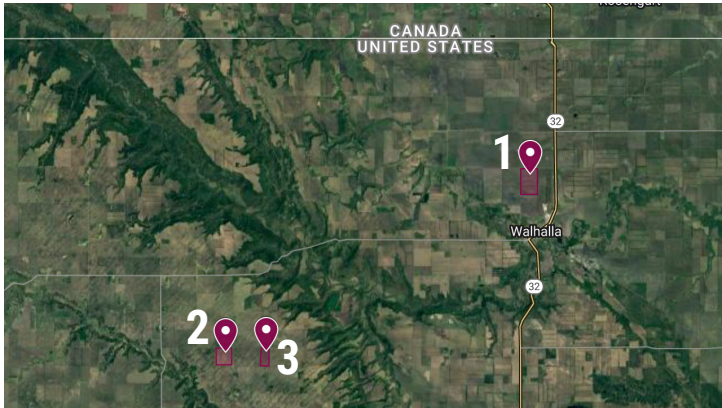


LAND FOR SALE



Pembina & Cavalier Counties, North Dakota

474 +/- Acres in Walhalla & Loam Townships



Map data ©2022 Google, Imagery ©2022 TerraMetrics

BROKER'S COMMENTS

Great opportunity to buy productive farmland in areas where not much land is sold publicly!

PROPERTY INFORMATION

474 deeded acres
**Specific information on each parcel included below.*

TIMED ONLINE AUCTION

Timed online auction opens on Wednesday, November 2, 2022 at 8:00 AM and closes on Thursday, November 3, 2022 at 4:00 PM. (<https://acresandshares.nextlot.com>)

LAND LOCATION

Specific information on location for each parcel included below.

LEGAL DESCRIPTION

Pembina County, Walhalla Township

Parcel #1: NW1/4 & N1/2SW1/4 of Section 17, T163N R56W

Cavalier County, Loam Township

Parcel #2: NE1/4 of Section 11, T162N R58W

Parcel #3: E1/2NE1/4 of Section 12, T162N R58W

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO – PARCEL #1

PROPERTY INFORMATION

Parcel #1 – 234 deeded acres / 212.08 FSA tillable acres

2021 REAL ESTATE TAXES

(includes \$234 specials assessments)

Parcel #1 - \$2,574.77

LAND LOCATION

From Walhalla, 1 mile north on ND Highway 32 and 1 mile west on 106th Street NE will place you at the northwest corner of the property.

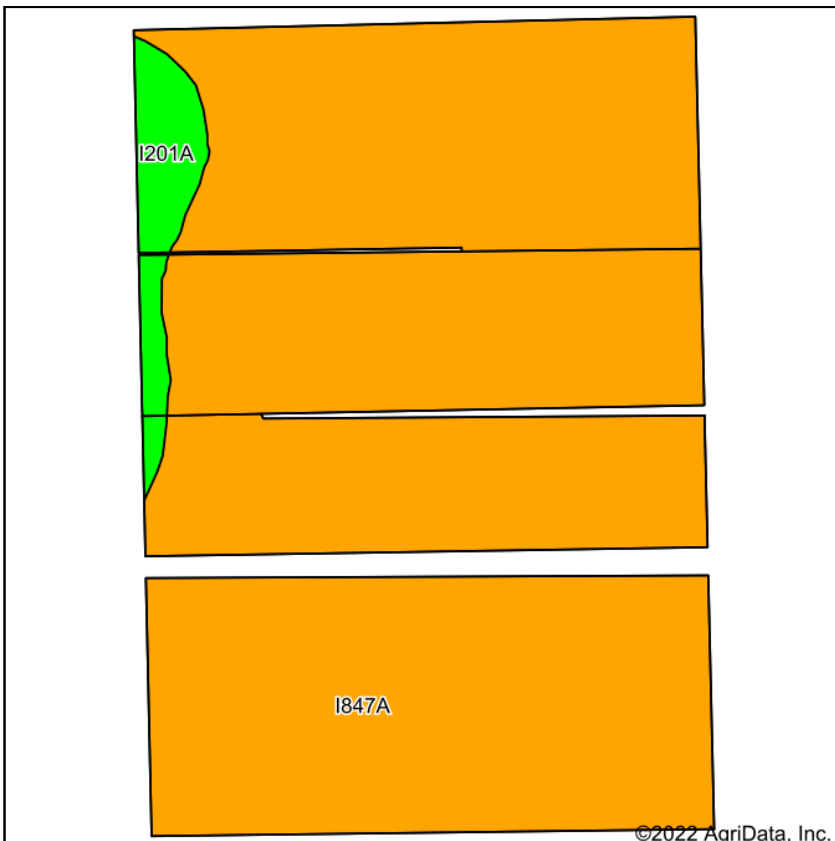
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	144.13	57
Corn	13.12	132
Canola	38.39	1,324 lbs

