

HARLAN GROVOM FARM
FARMSTEAD, PASTURE, & TILLABLE ACRES FOR SALE
GOLDEN & VESTA TOWNSHIPS, WALSH COUNTY, NORTH DAKOTA

Lane and Vicki Bina offer the Harlan Grovom Farm for sale. 320 contiguous acres of land including a house, barn, other various farm buildings, pasture ground, and 79.31 tillable acres, more or less, located in Golden and Vesta Townships, Walsh County, North Dakota described as follows:

The Southwest Quarter (SW1/4) of Section Nineteen (19) and East Half of the Northwest Quarter (E1/2NW1/4) of Section Thirty (30), Township One Hundred Fifty-Seven (157), Range Fifty-Six (56); and

The East Half of the Southeast Quarter (E1/2SE1/4) of Section Twenty-Four (24), Township One Hundred Fifty-Seven (157), Range Fifty-Seven (57).

Bid Procedure: Bidding will be held online at stevenekmanlaw.com on **October 21st, 2025**. **Bidding will be open from 8:00 a.m. to 4:00 p.m. Bids should be in the total amount and not per acre.** The right is reserved to waive irregularities and to reject any or all bids.

Showings: Showings of the house, barn, shop, farm buildings and pastures will be available by appointment. Please contact our office to schedule.

Terms: 10% of the purchase price will be due upon acceptance of a bid, and the balance due thirty (30) days later.

For further information, contact:

Steven C. Ekman
Attorney at Law
910 Hill Ave, PO Box 70
Grafton ND 58237
(701) 352-0916 (Telephone)
(701) 352-1855 (Fax)



LEGAL DESCRIPTION

SW1/4 19-157-56
E1/2NW1/4 30-157-56
E1/2SE1/4 24-157-57

2024 REAL ESTATE TAXES

\$568.95
\$870.13
\$422.96

MAPS

Attached are copies of the aerial, soil, and crop history maps regarding the above-described land.

PHOTOS & DRONE FOOTAGE

Detailed photos and drone footage of the house, barn, other farm buildings, pasture ground, and tillable acres will be available for viewing on our website – stevenekmanlaw.com.

Harlan Grovom died December 11, 2024 at the age of 92. Harlan was known in the area for his award winning Charolais cattle and well-kept farm. Although Harlan did not reside at the house located at the farm, he maintained and kept heat in the house continually. It is in original condition with cottage-style details and hardwood floors throughout. The barn was moved to the farm in the 1970s from the State School in Grafton. It has metal siding and a metal roof. The property includes a machine shed and heated shop. The grounds are beautifully maintained with thousands of oak trees. The 80 across the road has been drain tiled and is included to allow crop and hay land if the buyer desires to continue a cattle operation. The 80 in Section 24 contains tillable acres that are currently planted to approximately 10 acres of corn and 35 acres of grass. All fences are up to date with some newly replaced.



