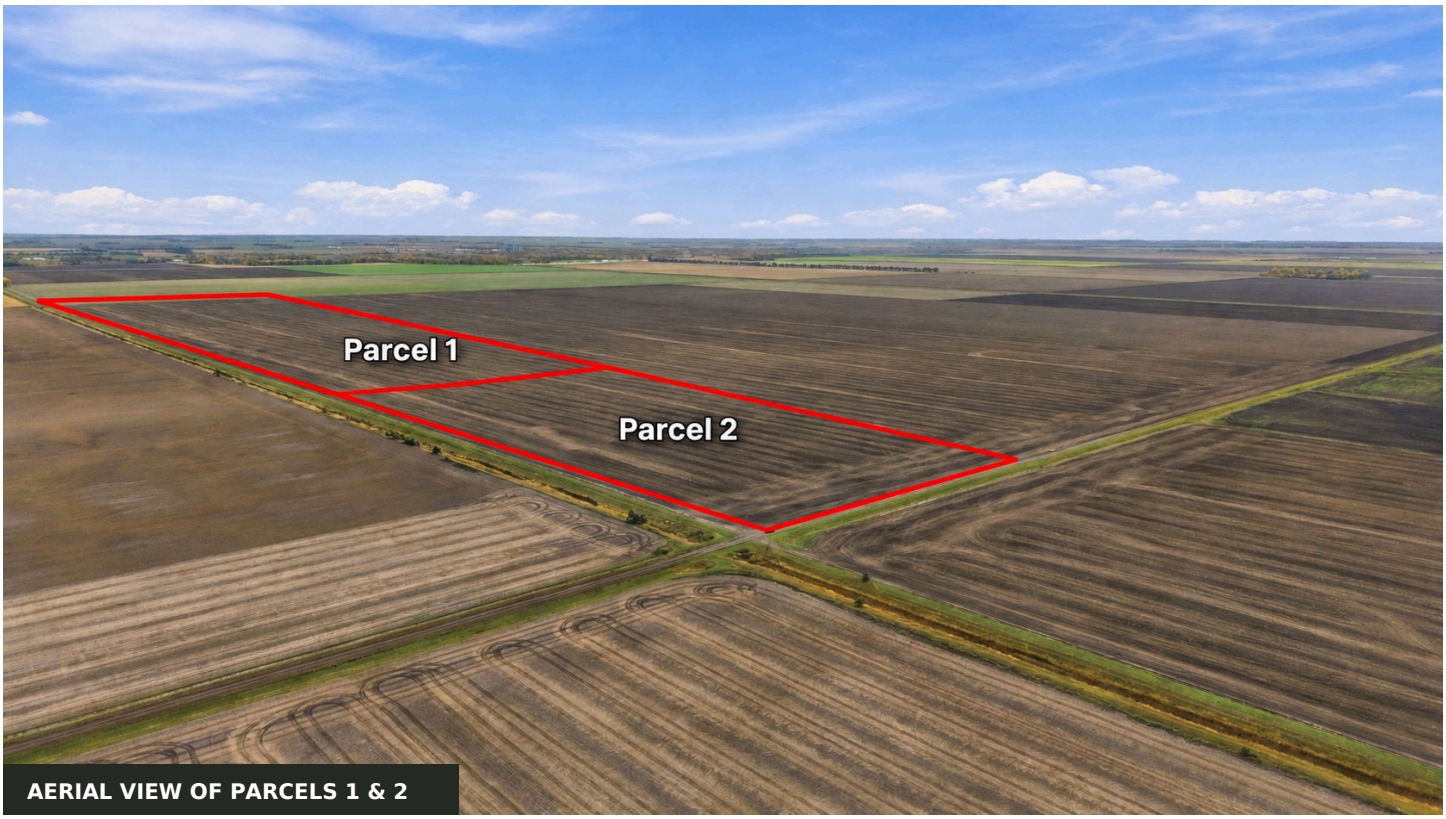
DAKOTA PLAINS
REALTY & LAND CO.

