

# LAND FOR SALE



## Grand Forks County, North Dakota

### 320 +/- Acres in Moraine Township



Map data ©2022 Google, Imagery ©2022 TerraMetrics

#### BROKER'S COMMENTS

Nice opportunity to publicly purchase productive western Grand Forks County farmland with loam soils. Sale is subject to 2023 cash rent lease. Please contact broker for details.

#### PROPERTY INFORMATION

320 acres / 292.34 FSA tillable acres (includes 24.84 CRP acres)\*

*\*Specific information on each parcel included below.*

#### TIMED ONLINE AUCTION

Timed online auction opens on Friday, November 11, 2022 at 8:00 AM and closes on Monday, November 14, 2022 at 4:00 PM. (<https://acresandshares.nextlot.com>)

#### LEGAL DESCRIPTION

Parcel #1: SW1/4 of Section 24, T151N R56W

Parcel #2: NW1/4 of Section 25, T151N R56W

#### LAND LOCATION

From the intersection of ND Highway 18 and Grand Forks County Road 4 at the south end of Larimore, 6 miles west on County Road 4, 2 miles south on 43rd Street and a half-mile west will place you at the southeast corner of Parcel #1 and northeast corner of Parcel #2.

## ACRES & SHARES<sup>LLC</sup>

LAND. BEET STOCK. BROKERAGE.

**JAYSON MENKE** / Broker  
[jayson.menke@acresandshares.com](mailto:jayson.menke@acresandshares.com)



## LAND INFO – PARCEL #1

### PROPERTY INFORMATION

Parcel #1 – 160 deeded acres / 151.5 FSA tillable acres  
(includes 16.8 CRP acres)

### 2021 REAL ESTATE TAXES

Parcel #1 - \$1,194

### BROKER'S COMMENTS

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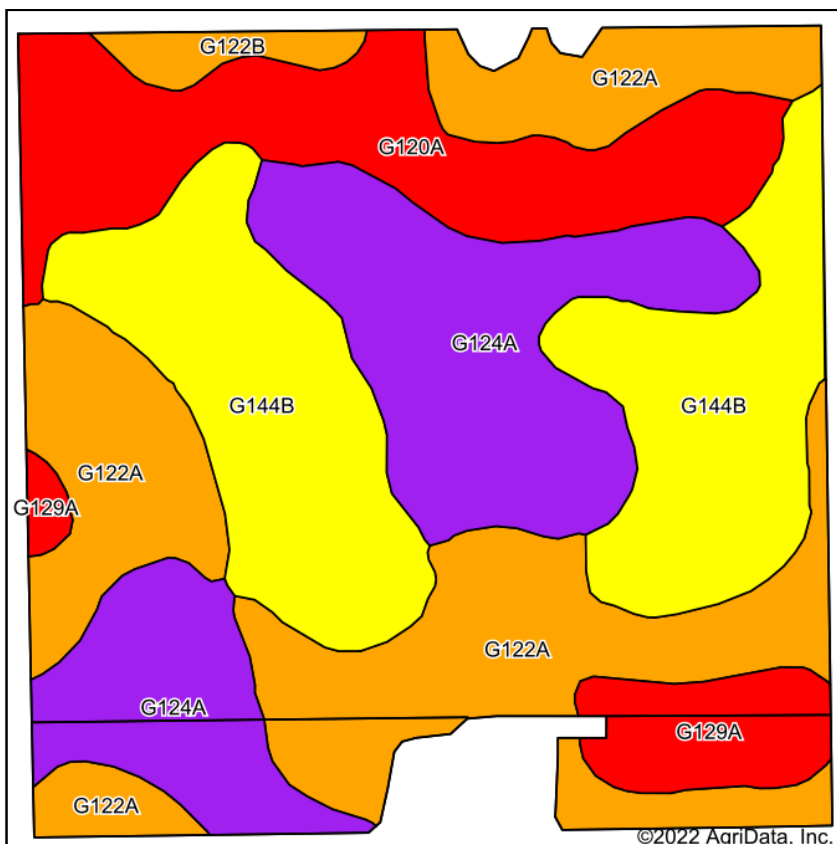
### FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	57.03	54
Corn	3.93	91
Soybeans	50.04	32