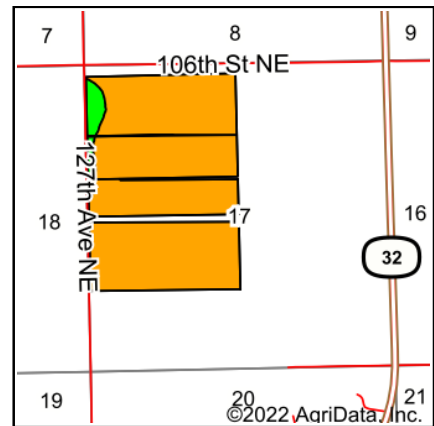
Parcel #1 base acres are estimates based on larger tract.

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: **Pembina**
 Location: **17-163N-56W**
 Township: **Walhalla**
 Acres: **212.08**
 Date: **9/7/2022**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND067, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I847A	Glyndon loamy very fine sand, 0 to 2 percent slopes	203.70	96.0%		IIIe	4030	78
I201A	Glyndon silt loam, 0 to 2 percent slopes	8.38	4.0%		Ile	4298	92
Weighted Average					2.96	4040.6	78.6

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

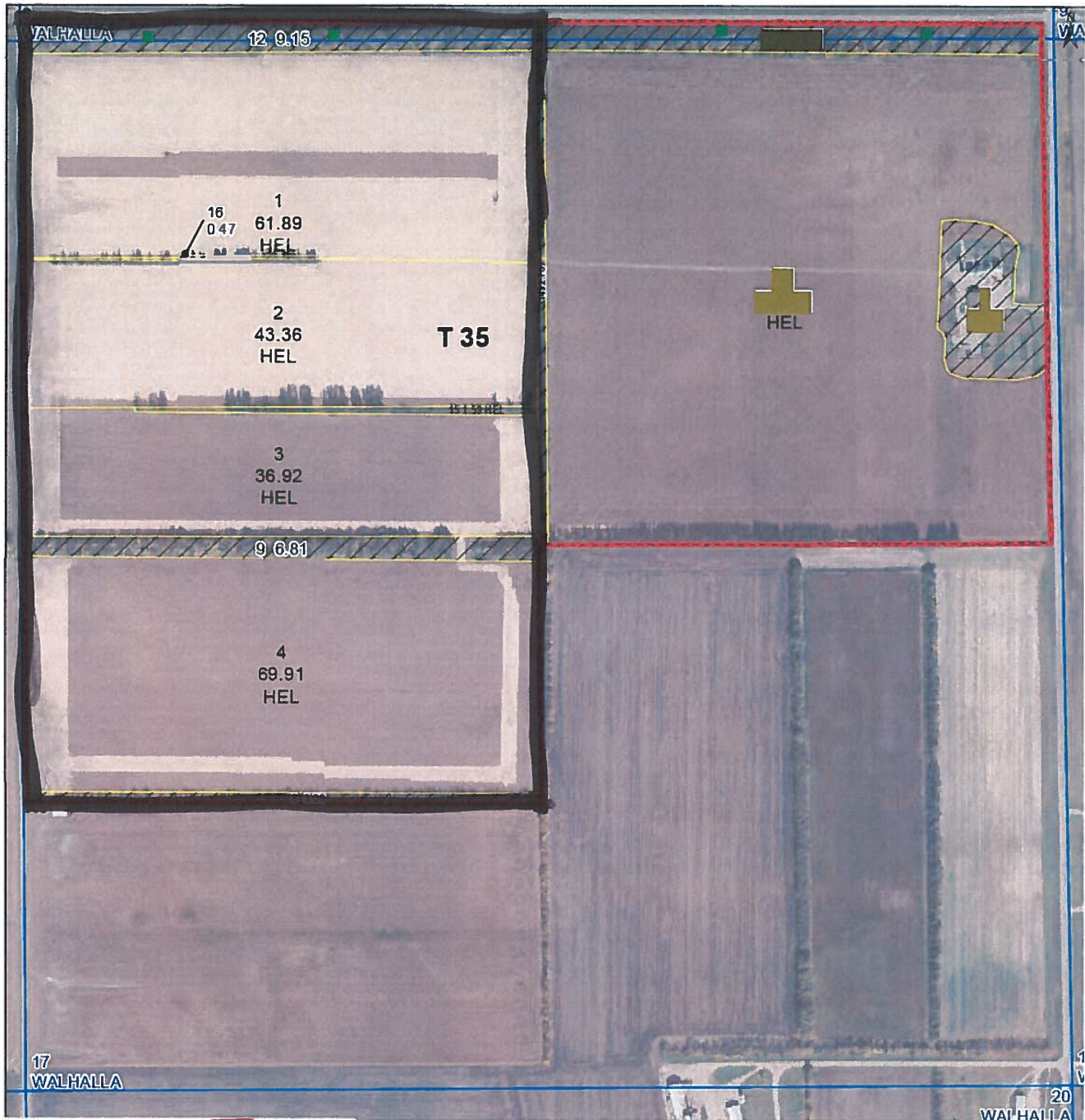
AERIAL MAP - PARCEL #1







United States
Department of
