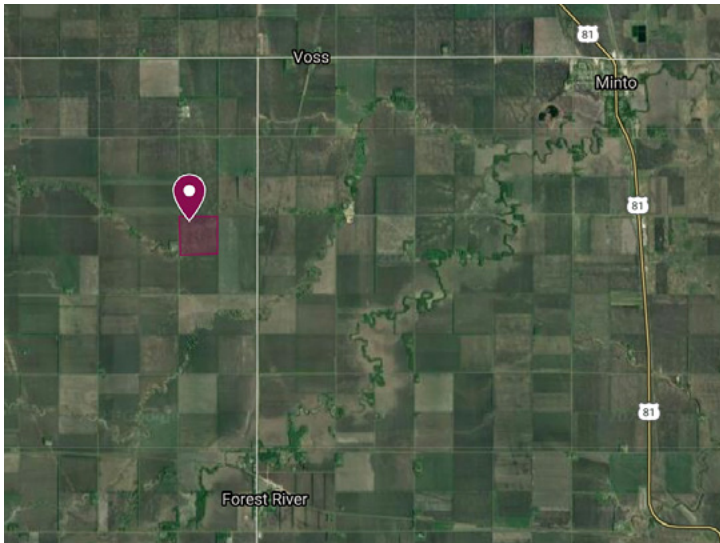


LAND FOR SALE



Walsh County, North Dakota

160 Deeded Acres in Forest River Township



Map data ©2021 Google, Imagery ©2021 TerraMetrics

SEALED BID SALE DEADLINE

1:00 pm (Central Time) Monday, November 8, 2021

LEGAL DESCRIPTION

Walsh County, Forest River Township.
NW1/4 of Section 8, T155 R53

LAND LOCATION

From the intersection of Walsh County Highways 19 and 6 at the south end of Forest River, four miles north on County 6 and one-half mile west on 59th St. NE will place you at the northeast corner of the property.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



PROPERTY INFORMATION

160 deeded acres / 145.26 tillable acres

BROKER'S COMMENTS

Prime Red River Valley farmland! Suitable for sugar beets, potatoes, and edible beans. Productivity Index is 90.6 with more than half of the field consisting of Glyndon silt loam. Seller reserving 50% minerals.

2020 DISCOUNTED REAL ESTATE TAXES

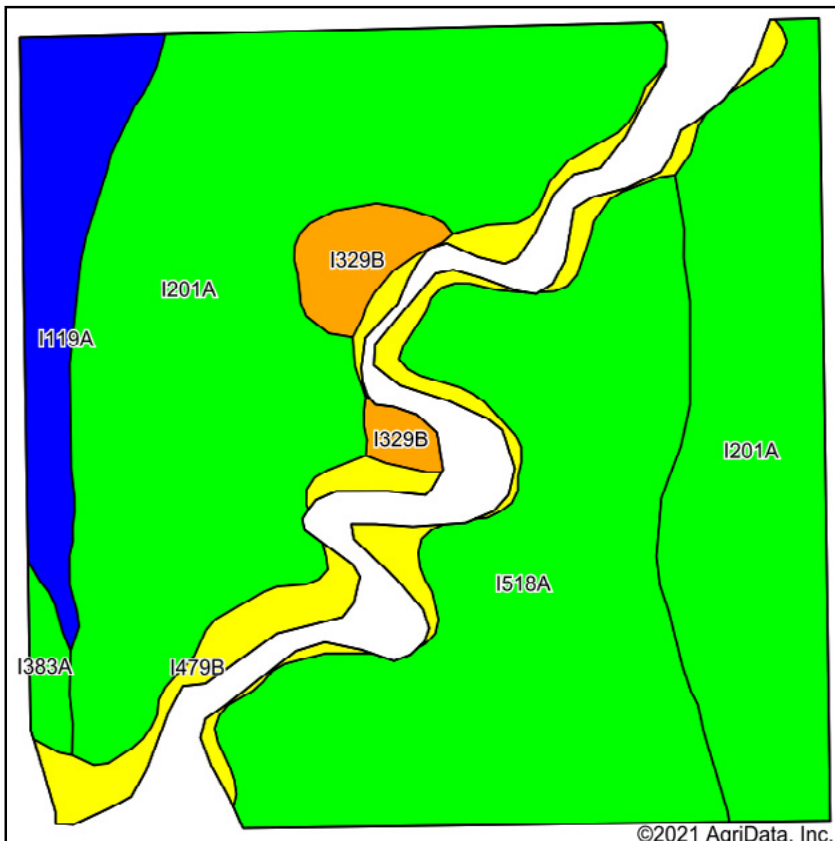
\$2,901.24 (no special assessments)