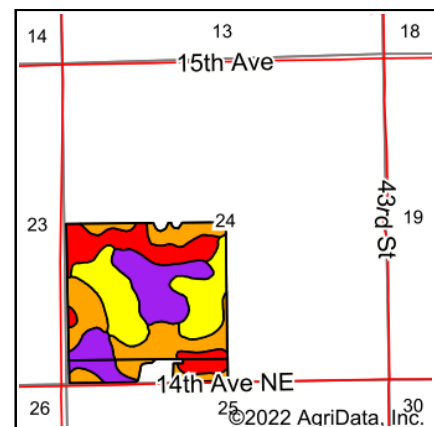
16.8 acres enrolled in Conservation Reserve Program through September 30, 2036, at \$86.47 per acre for an annual payment of \$1,453.

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 – PARCEL #1



Soils data provided by USDA and NRCS.



State: **North Dakota**  
County: **Grand Forks**  
Location: **24-151N-56W**  
Township: **Moraine**  
Acres: **151.45**  
Date: **9/7/2022**

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

Maps Provided By:  
**surety**®  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: ND035, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	43.87	29.0%		IIc	2788	79
G144B	Barnes-Buse loams, 3 to 6 percent slopes	40.17	26.5%		IIIe	2842	69
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	34.90	23.0%		IIIs	2606	58
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	22.77	15.0%		IVw	3974	37
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	7.36	4.9%		IVs	2321	35
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	2.38	1.6%		Ile	2779	72
Weighted Average					2.89	2915.9	62.9

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



# AERIAL MAP - PARCEL #1



United States  
Department of  
Agriculture

Grand Forks County, North Dakota

Farm 11576



**Common Land Unit**

	CRP
	Tract Boundary
	PLSS
	Non-Cropland
	Cropland

## Wetland Determination Identifiers

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

## Unless Otherwise Noted:

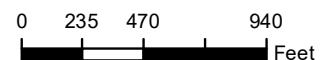
All crops are for grain  
All crops are non-irrigated  
Shares are 100% to Operator

2022 Program Year

Map Created March 15, 2022

**S24 T151N R56W**

Phy Cnty: Grand Forks



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

## LAND INFO – PARCEL #2

### PROPERTY INFORMATION

Parcel #2 - 160 deeded acres / 140.84 FSA tillable acres  
(includes 8.04 CRP acres)

### 2021 REAL ESTATE TAXES

Parcel #2 - \$995.64

### BROKER'S COMMENTS

Nice opportunity to publicly purchase productive western Grand Forks County farmland with loam soils. Sale is subject to 2023 cash rent lease. Please contact broker for details.

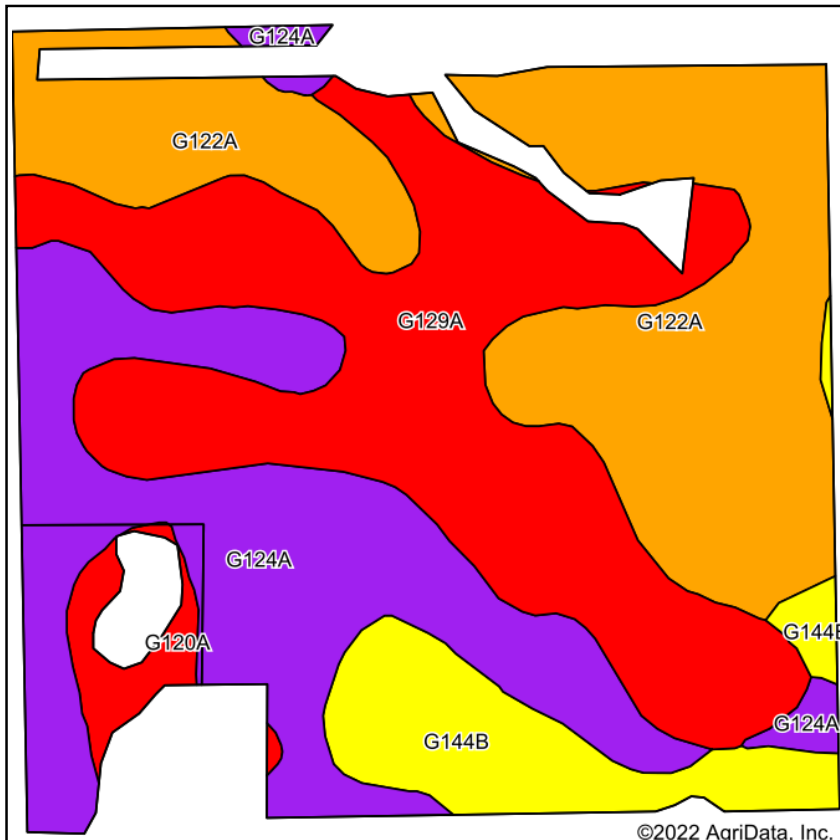
### FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	52.31	54
Corn	3.6	91
Soybeans	45.89	32