# NORTH DAKOTA LAND
# AUCTION

**ONLINE ONLY • RESERVE AUCTION**

## 240 ± ACRES

**Traill County, North Dakota | East of Hillsboro**




AERIAL VIEW OF PARCELS 1 & 2

**BIDDING OPENS**
**DEC 1, 2026**
**10:00 AM CST**

**BIDDING CLOSES**
**DEC 3, 2026**
**2:00 PM CST**

**REGISTER TO BID**
bid.dakotaplainsrealty.com
**BIDS ARE PRICE PER ACRE**

**GRANT GAGNER**
Cell 701-866-7331

**grant@dakotaplainsrealty.com**

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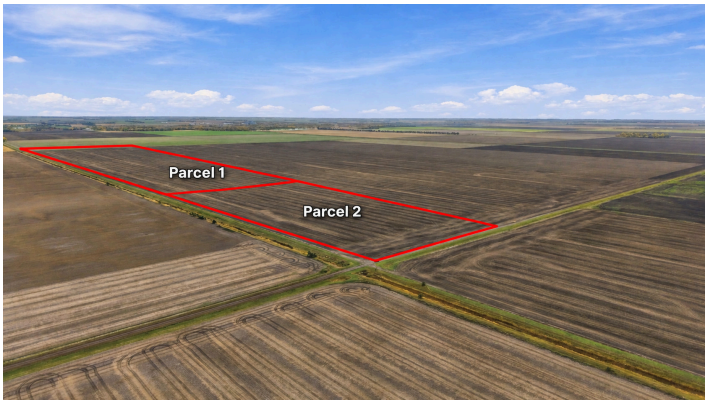
# PROPERTY & PARCEL DETAILS

**240 ± ACRES | THREE 80 ± ACRE PARCELS**

The parcels lie east of Hillsboro and south of Caledonia, with two in Herberg Township and one in Caledonia Township. The land consists mainly of Fargo-Hegne silty clays. Generally level terrain and broad, open fields support efficient fieldwork and make this offering a fit for an existing farm operation or a land investment portfolio.




**Parcels 1 & 2 | Herberg Township**



**Parcel 3 | Caledonia Township**

## PARCEL INFORMATION

### PARCEL 1

**80 ± acres**

Herberg Township

**Legal description**

N½ NE¼ 15-145-49 A-80

| | |
|---|---|
| SPI | **83.4** |
| NCCPI | **53** |
| Taxes | **$1,511.07** |

### PARCEL 2

**80 ± acres**

Herberg Township

**Legal description**

N½ NW¼ 15-145-49 A-80

| | |
|---|---|
| SPI | **82** |
| NCCPI | **52** |
| Taxes | **$1,387.00** |

### PARCEL 3

**80 ± acres**

Caledonia Township

**Legal description**

N½ SW¼ 28-146-49 A-80

| | |
|---|---|
| SPI | **83.1** |
| NCCPI | **53** |
| Taxes | **$1,243.39** |

SPI = Soil Productivity Index | NCCPI = National Commodity Crop Productivity Index

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# FSA LAND DATA

**FARMLAND, CROPLAND, BASE ACRES & PLC YIELDS**

## PARCELS 1 & 2 | COMBINED FSA TOTALS

**FARMLAND**
**160.54 acres**

**CROPLAND**
**160.54 acres**

| Crop | Base Acres | PLC Yield |
|---|---|---|
| Wheat | 46.69 | 55 |
| Corn | 29.10 | 134 |

## PARCEL 3

**FARMLAND**
**78.57 acres**

**CROPLAND**
**78.57 acres**

| Crop | Base Acres | PLC Yield |
|---|---|---|
| Wheat | 22.85 | 55 |
| Corn | 14.24 | 134 |
| Soybeans | 41.08 | 34 |

