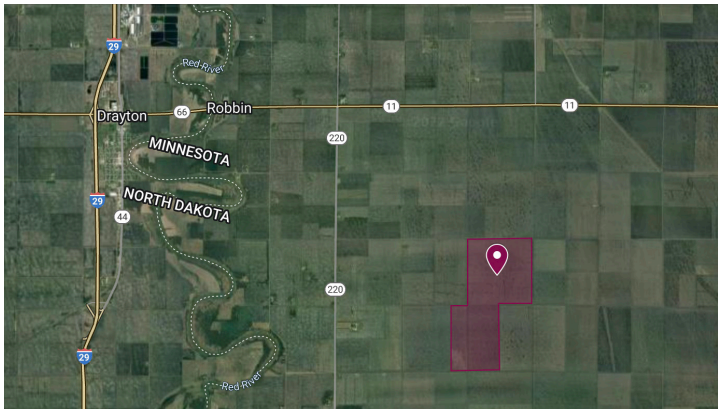


LAND FOR SALE



Marshall County, Minnesota

1,122.56 +/- Contiguous Acres in Eagle Point Township



Map data ©2022 Google, Imagery ©2022 TerraMetrics

BROKER'S COMMENTS

Excellent opportunity to expand your operation or land holdings and purchase up to 1,122.56 contiguous acres in the Red River Valley! The deeded acres for Parcels #1 and #2 are combined for the N1/2 of Section 1. The 321.28 deeded acres has been divided by two for each parcel and estimated at 160.64 acres.

TIMED ONLINE AUCTION

Opens: Wednesday, December 14, 2022 at 8:00 AM

Closes: Thursday, December 15, 2022 at 1:00 PM

(<https://acresandshares.nextlot.com>)

LAND LOCATION

From the intersection of Minnesota Highways 11 and 220 east of Drayton, ND, two miles south on 220 and three miles east on County Highway 18 will place you at the northeast corner of Parcel #1.

LEGAL DESCRIPTION

Marshall County, Eagle Point Township

Parcel #1: E1/2 of Section 1, T158N R50W

Parcel #2: W1/2 of Section 1, T158N R50W

Parcel #3: W1/2 of Section 12, T158N R50W

Parcel #4: E1/2E1/2 of Section 11, T158N R50W

PROPERTY INFORMATION

1,122.56 acres / 1,106.68 FSA tillable acres*

**Specific information on each parcel included below.*

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO – PARCEL #1

PROPERTY INFORMATION

Parcel #1 – 320.64 deeded acres / 314.21 FSA tillable acres

2022 REAL ESTATE TAXES

(includes \$357.14 special assessments)

Parcel #1 - \$5,092*

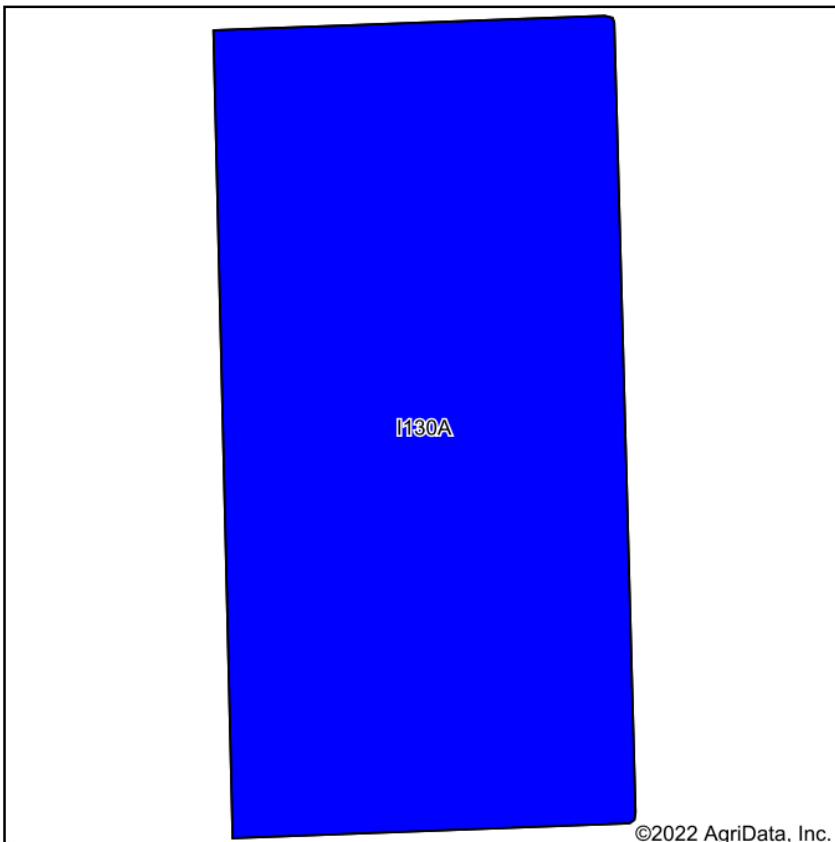
*estimated taxes based on equally splitting the N1/2 of Section 1 tax statement with Parcel #2

