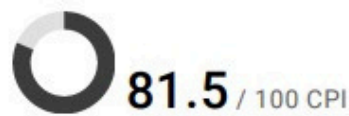
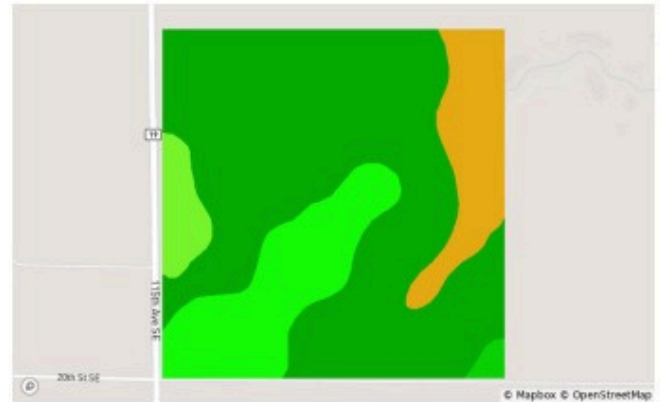
# Tract 2 Overview



## Parcel 2:

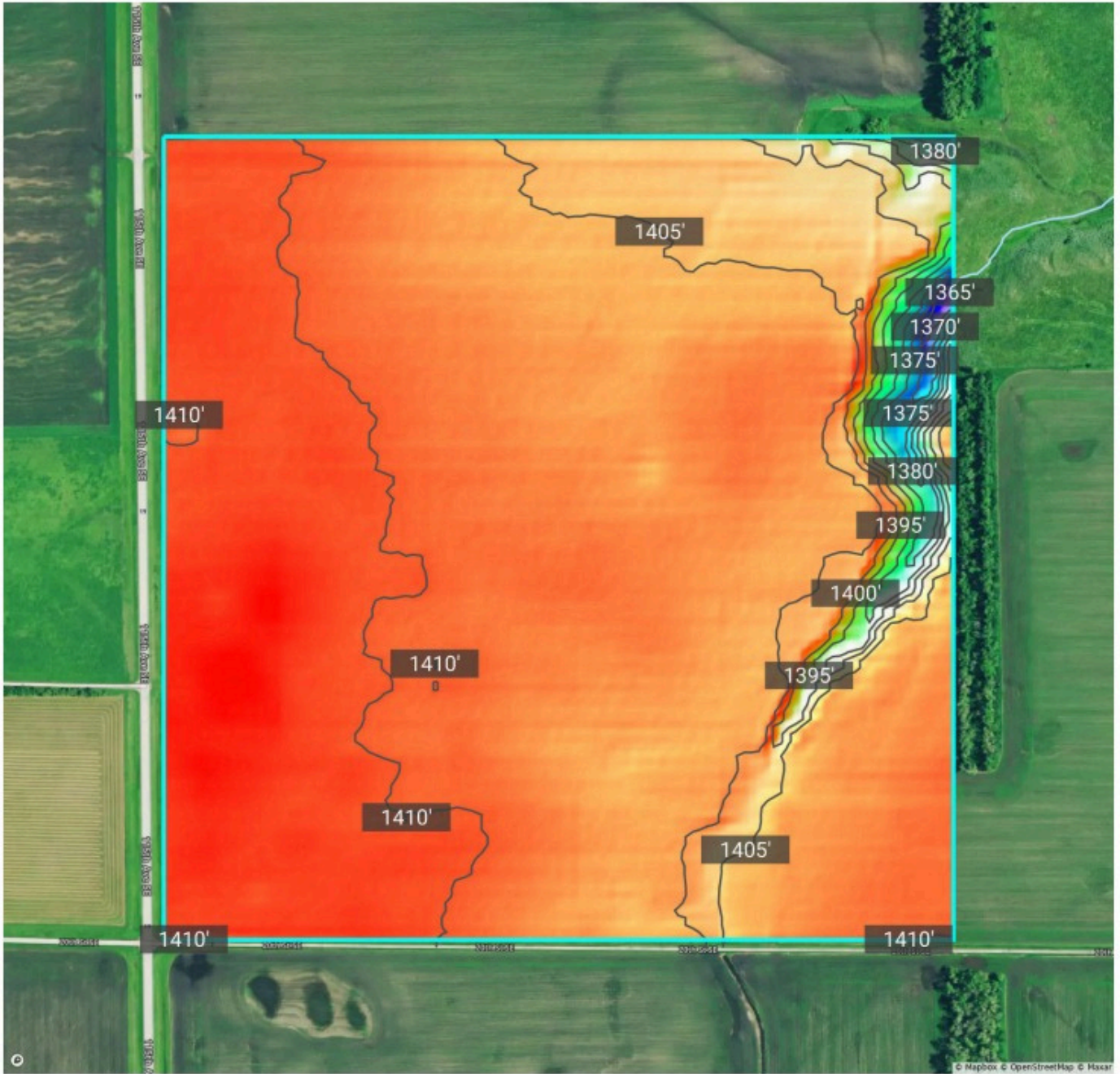
- SW 1/4 of Section 8-142-58. Ashtabula Township, Barnes County, ND less 2.51 acres R/W. 157.49 deeded acres
- 144.15 +/- cropland acres 85.9 PI
- 13.34 +/- pasture on east side
- 2024 Crop: Pinto Beans
- Available to farm in 2025
- Tract contains wetland

