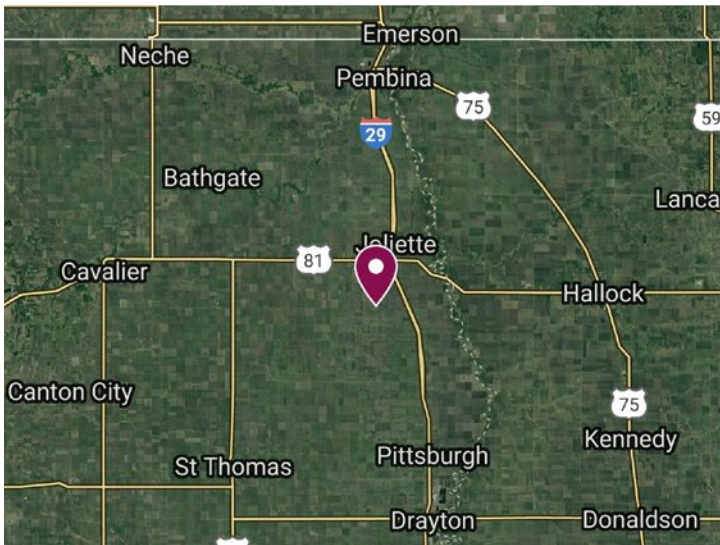


LAND FOR SALE



Pembina County, North Dakota

80 +/- Acres Containing WRP



Map data ©2019 Google, Imagery ©2019 TerraMetrics

LIST PRICE

\$32,000

LEGAL DESCRIPTION

Pembina County, Joliette Township
S1/2SE1/4 of Section 8, T161 R51

LAND LOCATION

Exit Interstate 29 at Mile Marker 200, the southeast corner of the property is approximately 1.75 miles west on 94th St. NE and one mile north on 158th Ave NE. Please note this is a built-up dirt road and may not be passable during or after a rainfall event.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



BROKER'S COMMENTS

79.26 acres are enrolled in the Wetlands Reserve Program (WRP) with 39.28 acres expiring December 14, 2040 and 39.98 acres expiring January 10, 2041. Buyer will have the right to undeveloped recreational use such as hunting, the right to quiet enjoyment, and the right to control public access until expiration of easement. Seller received a one-time upfront easement payment in exchange for a 30-year easement.

2018 REAL ESTATE TAXES

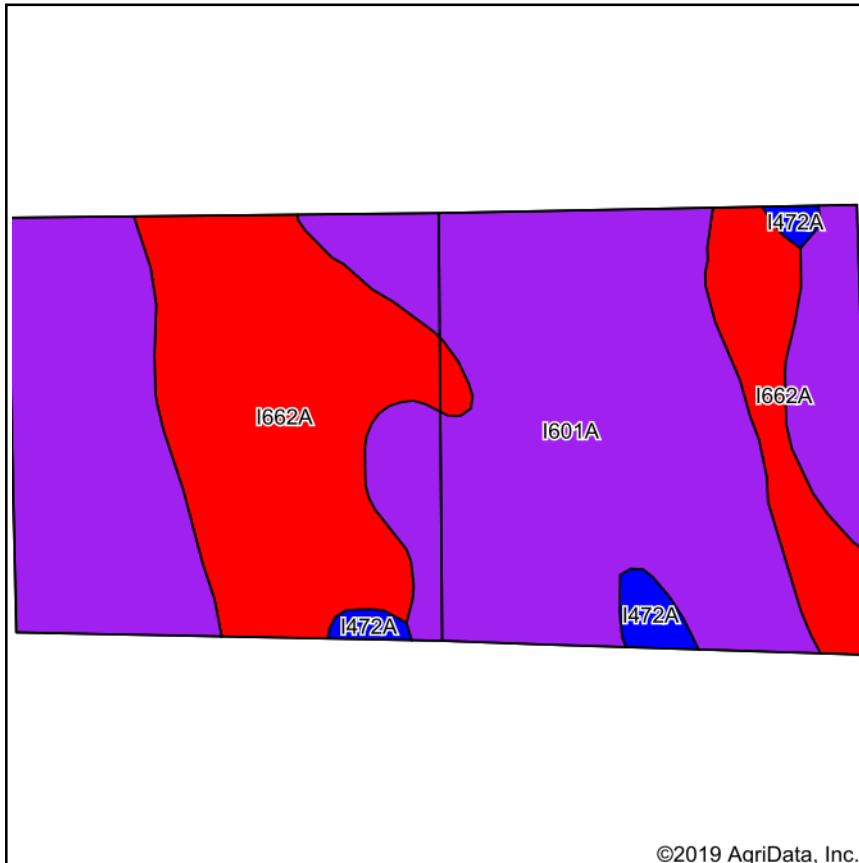
\$984.72 (includes \$800 for Drain #39 Special Assessment)

PROPERTY INFORMATION

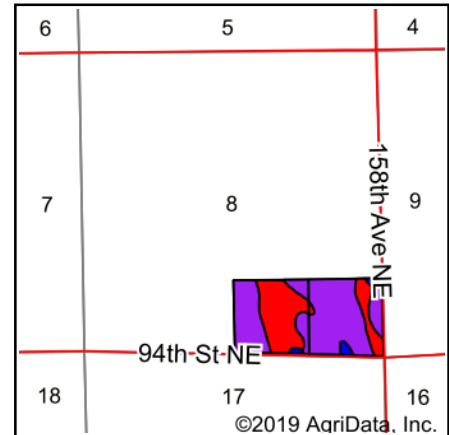
80 acres / 79.26 WRP acres

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: **Pembina**

Location: **8-161N-51W**

Township: **Joliette**

Acres: **79.94**

Date: **7/17/2019**

ACRES & SHARES LLC
LAND. BEET STOCK. BROKERAGE.

Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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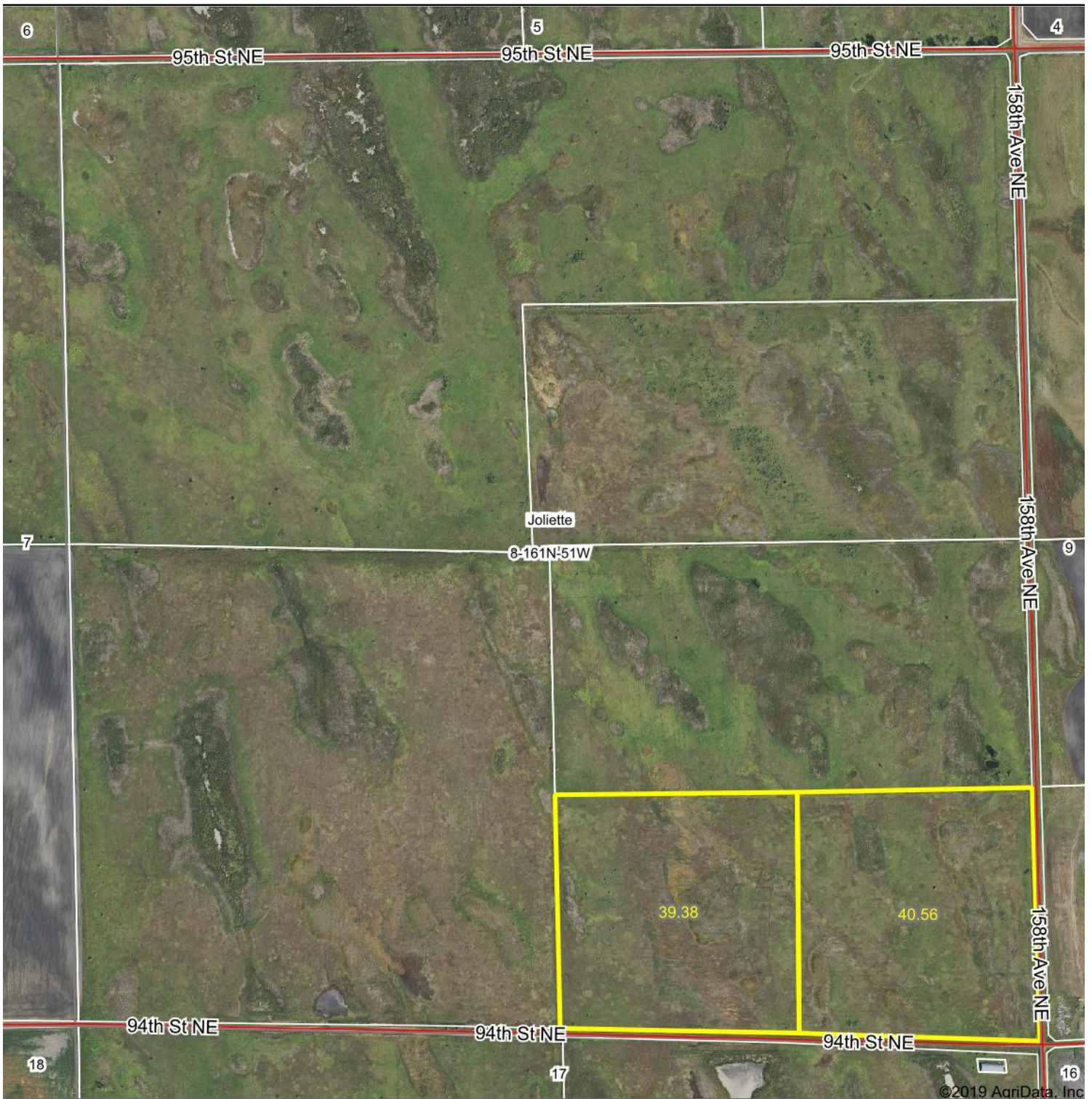


Area Symbol: ND067, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	52.29	65.4%		IIIs	5
I662A	Colvin silt loam, moderately saline, very poorly drained, 0 to 1 percent slopes	25.93	32.4%		IVs	3
I472A	Perella silty clay loam, 0 to 1 percent slopes	1.72	2.2%		IIw	8
Weighted Average						46.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

AERIAL MAP



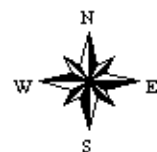
ACRES & SHARES LLC
LAND. BEET STOCK. BROKERAGE.

Map Center: 48° 46' 55.86, -97° 15' 39.99

0ft 860ft 1719ft

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8-161N-51W
Pembina County
North Dakota



7/17/2019

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