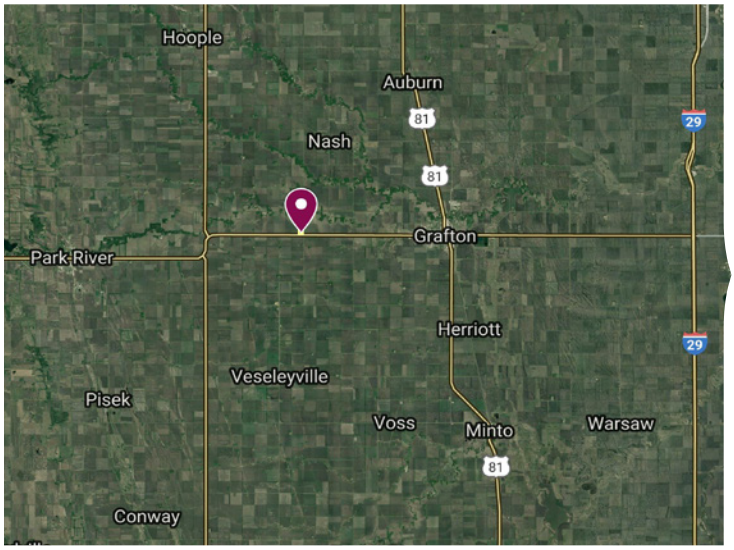
LAND FOR SALE

Walsh County, North Dakota

77.99 +/- Acres in Fertile Township



Map data ©2019 Google, Imagery ©2019 TerraMetrics

LIST PRICE
$447,000

PRIME RED RIVER VALLEY LAND!

LEGAL DESCRIPTION
Walsh County, Fertile Township
E1/2SE1/4 of Section 13, T157 R54

LAND LOCATION
From the intersection of ND Highways 17 and 18 between Grafton and Park River, 3.6 miles east will place you at the southwest corner of the property. Or from the intersection of Hill Avenue and Highway 17 in Grafton, 5.7 miles west will place you at the southeast corner of the property.

ACRES & SHARES LLC
LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com

4200 James Ray Drive, Grand Forks, ND 58202 | (218) 779-1293 | **www.acresandshares.com**

PROPERTY INFORMATION

Parcel #1 – 77.99 acres / 74.54 tillable acres (based on field borders provided by FSA as of 5/21/2008)

FSA INFORMATION

FSA Information for both parcels combined:

CROP	BASE (acres)	YIELD (bushels)
Wheat	22.62	61
Flax	8.13	149
Barley	13.97	34

2018 REAL ESTATE TAXES

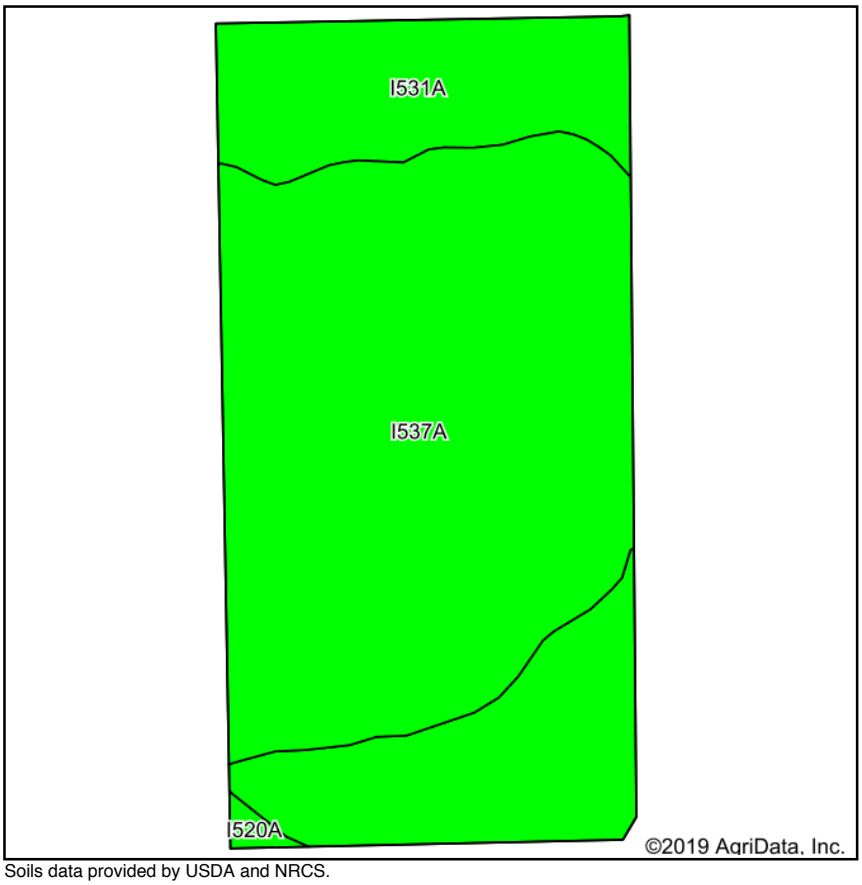
Parcel #1 – $2,694.10
(includes special assessments of $966.22)

BROKER'S COMMENTS

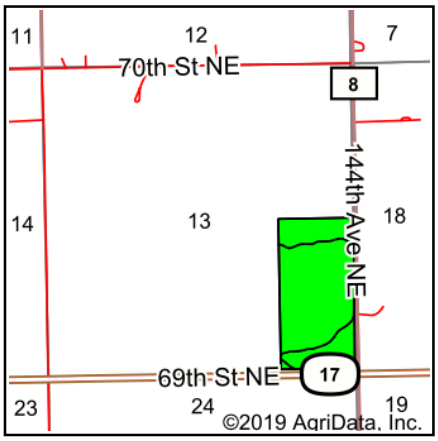
Red River Valley land for sale. Subject to lease for 2019 farming season. Please contact broker for details. Seller reserving 50% of minerals.

Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **North Dakota**
County: **Walsh**
Location: **13-157N-54W**
Township: **Fertile**
Acres: **74.54**
Date: **1/17/2019**

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I537A	Overly silty clay, 0 to 1 percent slopes, fans	49.24	66.1%		IIe	92
I531A	Overly silty clay loam, 0 to 1 percent slopes, fans	24.86	33.4%		IIc	95
I520A	Bearden silty clay loam, levees and splays, 0 to 2 percent slopes	0.44	0.6%		IIe	96
					Weighted Average	**93**

*c: Using Capabilities Class Dominant Condition Aggregation Method

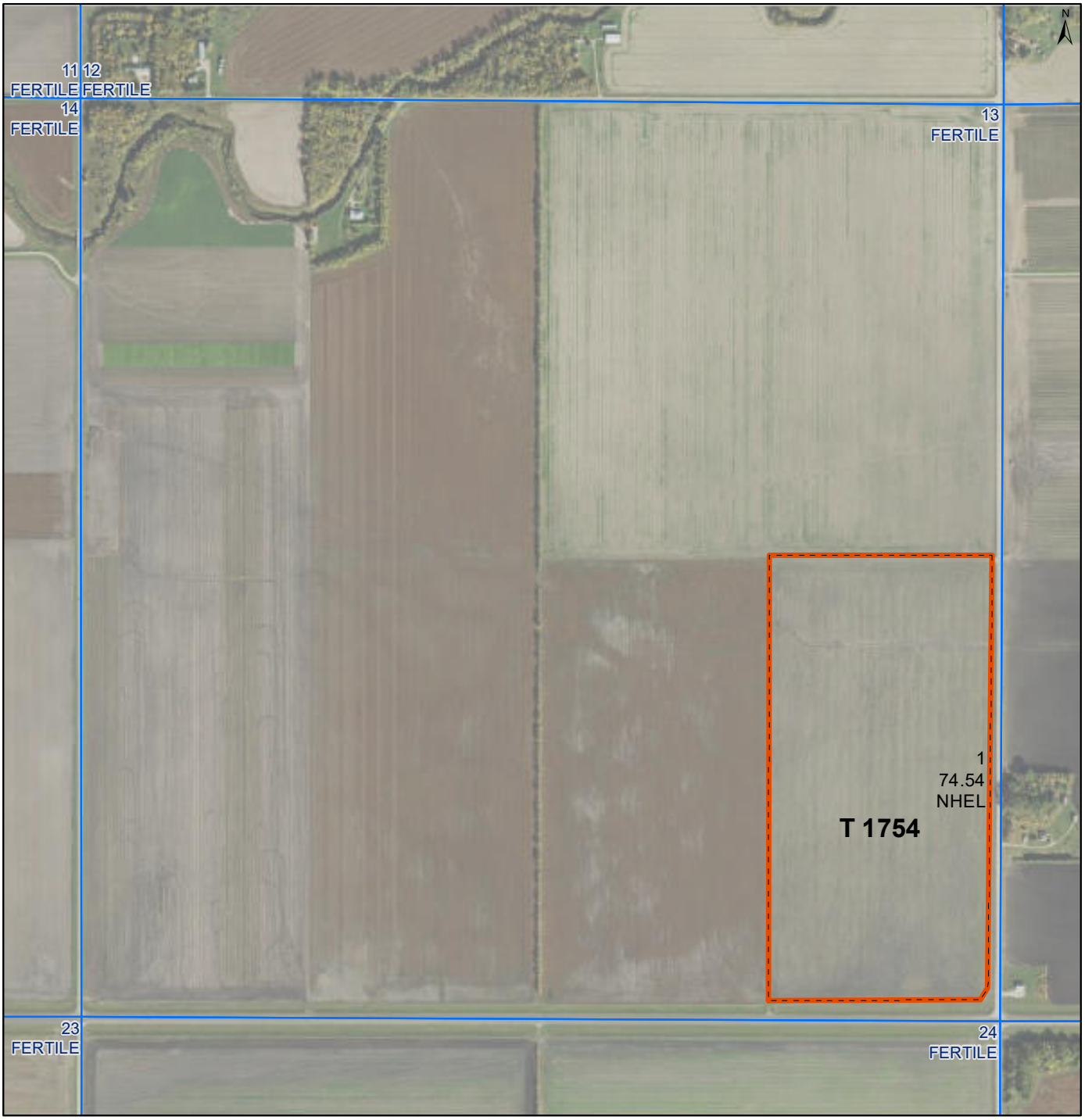
Soils data provided by USDA and NRCS.

AERIAL MAP

United States Department of Agriculture

Walsh County, North Dakota

Farm **10898**



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

2018 Program Year
Map Created April 03, 2018

S13 T157N R54W

0 270 540 1,080 Feet

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