# Tract 2 Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CPI
● G485A	Gardena loam, 0 to 2 percent slopes	103.8	66.1%	2e	—	92
● G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	27.5	17.5%	2e	—	77
● G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	18.1	11.5%	7e	—	34
● G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	6.4	4.1%	4w	—	63
● G143A	Barnes-Svea loams, 0 to 3 percent slopes	1.3	0.8%	2c	—	85

# Tract 2 Elevation



1363.9 ft

1414.5 ft

Source: USGS 3 Meter Dem

Interval: 5.0 ft

Range: 50.6 ft

Min: 1363.9

Max: 1414.5

# Tract 3 Overview



## Parcel 3

- See highlighted lines on map of SE 1/4 of Section 8-142.58 Ashtabula Township of Barnes County, ND.
- 57.43+- Deeded acres (TBD by Survey)
- 53.50 +- crop land acres 82.5 PI
- 3.93. +- tree row acres (west side)
- To be surveyed at sellers expense if different buyer than Parcel 4
- 2024 Crop: Pinto Beans
- Available to farm in 2025

# Tract 3 Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CPI
G143A	Barnes-Svea loams, 0 to 3 percent slopes	34.0	59.7%	2c	—	85
G485A	Gardena loam, 0 to 2 percent slopes	14.9	26.2%	2e	—	92
G250A	Divide loam, 0 to 2 percent slopes	5.5	9.6%	2s	—	57
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	2.1	3.7%	7e	—	34
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	0.5	0.9%	7e	—	33

# Tract 3 Elevation



1392.7 ft

1412.4 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.7 ft

Min: 1392.7

Max: 1412.4

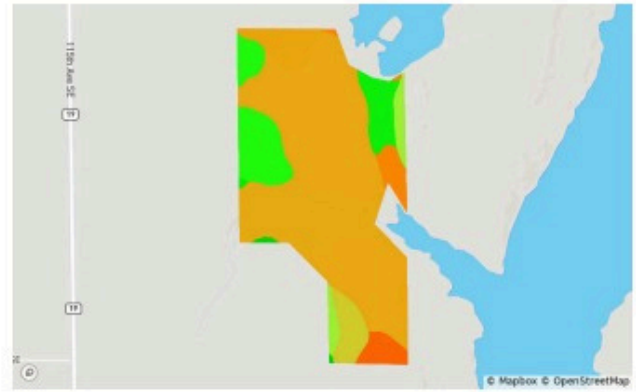
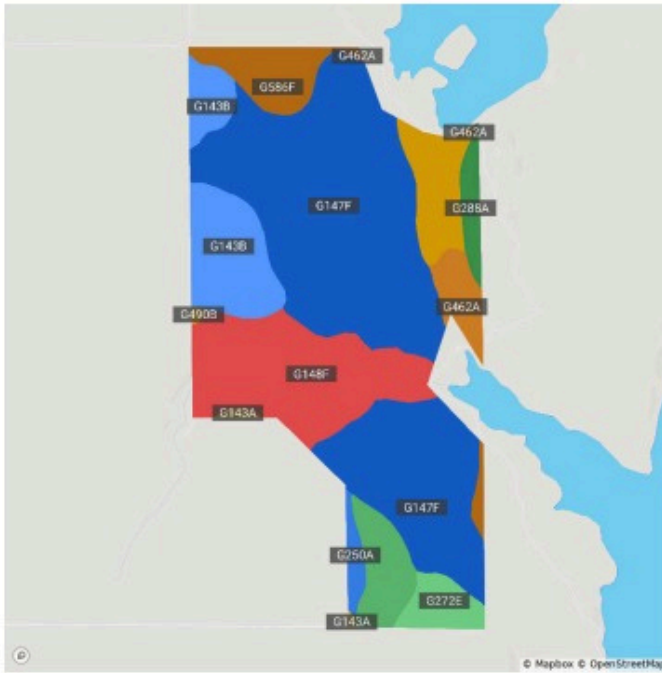
# Tract 4 Overview