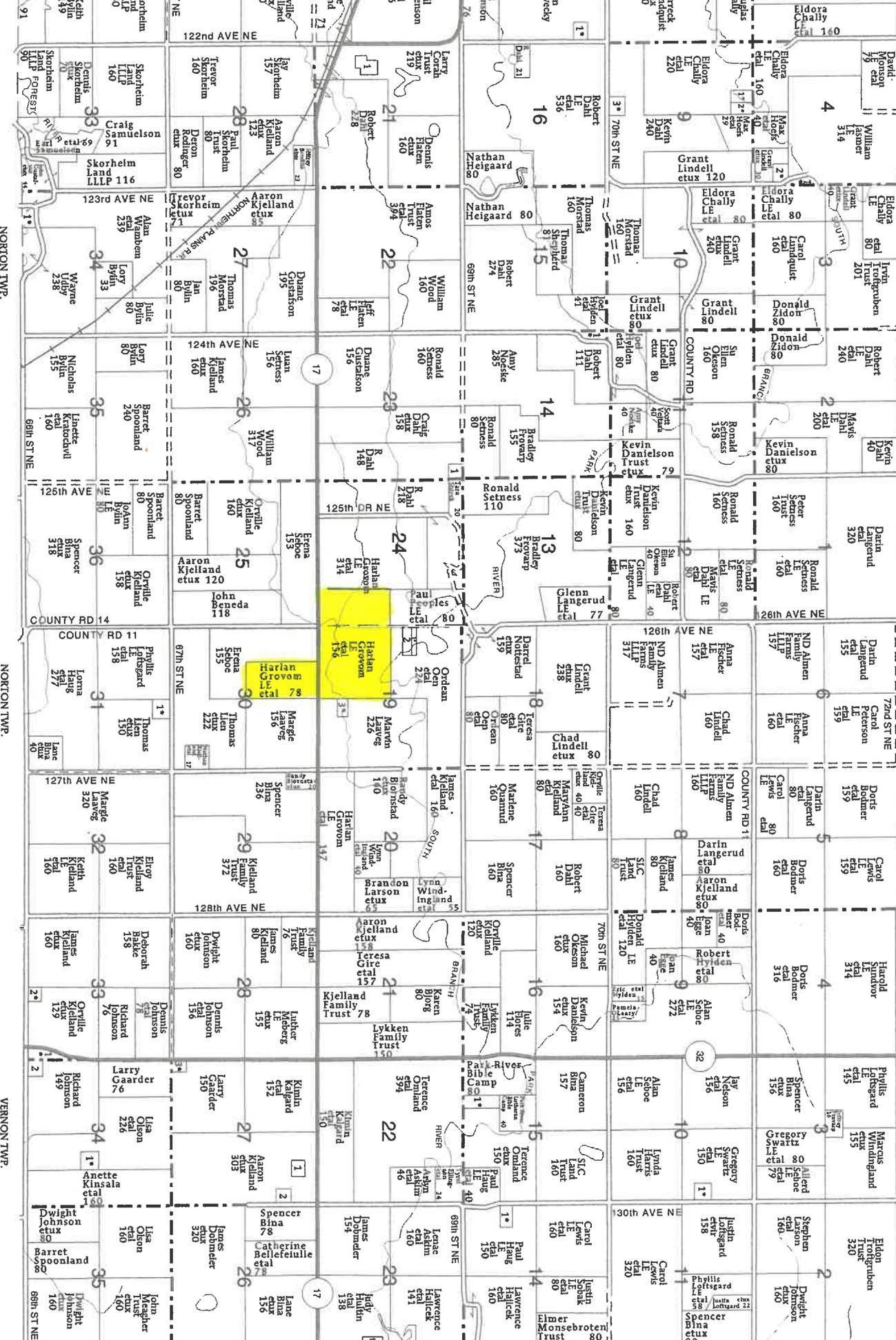
VESTA PLAT

GOLDEN PLAT

(Landowners)

(Landowners)

122nd AVE NE
TIBBER TWP.
123rd AVE NE
124th AVE NE
125th AVE NE
127th AVE NE
128th AVE NE
129th AVE NE
131st /



NORTON TWP.

NORTON TWP.

VERNON TWP.