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.

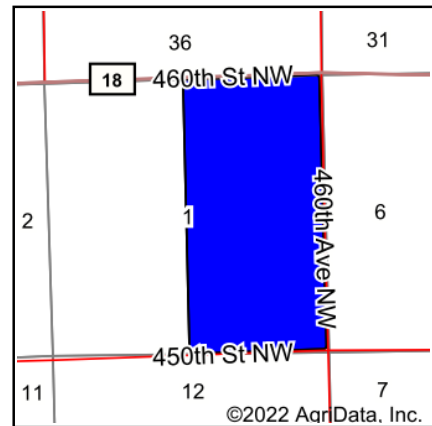
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	125.55	46
Sunflowers	10.7	1085 lbs
Soybeans	134.73	28
Canola	15.26	1,415 lbs

SOIL MAP – PARCEL #1



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Marshall**
 Location: **1-158N-50W**
 Township: **Eagle Point**
 Acres: **314.21**
 Date: **11/1/2022**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	314.21	100.0%		IIw	3035	88
Weighted Average					2.00	3035	88

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

AERIAL MAP - PARCEL #1



Kittson County, Minnesota

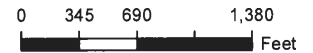
Farm 7163

Tract 7813

2022 Program Year

Map Created April 05, 2022

158501



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

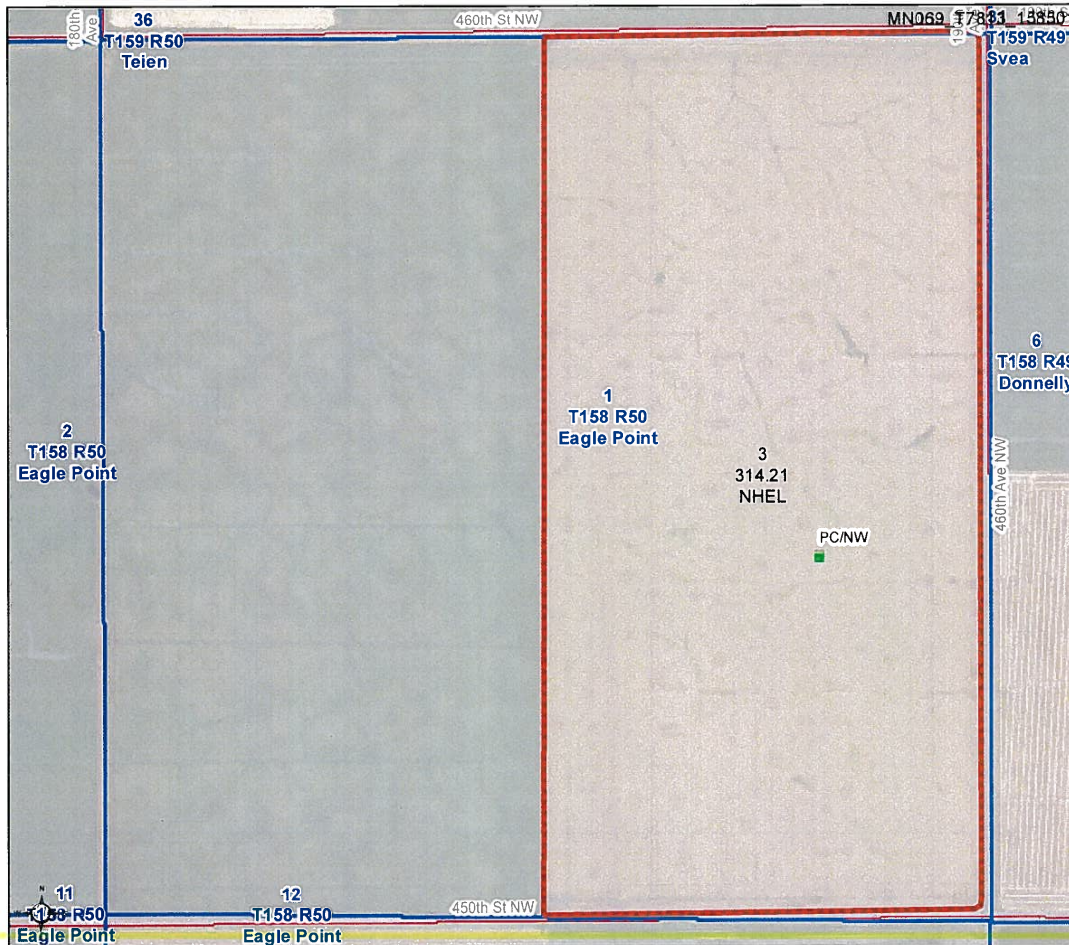
Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 314.21 acres