## REGISTER TO BID

**bid.dakotaplainsrealty.com**

Online-only reserve auction | Bids are price per acre

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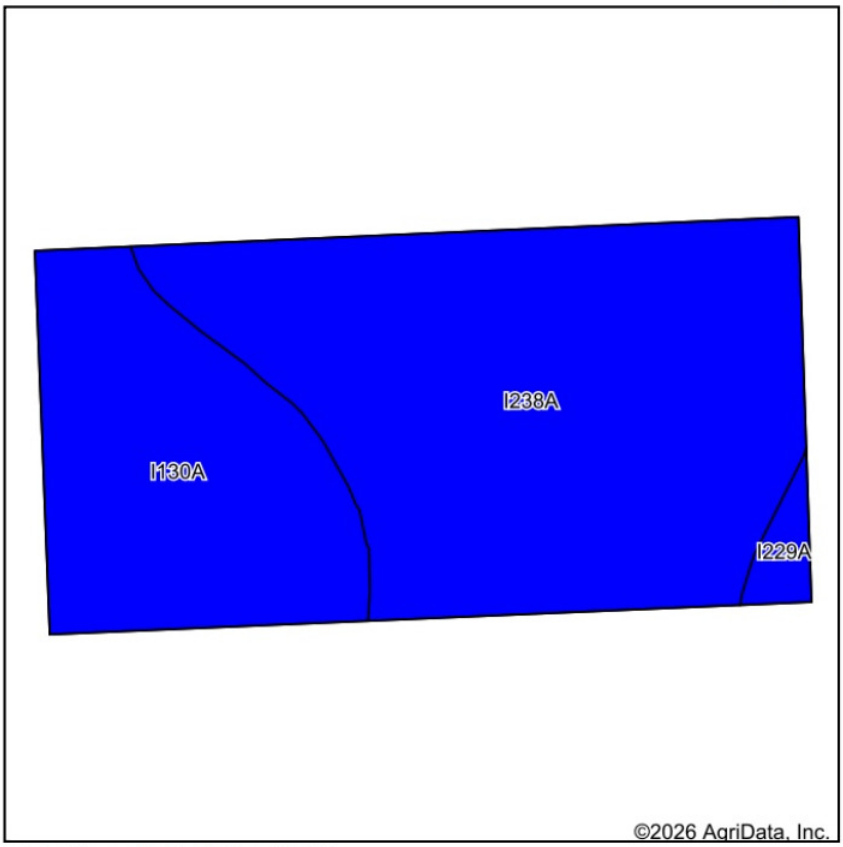
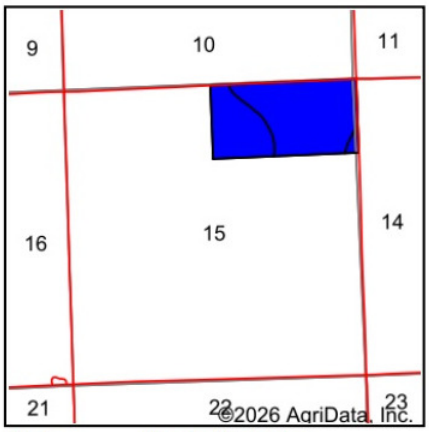
# PARCEL 1 SOILS MAP

**HERBERG TOWNSHIP | N½ NE¼ 15-145-49**




Soils data provided by USDA and NRCS.




State: **North Dakota**
County: **Traill**
Location: **15-145N-49W**
Township: **Herberg**
Acres: **81.01**
Date: **9/30/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: ND097, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|---|---|---|---|---|---|---|---|
| I238A | Fargo-Hegne silty clays, 0 to 1 percent slopes | 53.60 | 66.2% | | IIw | 84 | 50 |
| I130A | Hegne-Fargo silty clays, 0 to 1 percent slopes | 25.75 | 31.8% | | IIw | 82 | 48 |
| I229A | Fargo silty clay, 0 to 1 percent slopes | 1.66 | 2.0% | | IIw | 86 | 51 |
| | | | | **Weighted Average** | **2.00** | **83.4** | ***n 49.4** |