Aerial Map



Boundary Center: 48° 24' 7.32, -97° 55' 47.02



24-157N-57W
Walsh County
North Dakota



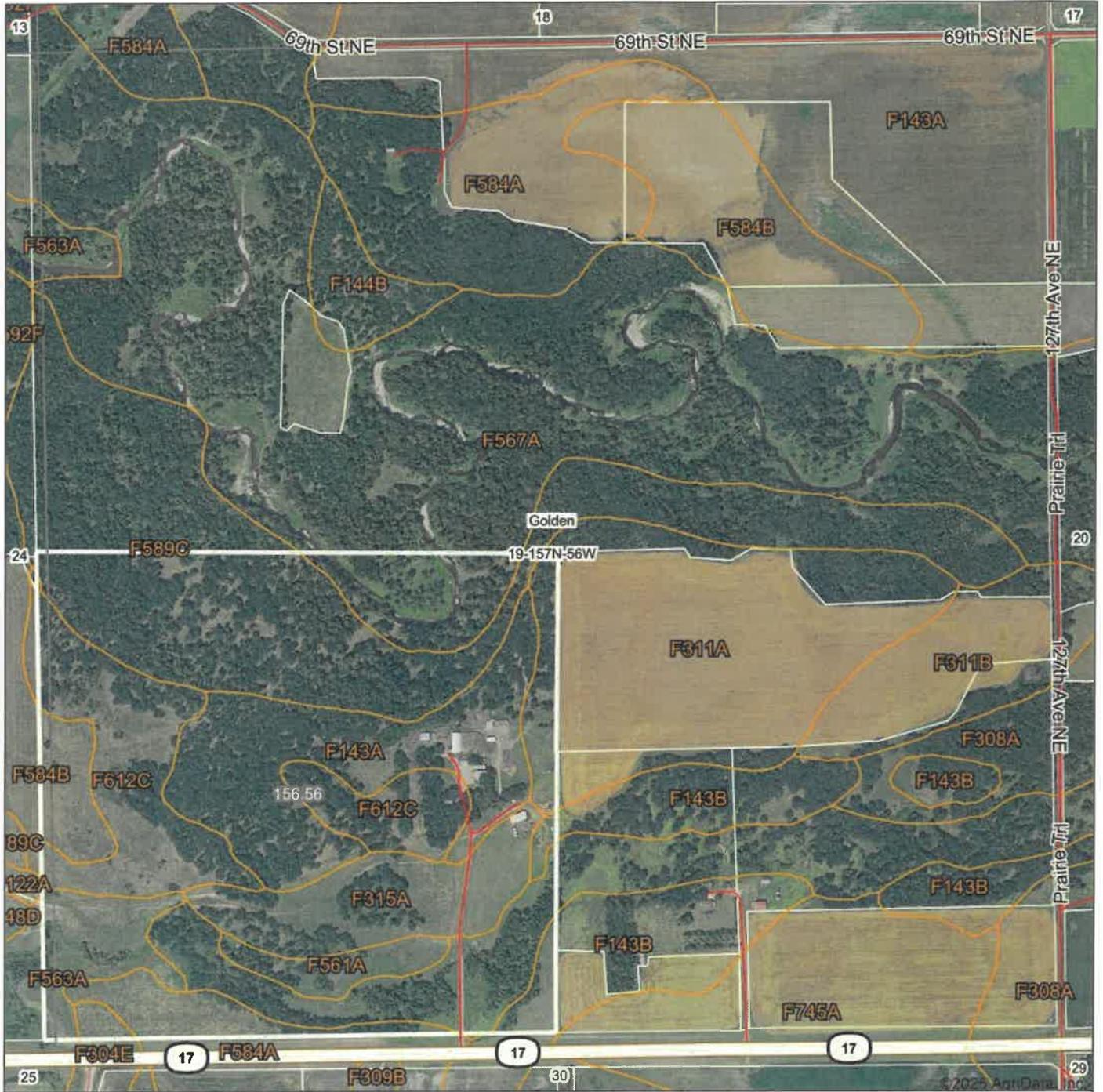
8/27/2025

Maps Provided By:

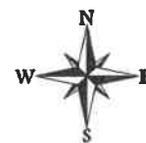
 CUSTOMERIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Boundary Center: 48° 24' 7.53, -97° 55' 18.11