## Parcel 4:

- NE 1/4 & SE 1/4 (less +/- 57.43 acres in Parcel 3) of section 8-142-58, Ashtabula Township of Barnes County. Deeded acres +/- 239.47
- 230.00 +/- fenced pasture acres (plus access to 7.12 acres of Baldhill Dam/Lake Ashtabula/U.S. Government land in the SE 1/4-see aerial map.) (Very good water access on rocky ground)
- Easy lake access for shore fishing and ice fishing
- Numerous whitetail deer, waterfowl, upland game, and furbearers
- Potential building site with mature trees
- Located approximately 70 miles from Fargo, ND, and 17 miles from Valley City, ND

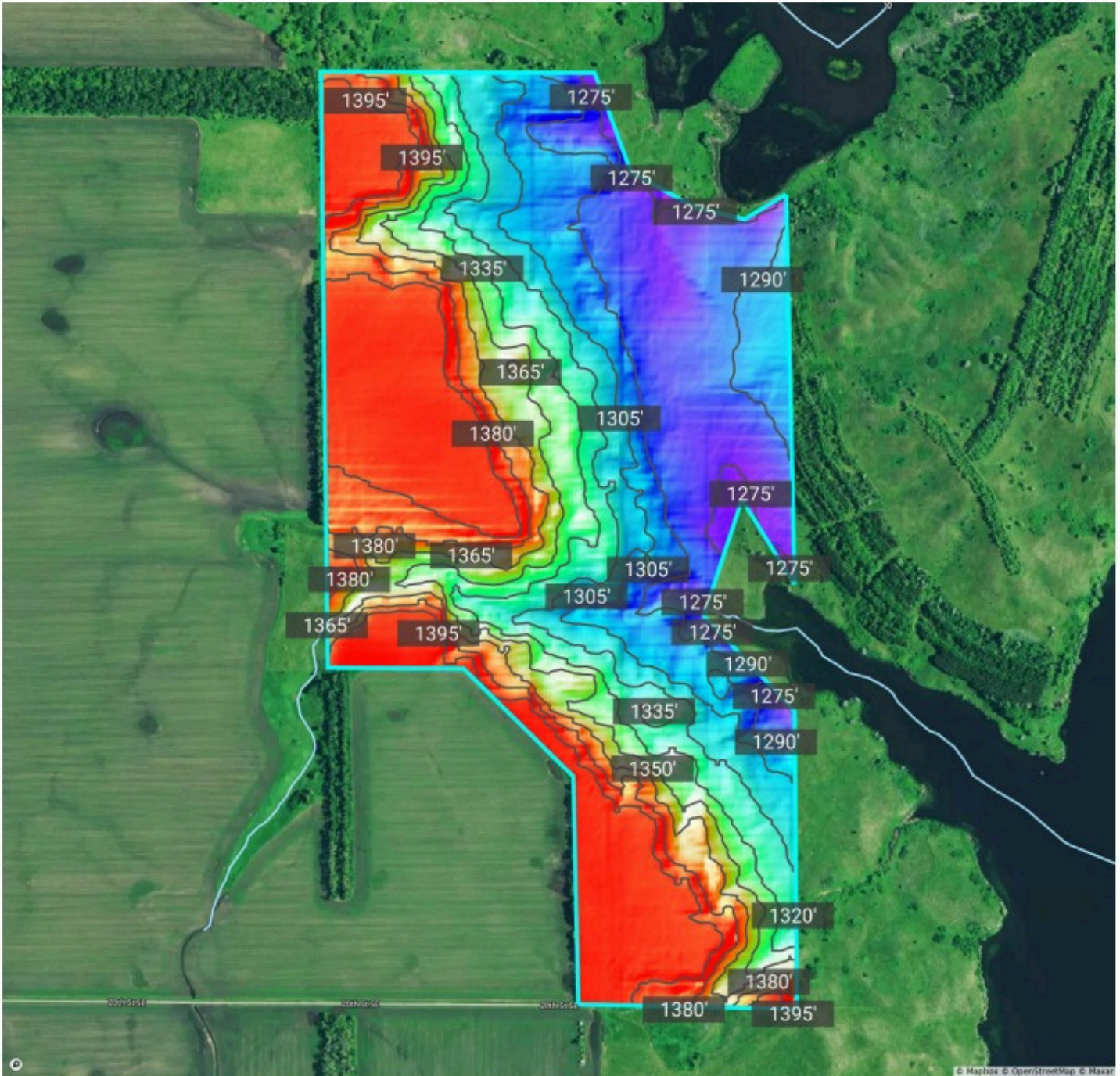
# Tract 4 Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CPI
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	123.0	50.3%	7e	—	33
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	40.1	16.4%	7e	—	34
G143B	Barnes-Svea loams, 3 to 6 percent slopes	24.3	9.9%	2e	—	75
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	12.4	5.1%	7e	—	32
G466A	Overly-Nahon silt loams, 0 to 2 percent slopes	12.0	4.9%	4s	—	79
G275A	Renshaw loam, 0 to 2 percent slopes	10.5	4.3%	4s	—	44
G462A	Exline silt loam, 0 to 2 percent slopes	6.9	2.8%	6s	—	25
G272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	6.8	2.8%	6s	—	18
G288A	Fordville loam, 0 to 2 percent slopes	4.5	1.8%	3s	—	57
G250A	Divide loam, 0 to 2 percent slopes	2.9	1.2%	2s	—	57
G143A	Barnes-Svea loams, 0 to 3 percent slopes	0.7	0.3%	2c	—	85
G490B	Gardena-Zell loams, 2 to 6 percent slopes	0.4	0.1%	3e	—	80