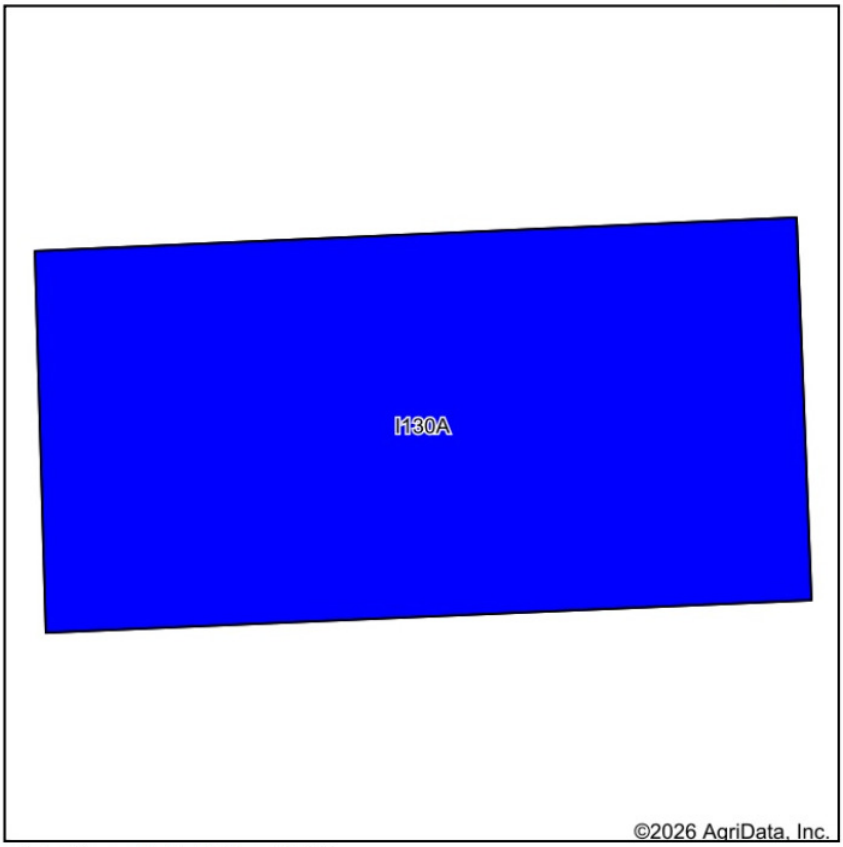
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

The soils report shows mapped acreage and soybean-specific NCCPI.

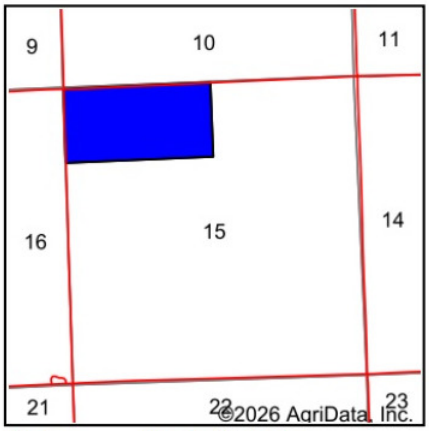
See page 2 for the auction acreage and parcel NCCPI.

# PARCEL 2 SOILS MAP

**HERBERG TOWNSHIP | N½ NW¼ 15-145-49**




Soils data provided by USDA and NRCS.




State: **North Dakota**
County: **Traill**
Location: **15-145N-49W**
Township: **Herberg**
Acres: **81.12**
Date: **9/30/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: ND097, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|---|---|---|---|---|---|---|---|
| I130A | Hegne-Fargo silty clays, 0 to 1 percent slopes | 81.12 | 100.0% | | IIw | 82 | 48 |
| | | | | **Weighted Average** | **2.00** | **82** | ***n 48** |

