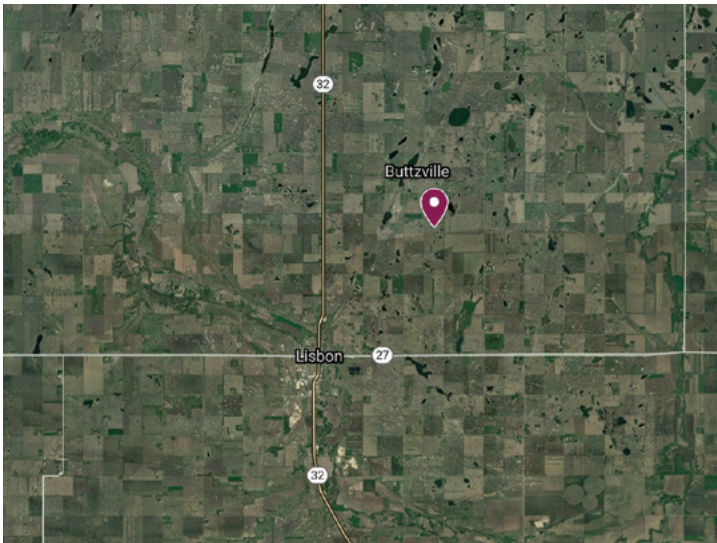


# LAND AUCTION



## Ransom County, North Dakota

200 +/- Deeded Acres in Casey Township



Map data ©2021 Google, Imagery ©2021 TerraMetrics

### AUCTION DATE

Online auction starting on Tuesday, March 23, 2021 at 10:00 AM and ending with a soft closing by 2:00 PM on Thursday, March 25, 2021. Selling in one tract.  
Bid at [www.rdauction.hibid.com](http://www.rdauction.hibid.com).

### LEGAL DESCRIPTION

E½ of the SW¼ Sec. 20 T-135-N R-55-W; & the E½ of the W½ of the SW¼ Sec. 20 T-135-N R-55-W; & the S½ of the SE¼ Sec, 20 t-135-N R-55-W

### LAND LOCATION

4 miles north of Lisbon, ND on Hwy 32; 2 east; & ½ mile south.

**ACRES & SHARES** LLC  
LAND. BEET STOCK. BROKERAGE.

**DALE HAUGEN** / Agent  
[dale.haugen@acresandshares.com](mailto:dale.haugen@acresandshares.com)



## LAND INFO



### BROKER'S COMMENTS

Tract has 200 deeded acres.  
Approximately 190+/- cropland.  
Remaining acres are sloughs. These acres are approximate because the W $\frac{1}{2}$  of W $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec. 20 T-135 R-55 is excluded from the sale.

### REAL ESTATE TAXES

**Approximate 2020 Real Estate Taxes: \$2,217.14** (\$11.09 per acre). Seller will be responsible for 2020 and previous real estate taxes. Buyer will be responsible for 2021 real estate taxes & subsequent years.

### FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Corn	39.01	72
Soybeans	52	38
Barley	12.8	43
Wheat	80.5	63
Oats	15.6	58

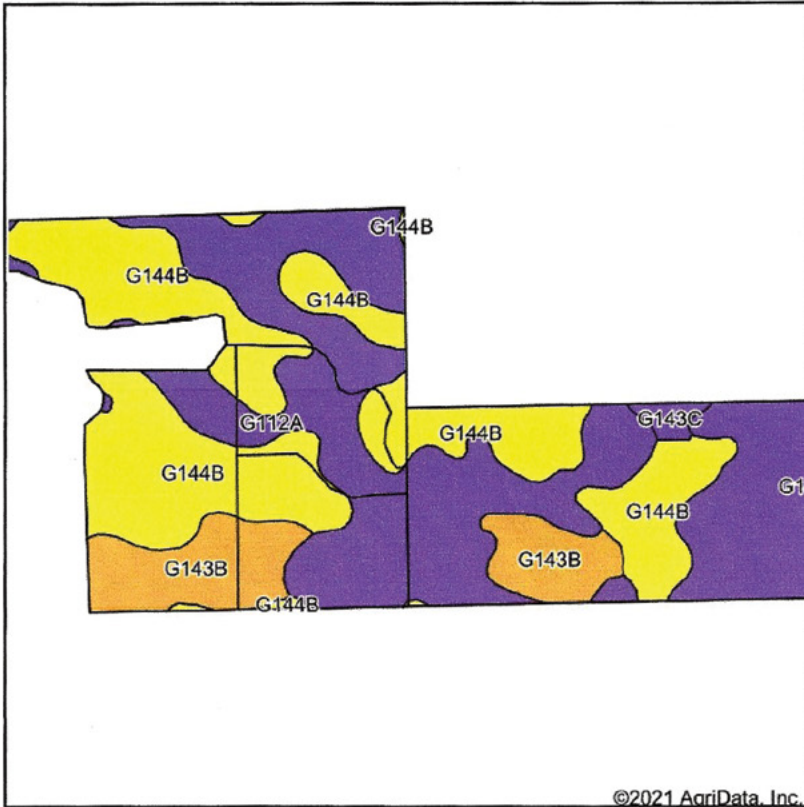
Disclosure: Information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested buyers should complete personal due diligence regarding the property. Base acres & yields are approximate because it was split out.

**Terms:** The high bidder agrees to enter into a written Purchase Agreement, either in person or electronically, within 24 hours. There will be a 10% down payment due within 24 hours either wired or in person. All mineral rights that Seller owns will go to the Buyers. Cost of closing will be split 50/50 between Buyer & Seller. Buyers will be solely responsible for their own loan fees or survey, if any.

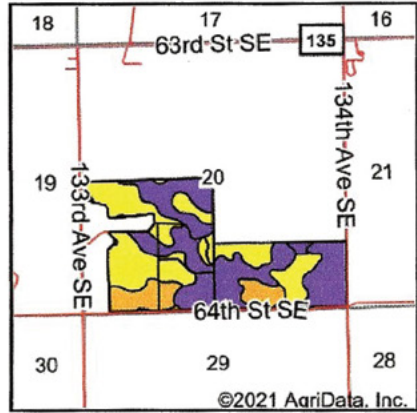
— Jerry Hiegelke Estate



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Ransom**  
 Location: **20-135N-55W**  
 Township: **Casey**  
 Acres: **201.47**  
 Date: **2/24/2021**

**ACRES & SHARES**<sup>LLC</sup>  
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:  
**surety**<sup>®</sup>  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: ND073, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	93.64	46.5%		IIw	4340	58
G144B	Barnes-Buse loams, 3 to 6 percent slopes	81.36	40.4%		IIIe	2842	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	24.63	12.2%		IIe	3034	75
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	1.84	0.9%		IVe	2768	55
<b>Weighted Average</b>						<b>3561</b>	<b>64.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# AERIAL MAP

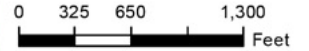


**Ransom County, North Dakota**



**Farm 6644**

**S20 T135N R55W**  
**2020 Program Year**  
 Map Created May 12, 2020



**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

**Common Land Unit**

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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