Agriculture

Pembina County, North Dakota

Farm



Common Land Unit  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

2022 Program Year
Map Created April 11, 2022
S17 T163N R56W
Phy Cnty: Pembina

0 235 470 940
Feet

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LAND INFO – PARCEL #2

PROPERTY INFORMATION

Parcel #2 –160 deeded acres / 156.44 FSA tillable acres

2021 REAL ESTATE TAXES

Parcel #2 - \$1,712.20

LAND LOCATION

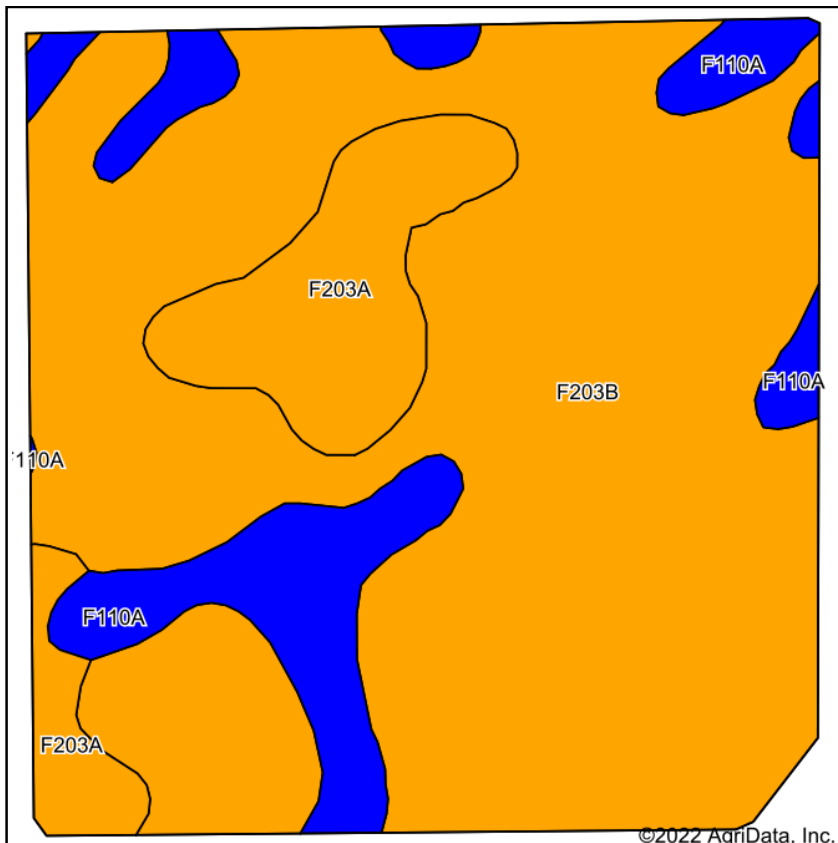
From the intersection of Pembina County Highway 55 (104th Street NE) and ND Highway 32 in Walhalla, 6.3 miles west and south on 104th Street NE and 4.2 miles west on 100th Street NE will place you at the northeast corner of the property.