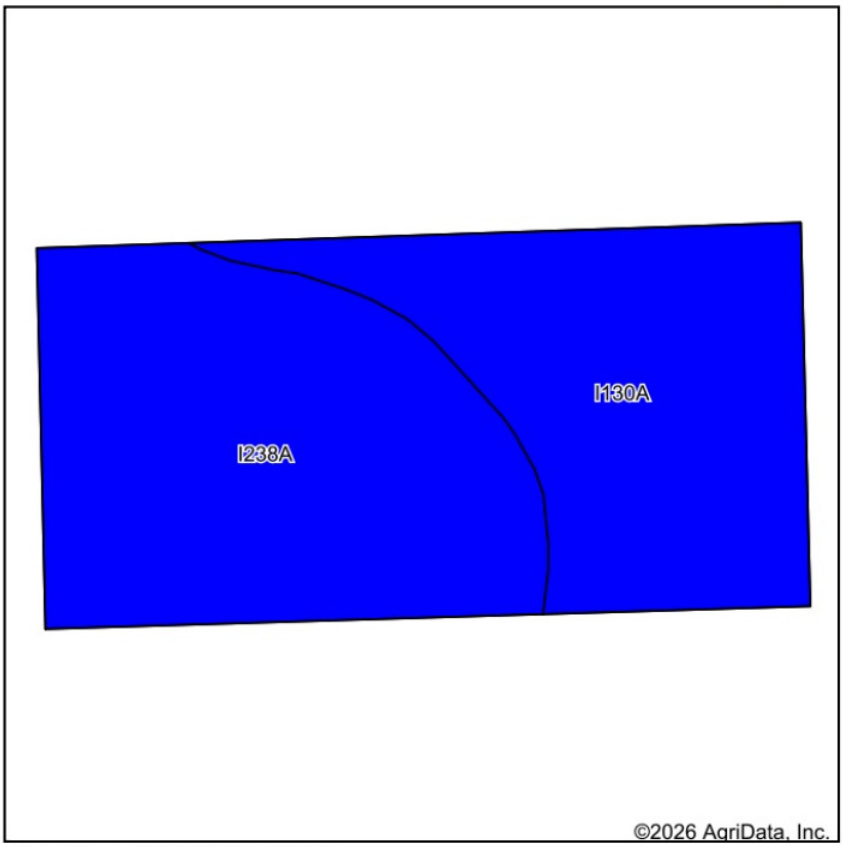
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

The soils report shows mapped acreage and soybean-specific NCCPI.

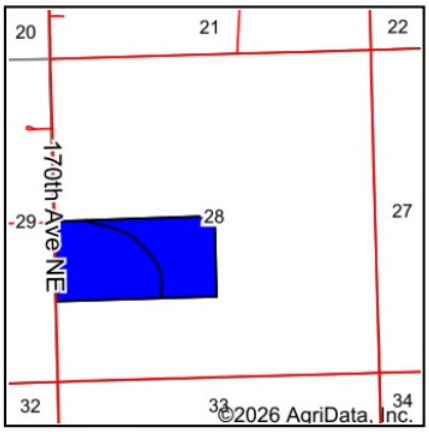
See page 2 for the auction acreage and parcel NCCPI.

# PARCEL 3 SOILS MAP

**CALEDONIA TOWNSHIP | N½ SW¼ 28-146-49**




Soils data provided by USDA and NRCS.




State: **North Dakota**
County: **Traill**
Location: **28-146N-49W**
Township: **Caledonia**
Acres: **79.64**
Date: **10/5/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: ND097, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|---|---|---|---|---|---|---|---|
| I238A | Fargo-Hegne silty clays, 0 to 1 percent slopes | 44.24 | 55.5% | | IIw | 84 | 50 |
| I130A | Hegne-Fargo silty clays, 0 to 1 percent slopes | 35.40 | 44.5% | | IIw | 82 | 48 |
| | | | **Weighted Average** | | **2.00** | **83.1** | ***n 49.1** |

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

The soils report shows mapped acreage and soybean-specific NCCPI.