19-157N-56W
Walsh County
North Dakota

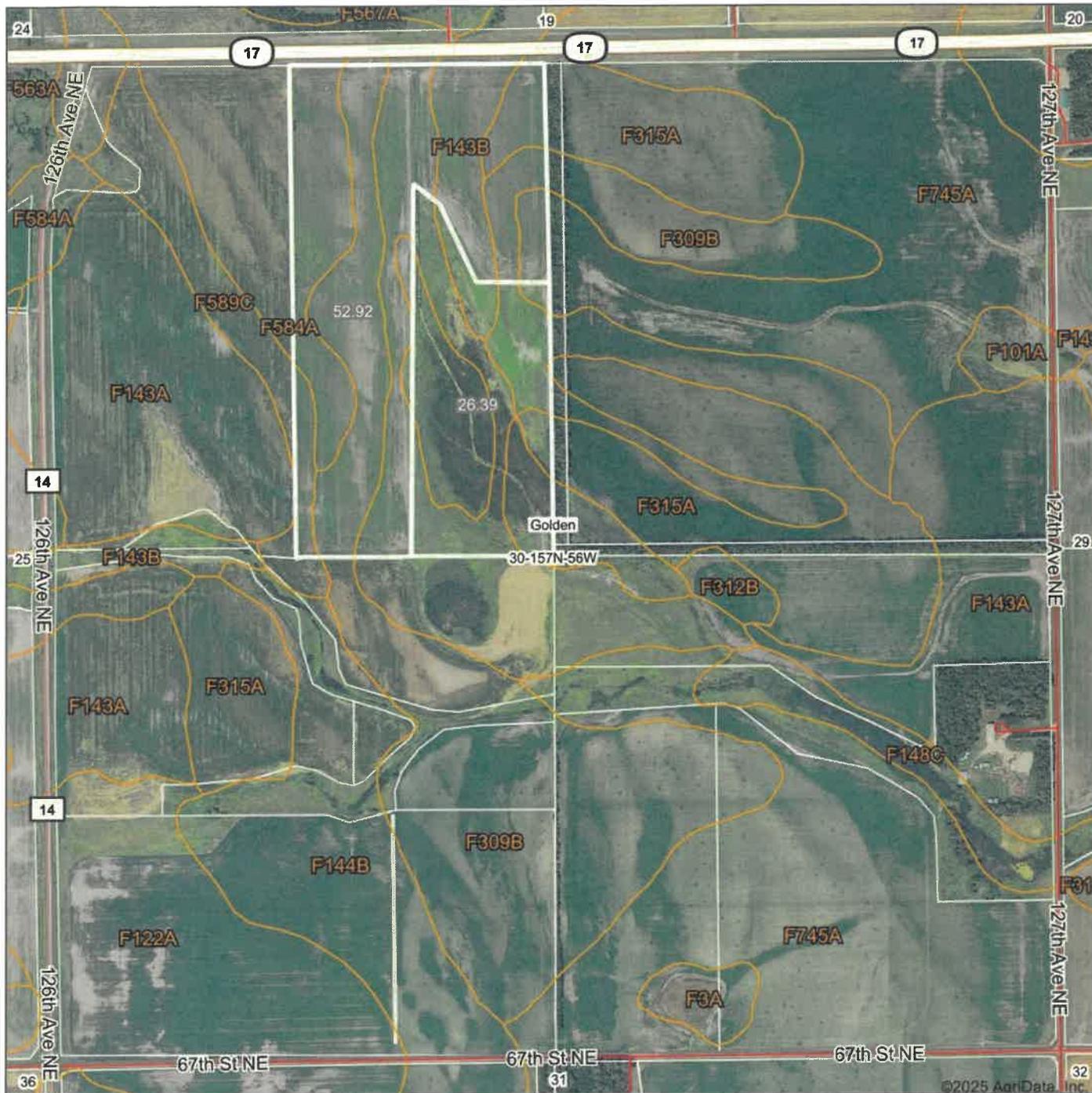
8/27/2025

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 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Boundary Center: 48° 23' 40.4, -97° 55' 8.23