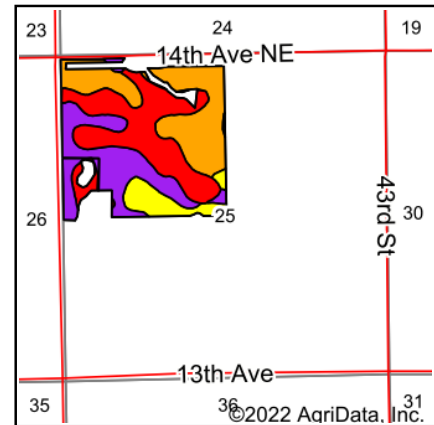
8.04 acres enrolled in Conservation Reserve Program through September 30, 2026, at \$67.79 per acre for an annual payment of \$545.

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 – PARCEL #2



Soils data provided by USDA and NRCS.



State: **North Dakota**  
County: **Grand Forks**  
Location: **25-151N-56W**  
Township: **Moraine**  
Acres: **139.73**  
Date: **9/7/2022**

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

Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Area Symbol: ND035, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	44.71	32.0%		IVs	2321	35
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	43.05	30.8%		IIc	2788	79
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	35.67	25.5%		IIIs	2606	58
G144B	Barnes-Buse loams, 3 to 6 percent slopes	13.00	9.3%		IIle	2842	69
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	3.30	2.4%		IVw	3974	37
Weighted Average					3.04	2625.1	57.6