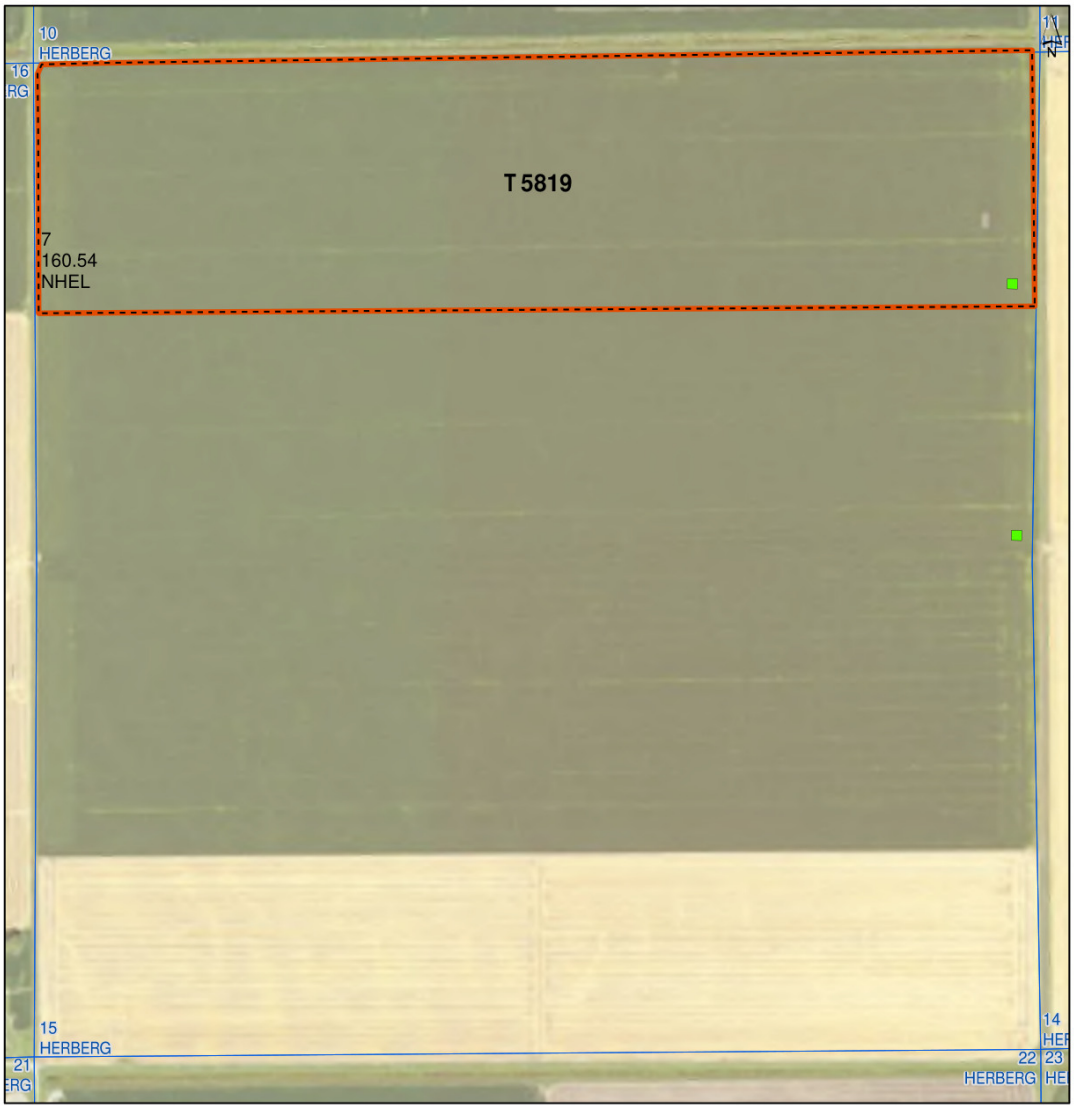
See page 2 for the auction acreage and parcel NCCPI.

# FSA MAP

## PARCELS 1 & 2 | HERBERG TOWNSHIP

USDA United States Department of Agriculture

**Traill County, North Dakota**




Tract Boundary
PLSS
Cropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

***Unless Otherwise Noted:***

*Barley = Spring for Grain*
*Canola = Spring for Processing*
*Corn = Yellow for Grain*
*Flax = Common for Grain*
*Oats = Spring for Grain*
*Soybeans = Common for Grain*
*Sunflowers = Oil for Grain*
*Wheat = Spring for Grain*
*All fields are non-irrigated*
*Shares are 100% to operator*