30-157N-56W
Walsh County
North Dakota



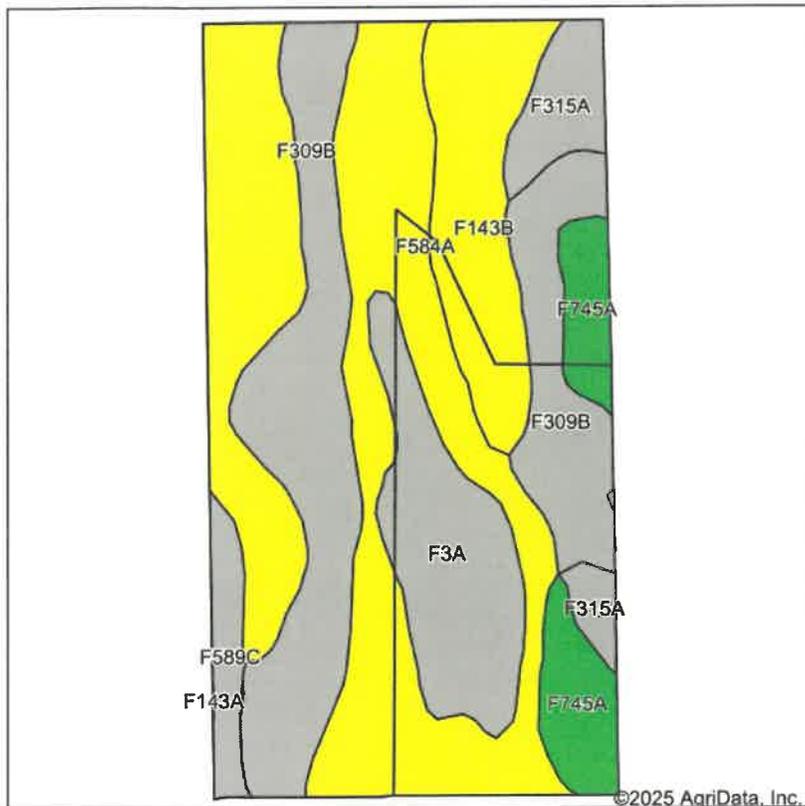
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8/27/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Walsh**
 Location: **30-157N-56W**
 Township: **Golden**
 Acres: **79.31**
 Date: **8/27/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: ND099, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F584A	Edgeley loam, 0 to 2 percent slopes	30.17	38.0%		Ile	77	42
F309B	Brantford-Vang loams, 2 to 6 percent slopes	20.22	25.5%		IIle	52	35
F3A	Parnell silty clay loam, 0 to 1 percent slopes	8.98	11.3%		Vw	25	12
F143B	Barnes-Svea loams, 3 to 6 percent slopes	8.72	11.0%		Ile	75	53
F745A	Lankin loam, 0 to 2 percent slopes	5.22	6.6%		IIc	87	56
F315A	Vang-Brantford loams, 0 to 2 percent slopes	3.78	4.8%		IIs	55	36
F589C	Edgeley-Kloten loams, 6 to 9 percent slopes	2.22	2.8%		IIle	35	39
Weighted Average						63	*n 38.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

4 Year Crop History

Owner/Operator: _____

Date: 8/27/2025

Address: _____

Farm Name: _____

Address: _____

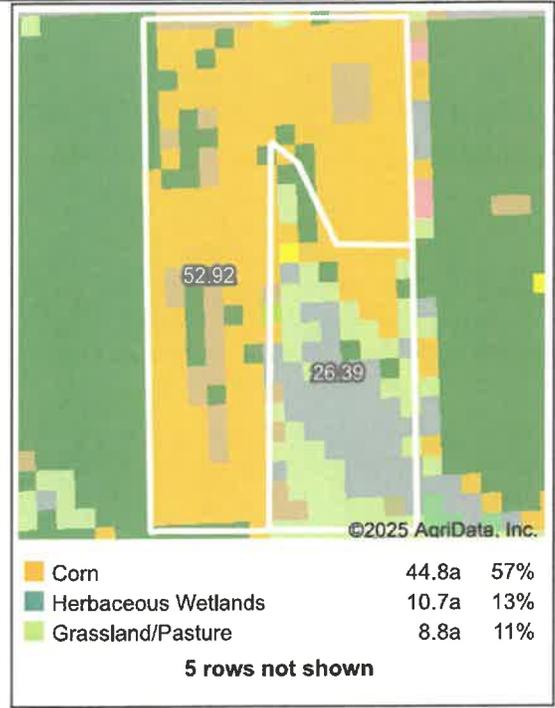
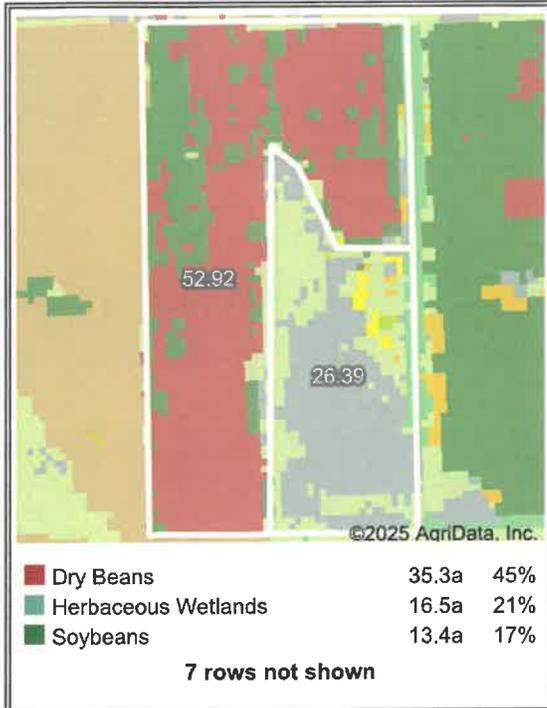
Field ID: _____

