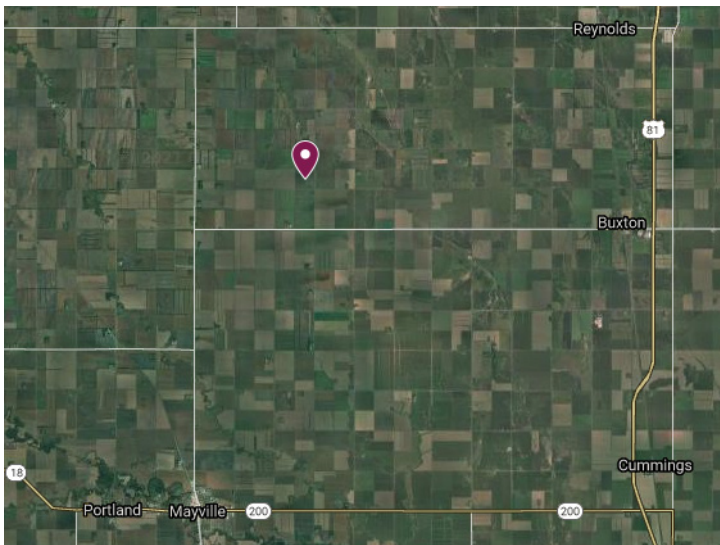


LAND FOR SALE



Trail County, North Dakota

159 Deeded Acres in Morgan Township



Map data ©2021 Google, Imagery ©2021 TerraMetrics

BID DEADLINE

1:00 pm (Central Time) Wednesday, November 10, 2021.

LEGAL DESCRIPTION

Trail County, Morgan Township.
SE1/4 Section 22, T148 R52 (less one acre cemetery in northeast corner)

LAND LOCATION

From the intersection of Interstate 29 and Trail County Highway 21 east of Buxton, 8.4 miles west on County 21 and one mile north will place you at the southeast corner of the property.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



PROPERTY INFORMATION

159 deeded acres / 150.43 tillable acres

BROKER'S COMMENTS

One-third of this property is Glyndon silt loam.

2021 REAL ESTATE TAXES

\$1,790.13 (includes \$338 in special assessments)

FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	71	64
Barley	41.2	44
Soybeans	1.3	33

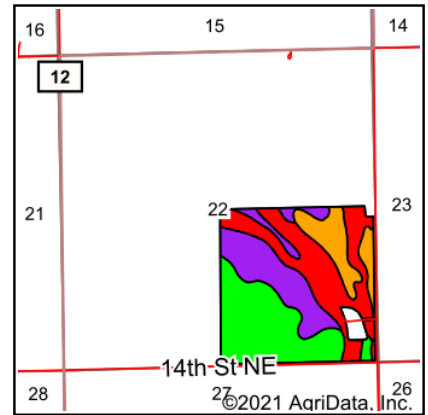
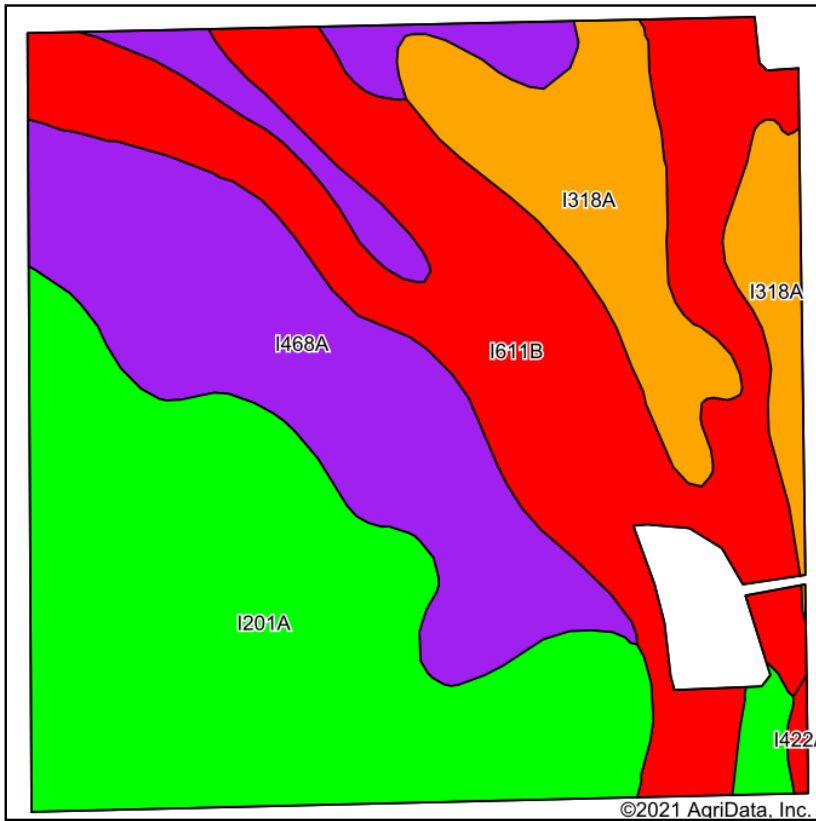
Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

AERIAL MAP



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.

SOIL MAP



State: **North Dakota**
 County: **Trail**
 Location: **22-148N-52W**
 Township: **Morgan**
 Acres: **150.43**
 Date: **9/9/2021**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:
surety®
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 26

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	50.07	33.3%		Ile	4298	92
I611B	Sioux-Arvilla complex, 2 to 6 percent slopes	45.16	30.0%		Vls	1979	29
I468A	Divide loam, 0 to 2 percent slopes	35.31	23.5%		Ils	3970	59
I318A	Borup silt loam, 0 to 1 percent slopes	19.42	12.9%		Ilw	4756	72
I422A	Renshaw loam, 0 to 2 percent slopes	0.47	0.3%		Ille	2495	50
Weighted Average						3578.3	62.6

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

Sealed Bid Sale
Morgan Township
Trail County, North Dakota

Legal Description: SE1/4 of Section 22, T148 R52
(less one acre cemetery in northeast corner)

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

Bid Deadline: 1:00 pm (Central Time) Wednesday, November 10, 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 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