2026 Program Year
Phy. County: Traill
2025 imagery
**S15 T145N R49W**

0 350 700 Ft

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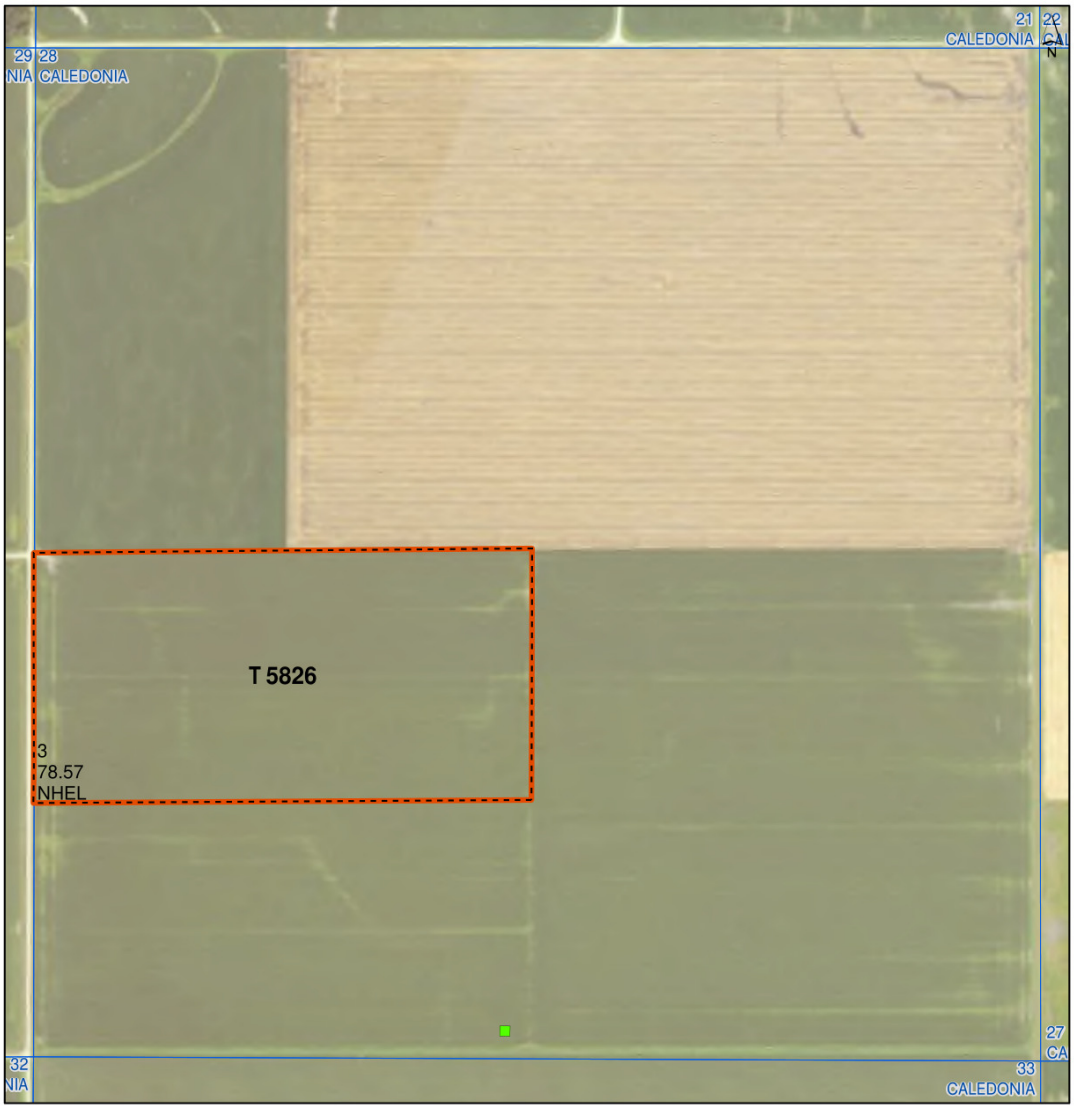
Map Created 03/27/2026

FSA map edited to show the auction tracts.

# FSA MAP

## PARCEL 3 | CALEDONIA TOWNSHIP




FSA map edited to show the auction tracts.