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). This map displays the 2021 NAIP imagery.

LAND INFO – PARCEL #2

PROPERTY INFORMATION

Parcel #2 – 320.64 deeded acres / 314.26 FSA tillable acres

2022 REAL ESTATE TAXES

(includes \$378.69 special assessments)

Parcel #2 - \$5,128*

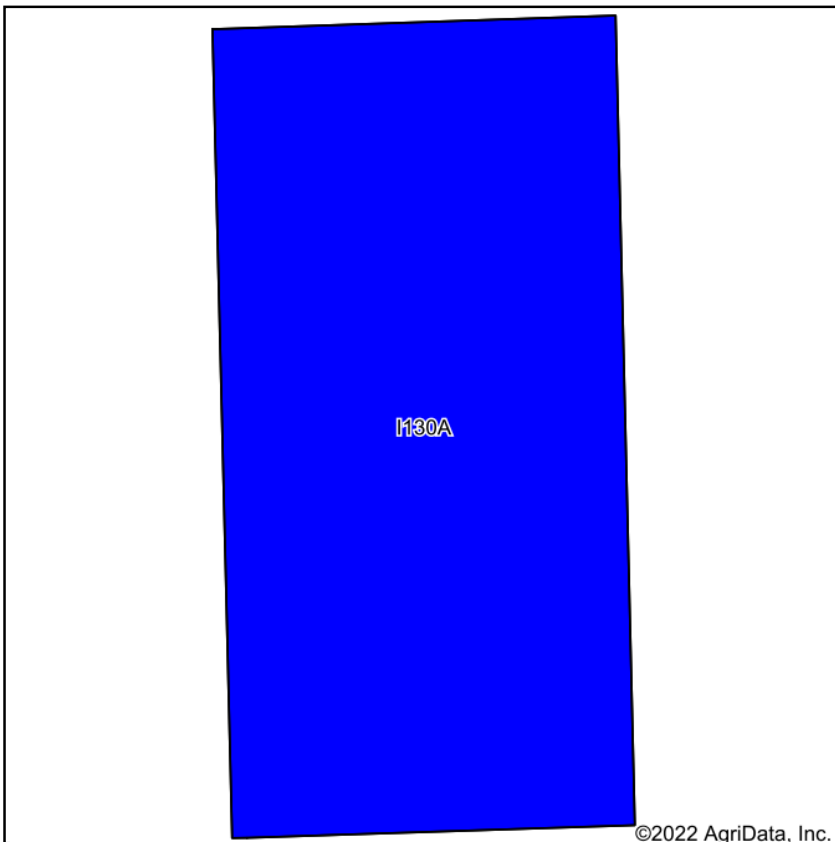
*estimated taxes based on equally splitting the N1/2 of Section 1 tax statement with Parcel #1.

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.