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

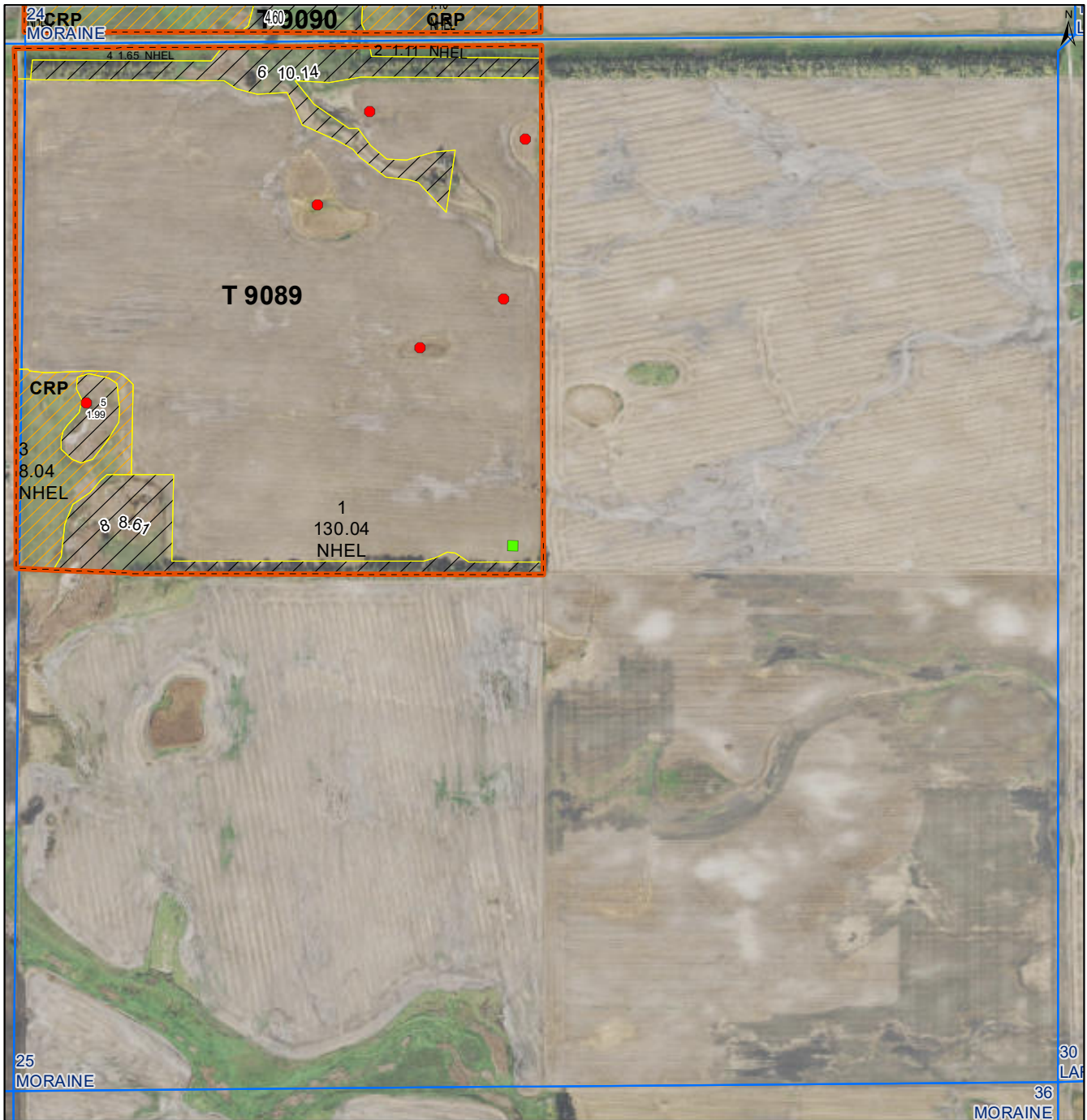
# AERIAL MAP – PARCELS #2



United States  
Department of  
Agriculture

Grand Forks County, North Dakota

Farm 11576



**Common Land Unit**

Non-Cropland

Cropland

CRP

Tract Boundary

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

2022 Program Year

Map Created March 15, 2022

**S25 T151N R56W**

Phy Cnty: Grand Forks

0 235 470 940  
Feet

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# Terms and Conditions

Auction Type:	Timed online auction. Bid(s) placed within last five minutes of auction will extend auction for five minutes. Bid extensions continue and auction will not end until there are no bids for five minutes. If one parcel remains open, all parcels will stay open if the auction is extended.
Bidder Registration:	<a href="http://www.acresandshares.com">www.acresandshares.com</a>
Auction Open:	8:00 am (Central Time) Friday, November 11, 2022.
Auction Close:	1:00 pm (Central Time) Monday, November 14, 2022.
Terms:	Cash sale. No Contingencies including financing. Property is being sold "AS IS, WHERE IS." Sellers reserve the right to accept or reject any and all bids and modify bidding requirements. Subject to 2023 cash rent lease. Contact broker for details.
Real Estate Taxes:	Seller will pay 2022 real estate taxes. Buyer is responsible for all future taxes.
Possession:	Upon 2023 lease expiration.
Minerals:	Seller is reserving 50% of all mineral rights, if any.
CRP:	A portion of the property is subject to a Conservation Reserve Program (CRP) contract. The CRP payment from October 1, 2022, through closing shall be prorated 50% Seller / 50% Buyer. Buyer will receive future CRP payments. The Buyer agrees that Buyer will do all things necessary to keep the property qualified under that CRP contract and shall indemnify the Seller for any amounts that the Seller must repay under the contract if the Buyer takes the property out of the CRP program or the contract is otherwise terminated due to action or non-action of the Buyer.
Agency Disclosure:	Acres & Shares, LLC is representing the Seller. Any Buyer representation will be at Buyer's expense.
Buyer Due Diligence:	Buyer has completed Due Diligence prior to the auction and is not relying on any statements made by the Seller or Seller's broker except those contained in the auction marketing materials.
Successful Bidder:	Signed Purchase Agreement(s) within 24 hours. Ten (10) percent earnest money provided by check or wire.
Closing:	December 22, 2022. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty Deed(s) and updated abstract(s) of title evidencing marketable title. The Title Team closing fee will be split 50% Buyer / 50% Seller. Buyer responsible for fees associated with financing.
Updated Information:	Please check <a href="http://acresandshares.com">acresandshares.com</a> for any brochure updates.