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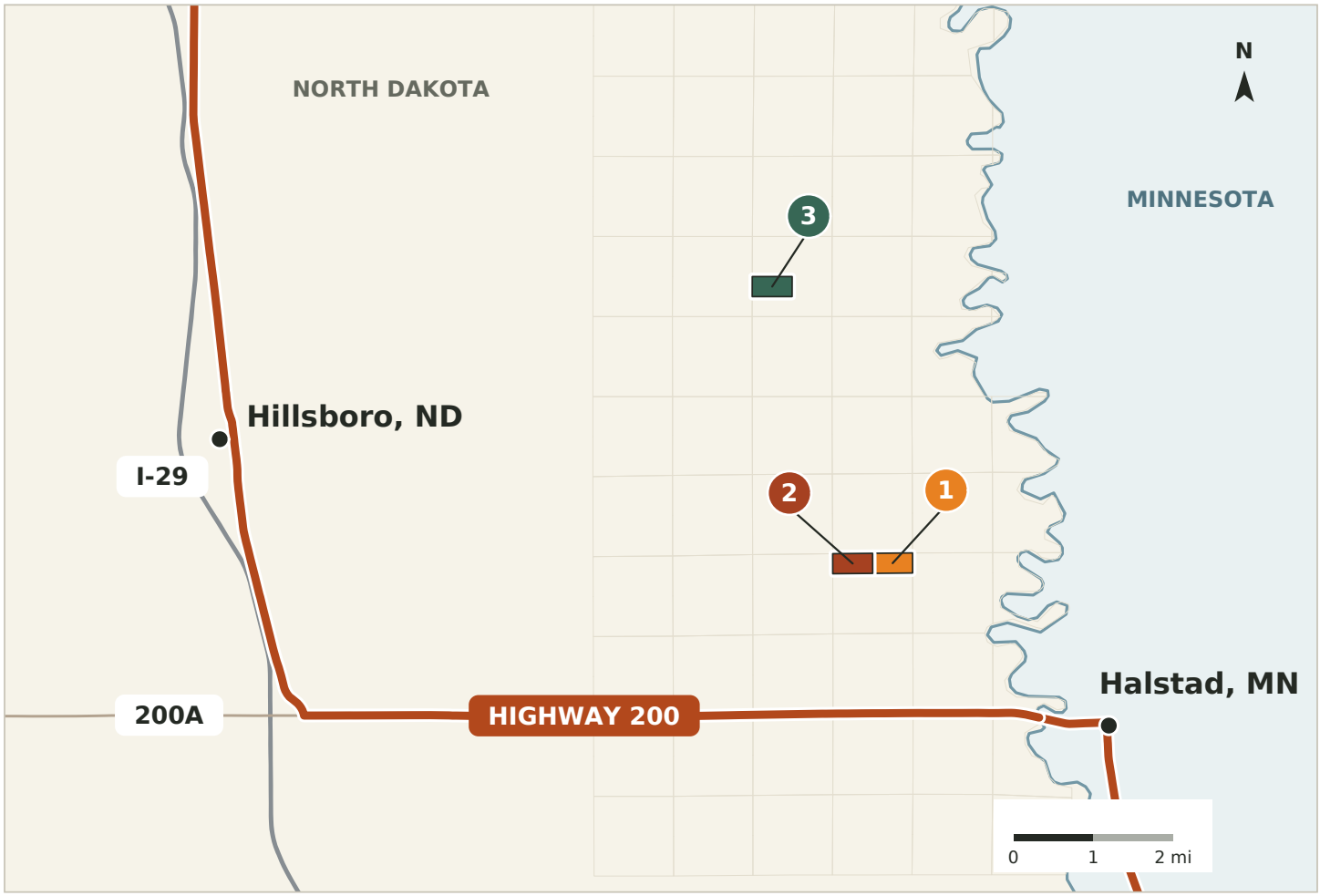
# PARCEL LOCATION MAP

**TRAILL COUNTY, NORTH DAKOTA | 240 ± ACRES**




**PARCEL 1 | 80 ± ACRES**

Herberg Township

**N½ NE¼ 15-145-49**

**PARCEL 2 | 80 ± ACRES**

Herberg Township

**N½ NW¼ 15-145-49**

**PARCEL 3 | 80 ± ACRES**

Caledonia Township

**N½ SW¼ 28-146-49**

Parcel outlines follow BLM Public Land Survey System subdivisions. Refer to a survey for legal boundaries.

Map sources: Bureau of Land Management PLSS CadNSDI and U.S. Census Bureau TIGERweb.

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