# Tract 4 Elevation



1268.6 ft

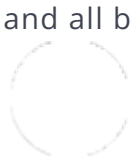
1409.5 ft

# Online Bidding Procedure

The bids will open on Wednesday, August 14th at 11:00 AM CST. At this time, registered bidders will be able to put in bids on the property through the AcrePro mobile app or on our website. Bids can be placed in the selected increment, or with a custom number that is higher than the current "ask". Bidders can place a maximum bid that will immediately make them the highest bidder, one bid increment over the previous high bid. It will autobid up one bid increment past any bids that come in, until a bid surpasses your maximum bid amount.

The auction is scheduled to close on Friday, August 16th at 11:00 AM CST. However, if a bid is placed in the final minute of bidding, the bids will automatically be extended by 4 minutes. Each time a new bid comes in during the extension time, the time will extend back to 4 minutes. Be sure to periodically refresh your screen! The bidder with the high bid once the extension period has expired will be the successful bidder.

Bids will be on a per deeded acre basis. AcrePro represents the seller in the sale of the property and is acting solely on behalf of Seller's interests. Sellers reserve the right to refuse any and all bids.



## Terms & Conditions

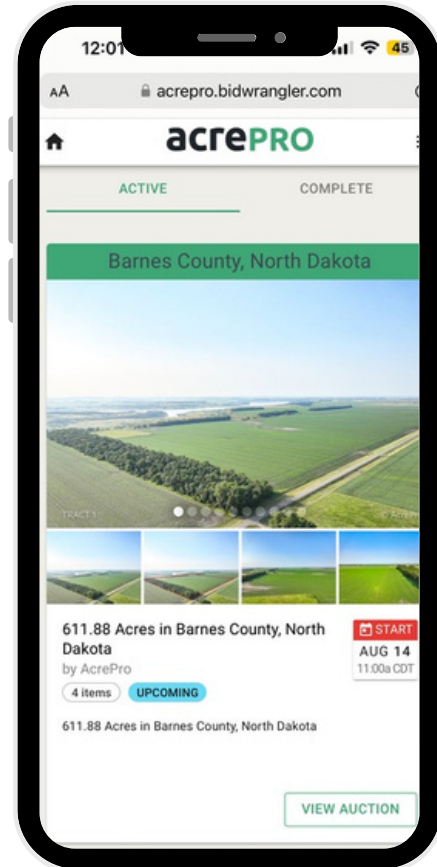
AcrePro, its representatives, and the clients they represent will not prohibit a person from bidding due to their race, color, national or ethnic origin, age, religion, disability, gender, sexual orientation, or any other characteristic protected under applicable federal or state law. By accepting these Terms and Conditions, Bidder warrants that they are willing and able to purchase the property. The successful bidder will be obligated to perform according to these Terms and Conditions and a North Dakota Real Estate Purchase Agreement. **1. Timed Online Auction Bidding Procedures** Bidding is open to registered bidders only. Online Bidding -Online bidders must register and be approved anytime prior to the close of the auction. Approved online bidders may set a Maximum Bid prior to the auction or bid incrementally while the auction is open. AcrePro is not liable for any technological difficulties or failure of the online bidding system. Bidders who do not have the capability to bid online may make arrangements with the auctioneer for a personal representative to bid on their behalf at least 24 hours prior to the auction close. At the time of the auction close, the bidder with the high bid will be the winning bidder. (Note: the auction will close at 11:00am CST unless a bid is placed in the final four minutes at which time the auction will be extended an additional four minutes. The four minute extension will occur on any subsequent bids until the auction is closed.) Bids are on a whole tract basis. The high bid will determine the purchase price. All