FSA INFORMATION

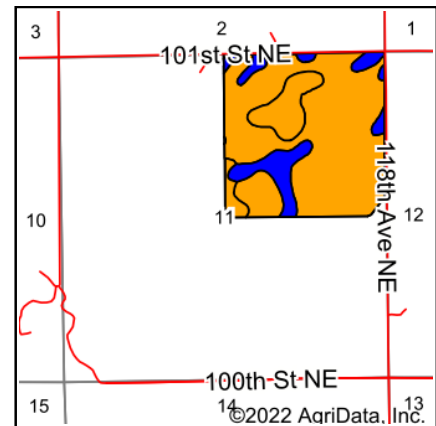
CROP	BASE (acres)	YIELD (bushels)
Wheat	104.06	57
Corn	9.48	132
Canola	27.71	1,324 lbs

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: **Cavalier**
 Location: **11-162N-58W**
 Township: **Loam**
 Acres: **156.44**
 Date: **9/7/2022**

ACRES & SHARES LLC
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Maps Provided By:
surety
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Area Symbol: ND019, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Sunflowers Lbs
F203B	Waukon loam, 3 to 6 percent slopes	118.09	75.5%		Ile	2353	76	
F110A	Suomi, moist-Kelvin complex, 0 to 3 percent slopes	19.62	12.5%		Ils	3880	86	8
F203A	Waukon loam, 0 to 3 percent slopes	18.73	12.0%		Ilc	2351	80	
Weighted Average					2.00	2544.3	77.7	1