Phone: _____

Acct. #: _____

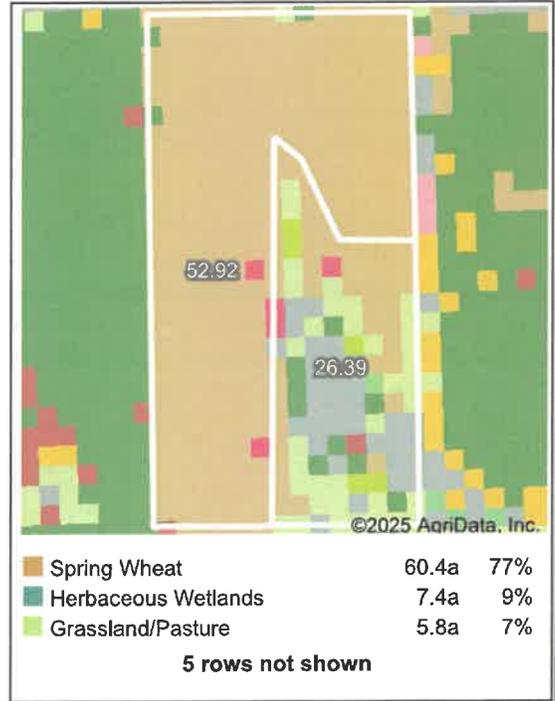
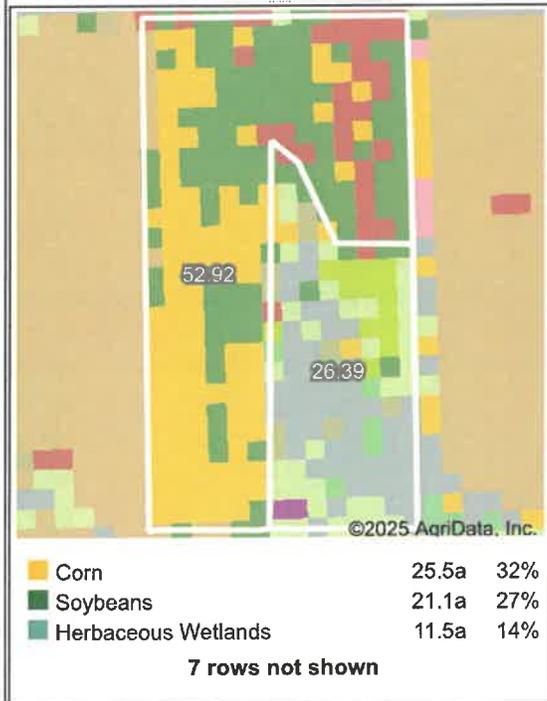
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 48° 23' 40.4, -97° 55' 8.23

State: ND

County: Walsh

Legal: 30-157N-56W Twnshp: Golden

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



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