lines and acreage amounts are approximate. **2. Purchase Agreement and Earnest Money-** The winning bidder is required to sign a North Dakota Real Estate Purchase Agreement and provide a cashier's check or personal check in the amount of 10% of the purchase price as an earnest money payment. If the winning bidder is absentee, they will receive an electronic North Dakota Real Estate Purchase Agreement via Email. The winning bidder is required to provide 10% of the purchase price as an earnest money payment in the form of a cashier's check, personal check, or money wire within 24 hours of receiving the North Dakota Real Estate Purchase Agreement. **3. Closing and Marketability of Title-** Once the Purchase Agreement is complete and the earnest money has been received, a closing date will be chosen no sooner than 45 days of the auction close. Sellers will provide evidence of marketable title. Buyer and Seller agree to split any additional fees and closing costs 50%/50%. Property is sold "as is", "where is" condition. **4. Taxes-** Seller agrees to pay 2023 and all prior years taxes and special assessments. 2024 taxes shall be prorated to the date of closing. Notice: The information presented is obtained through reliable sources. AcrePro does not guarantee accuracy. Any and all prospective buyers are encouraged to perform their own due diligence of property and related information. AcrePro encourages and assumes that bidders will conduct proper due diligence and inspection of the property and are satisfied with its condition. Buyer agrees to hold AcrePro Farm Agency, its representatives, and the clients they represent harmless with respect to property condition, status, or any other matters regarding the property. All acreage amounts and boundaries are approximate. Fencing is property of current tenant and will be removed prior to closing unless otherwise arranged. Announcements made by the auctioneer will take precedence over printed terms and information. Bids are on a per deeded acre basis. Sellers reserve the right to refuse any and all bids. Auction conducted by David Gorder of AcrePro. ND Auctioneer License #1078

# How to become a Bidder



## Mobile Device

Download the "AcrePro" App on an Android or Apple Device, and create your bidding account. Once you have created your account, select the "611.88± Acres in Barnes County, ND" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.



## Desktop Computer

Visit [acrepro.bidwrangler.com](http://acrepro.bidwrangler.com) and create a bidder account. Once you have created your account, select the "611.88± Acres in Barnes County, ND" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.

## Bidding Assistance

If you do not have access to the technology required to operate our bidding platform, contact the auctioneer to make arrangements to appoint a bidder on your behalf.



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