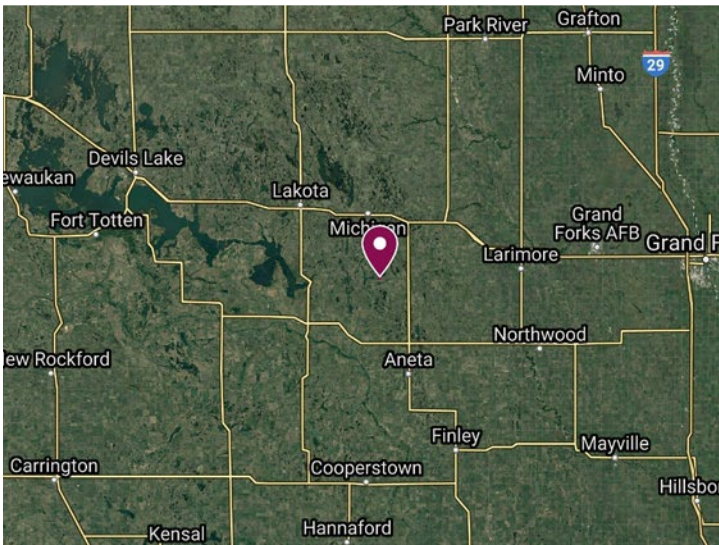


LAND FOR SALE



Nelson County, North Dakota

159 +/- Acres in Melvin Township Containing CRP



Map data ©2020 Google, Imagery ©2020 TerraMetrics

LIST PRICE

\$235,000

LEGAL DESCRIPTION

Nelson County, Melvin Township
NE1/4 Section 21, T151 R58

LAND LOCATION

From the intersection of U.S. Highway 2 and N.D. Highway 35 at Michigan, eight miles south on N.D. Highway 35, one mile east on Nelson County Highway 4, one mile south on 116th Avenue NE and a half mile east will place you at the northwest corner of the property.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



PROPERTY INFORMATION

159 acres / 152.73 FSA cropland acres including
143.11 CRP acres

BROKER'S COMMENTS

Strong income producing property with nice CRP income stream (\$72.46/acre) through fall 2027. This farm has a solid soil profile for the area with a 65 PI (Productivity Index) and majority of Class II soils. Located in Prairie Pothole region of North Dakota, it also has good hunting appeal. Seller reserving 100% of minerals. No U.S. Fish & Wildlife Easements.

2019 REAL ESTATE TAXES

\$1,033.18

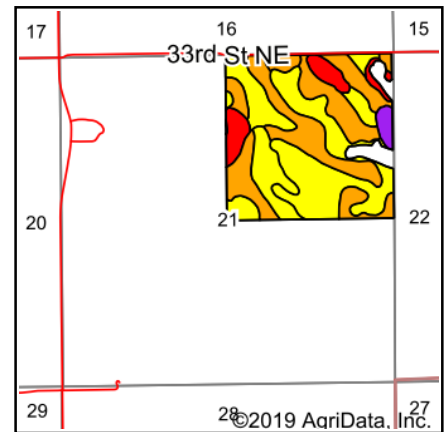
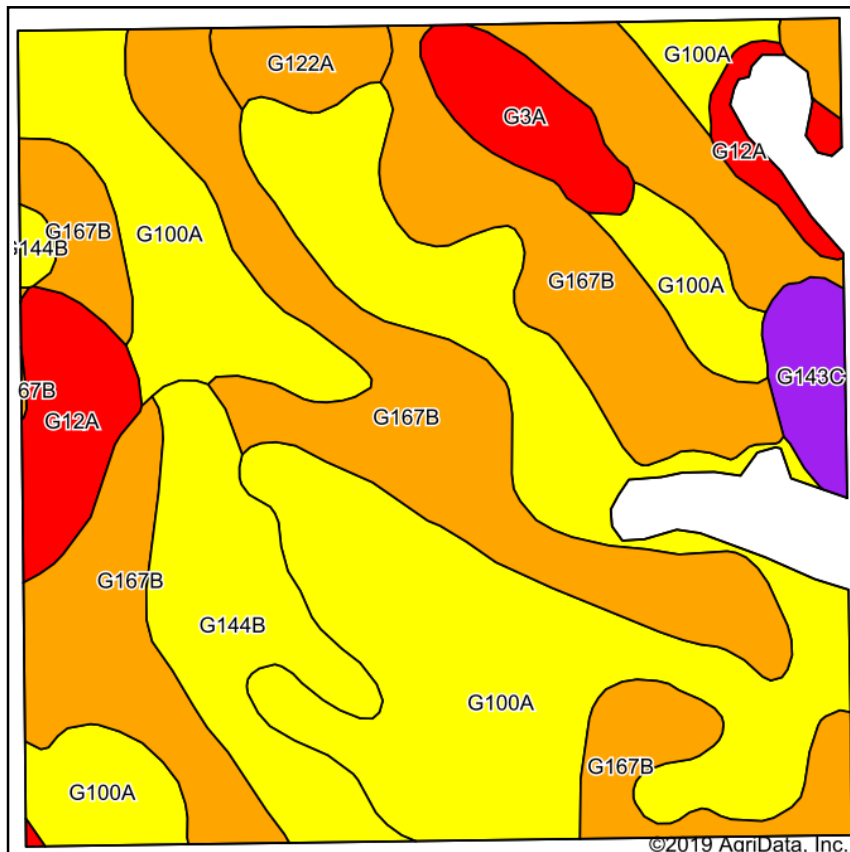
FSA INFORMATION

143.1 acres enrolled in Conservation Reserve Program (CRP) until September 30, 2027 at \$72.46 rental rate per acre with an annual contract payment of \$10,370.

CROP	BASE (acres)	YIELD (bushels)
Wheat	9.6	29

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



State: **North Dakota**
County: **Nelson**
Location: **21-151N-58W**
Township: **Melvin**
Acres: **152.72**
Date: **1/20/2020**

ACRES & SHARES LLC
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Maps Provided By:
surety®
CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND063. Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	63.34	41.5%		Ile	64
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	57.88	37.9%		Ile	73
G144B	Barnes-Buse loams, 3 to 6 percent slopes	12.95	8.5%		IIIe	69
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	7.61	5.0%		IVw	31
G3A	Parnell silty clay loam, 0 to 1 percent slopes	4.71	3.1%		Vw	25
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3.29	2.2%		IVe	55
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	2.94	1.9%		IIc	79
Weighted Average						65.1

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

AERIAL MAP



- Common Land Unit**
- CRP
 - Tract Boundary
 - Non-Cropland
 - Cropland
 - PLSS

- 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

2020 Program Year

Map Created January 07, 2020

S21 T151N R58W



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