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

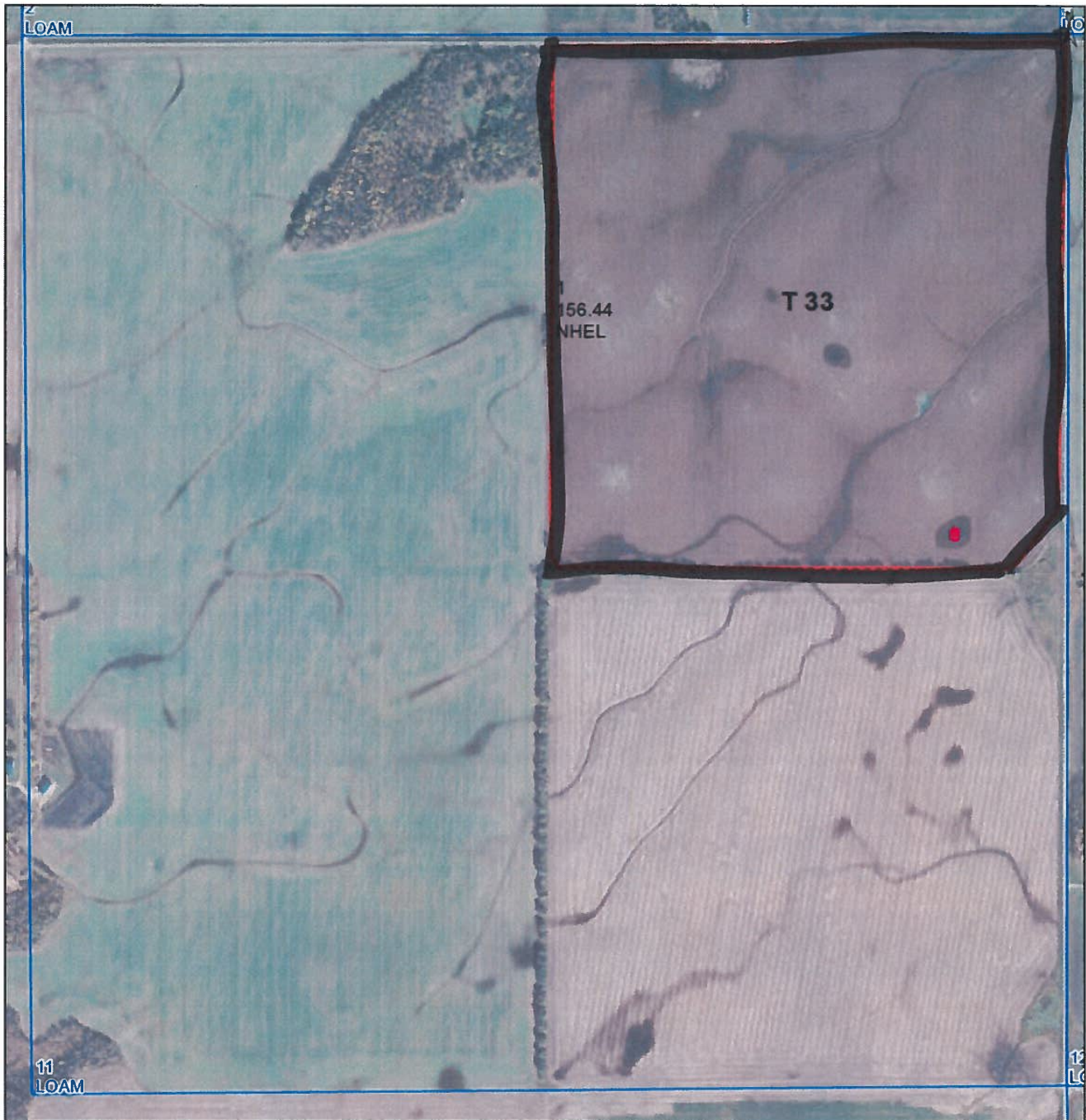
AERIAL MAP - PARCEL #2



United States
Department of
Agriculture

Pembina County, North Dakota

Farm



Common Land Unit PLSS

- Cropland
- Tract Boundary

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 April 11, 2022

S11 T162N R58W

Phy Cnty: Cavalier



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LAND INFO – PARCEL #3

PROPERTY INFORMATION

Parcel #3 – 80 deeded acres / approximately 80 tillable acres based on 160.57 FSA tillable acres for the entire quarter.

2021 REAL ESTATE TAXES

Parcel #3 - \$761.70

LAND LOCATION

From the intersection of Pembina County Highway 55 and ND Highway 32 in Walhalla, 4.2 miles south on ND Highway 32, 7.1 miles west on 100th Street NE and 0.5 mile north on 119th Avenue NE will place you at the southeast corner of the property.