FSA INFORMATION

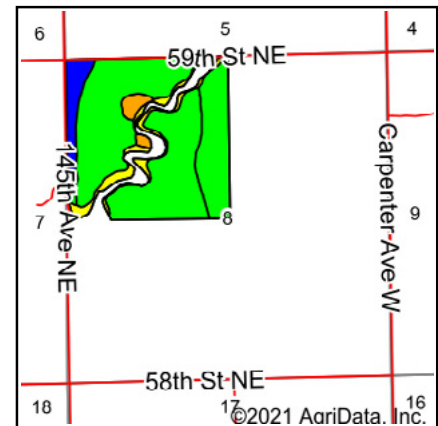
CROP	BASE (acres)	YIELD (bushels)
Wheat	57.6	76
Barley	7.4	53
Corn	0.3	64

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: **8-155N-53W**
Township: **Forest River**
Acres: **146.23**
Date: **7/26/2021**

ACRES & SHARES LLC
LAND. BEET STOCK. BROKERAGE.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	77.77	53.2%		Ile	4298	92
I518A	Overly silt loam, 0 to 2 percent slopes	42.94	29.4%		Ilc	4270	96
I479B	Fairdale-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	10.32	7.1%		Ilc	3064	62
I119A	Bearden silty clay loam, 0 to 2 percent slopes	9.60	6.6%		Ile	4240	90
I329B	Fairdale silt loam, 2 to 6 percent slopes, occasionally flooded	4.07	2.8%		Ile	4119	80
I383A	Overly silty clay loam, 0 to 2 percent slopes	1.53	1.0%		Ilc	4310	96
Weighted Average						4194	90.6

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

AERIAL MAP






Walsh County, North Dakota

Farm 11664



Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 Cropland

Wetland Determination Identifiers

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

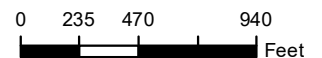
Unless Otherwise Noted:

All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

2021 Program Year

Map Created March 02, 2021

S8 T155N R53W



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). **The imagery displayed on this map was collected in calendar year 2020.**

Sealed Bid Sale

Forest River Township

Walsh County, North Dakota

Legal Description: NW1/4 of Section 8, T155 R53

Bid Process: No oral bidding. Please submit your best offer.

Bid Deadline: 1:00 pm (Central Time) Monday, November 8, 2021.

Bid Submission:

Email: jayson.menke@acresandshares.com

Mail or in person: Acres & Shares, LLC

4200 James Ray Drive, Grand Forks, ND 58202

Terms: Cash sale. No Contingencies. Seller reserving 50% minerals. Seller reserves the right to accept or reject and all offers and modify bidding requirements.

Successful bidder requirements:

Signed Purchase Agreement. Ten (10) percent earnest check.

Closing: Balance due December 22, 2021 at closing. Seller will provide a Warranty Deed and updated abstract of title evidencing marketable title.

Additional contact information:

Jayson Menke

(218) 779-1293

jayson.menke@acresandshares.com

www.acresandshares.com

Sealed Bid Form

The undersigned Bidder proposes and agrees, if Bid(s) below is accepted, to enter into a written Purchase Agreement and tender earnest money in the amount of 10% of the total purchase price. Bidder further acknowledges there is no oral bidding. Seller reserving 50% minerals.

NW1/4 of Section 8, T155 R53

\$_____

Bidder's signature

Date

Bidder's Name_____

Address_____

City/State/Zip_____

Cell Phone_____

Email_____

Bid Process: No oral bidding. Please submit your best offer.

Terms: Seller reserving 50% minerals.

Bid Deadline: No later than 1:00 pm (Central Time) Monday, November 8, 2021.

Bid Submission: Email: jayson.menke@acresandshares.com
 Mail or in person: Acres & Shares, LLC
 4200 James Ray Drive
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Additional contact information:

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