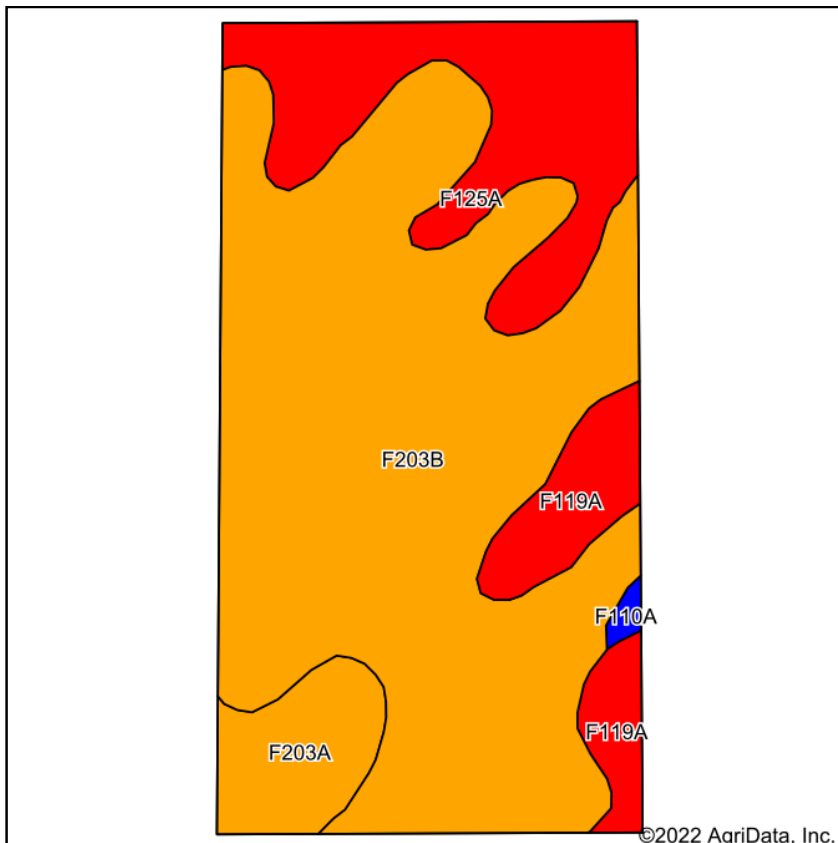
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	53.4	57
Corn	4.86	132
Canola	14.22	1,324 lbs

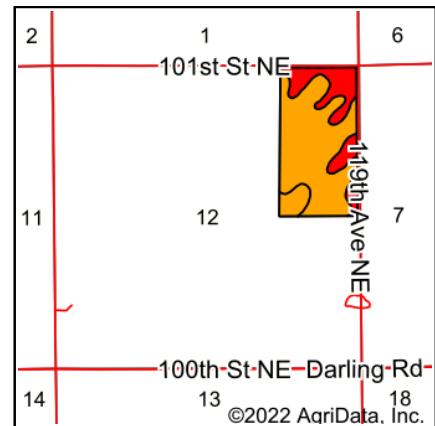
Parcel #3 base acres are estimates based on larger tract.

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 #3



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Cavalier**
 Location: **12-162N-58W**
 Township: **Loam**
 Acres: **80.01**
 Date: **9/7/2022**

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Area Symbol: ND019, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Sunflowers Lbs
F203B	Waukon loam, 3 to 6 percent slopes	54.04	67.5%		Ile	2353	76	
F125A	Cavour-Cresbard loams, 0 to 3 percent slopes	14.15	17.7%		IVs	2311	50	
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	6.17	7.7%		IVw	3665	45	
F203A	Waukon loam, 0 to 3 percent slopes	5.30	6.6%		IIc	2351	80	
F110A	Suomi, moist-Kelvin complex, 0 to 3 percent slopes	0.35	0.4%		IIIs	3880	86	8
Weighted Average					2.51	2453.3	69.3	*-

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

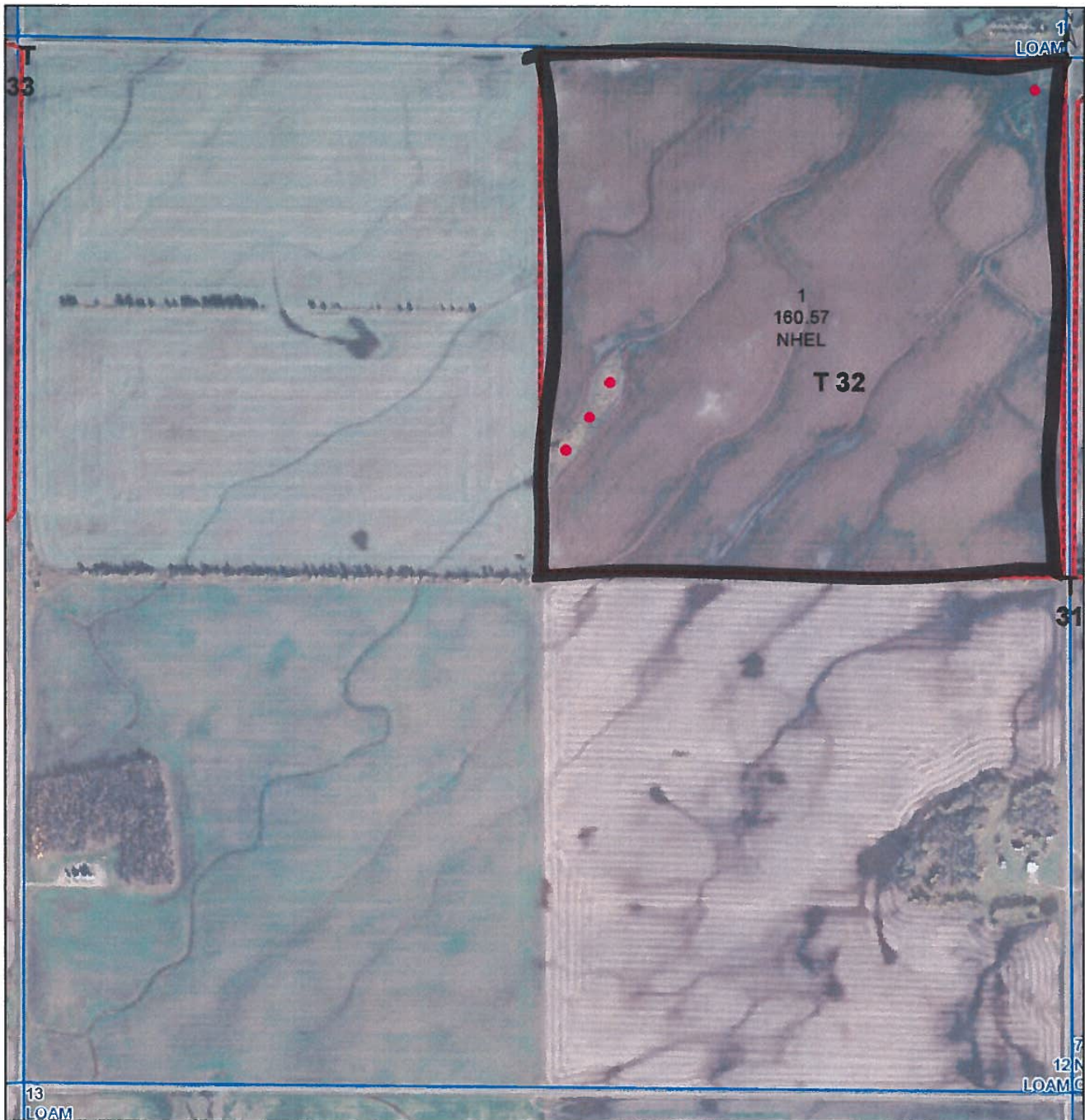
AERIAL MAP - PARCEL #3



United States
Department of
Agriculture

Pembina County, North Dakota

Farm



Common Land Unit PLSS

- Cropland
- Tract Boundary

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 April 11, 2022

S12 T162N R58W

Phy Cnty: Cavalier

0 237.5 475 950 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:	www.acresandshares.com
Auction Open:	8:00 am (Central Time) Wednesday, November 2, 2022.
Auction Close:	4:00 pm (Central Time) Thursday, November 3, 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.
Real Estate Taxes:	Seller will pay 2022 real estate taxes. Buyer is responsible for all future taxes.
Possession:	Granted January 1, 2023, or upon removal of crop, if later.
Minerals:	Seller is reserving 50% of all mineral rights, if any.
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 16, 2022. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty or Trustee's Deed(s) and updated abstract(s) of title evidencing marketable title. The Title Company closing fee will be split 50% Buyer / 50% Seller. Buyer responsible for fees associated with financing.
Updated Information:	Please check acresandshares.com for any brochure updates.