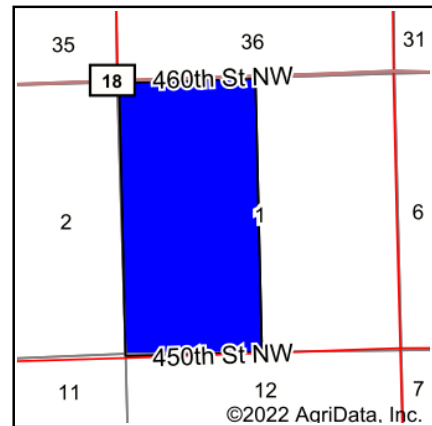
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	125.55	46
Sunflowers	10.7	1085 lbs
Soybeans	134.73	28
Canola	15.26	1,415 lbs

SOIL MAP – PARCEL #2



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Marshall**
 Location: **1-158N-50W**
 Township: **Eagle Point**
 Acres: **314.26**
 Date: **11/1/2022**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



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Area Symbol: MN089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	314.26	100.0%		IIw	3035	88
Weighted Average					2.00	3035	88

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

AERIAL MAP - PARCEL #2



Kittson County, Minnesota

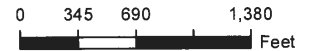
Farm 7163

Tract 7811

2022 Program Year

Map Created April 05, 2022

158501



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

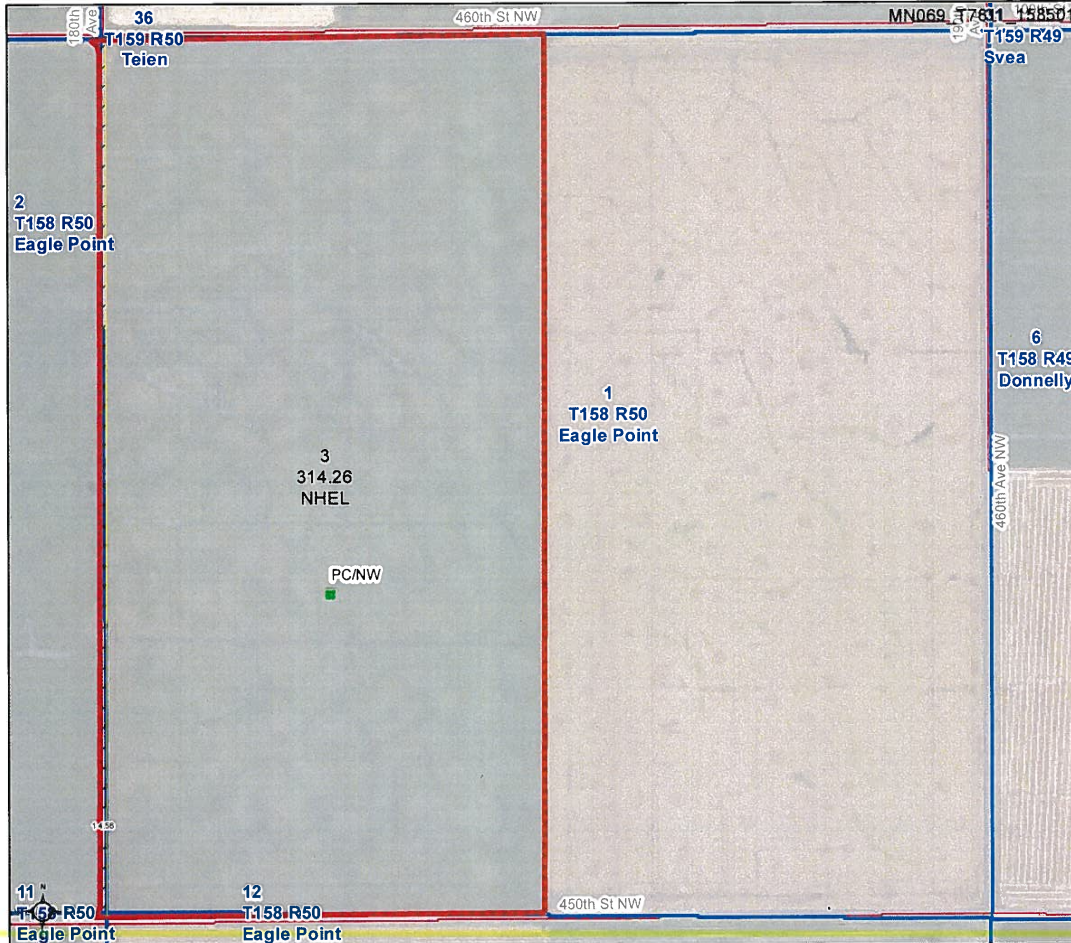
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 314.26 acres



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LAND INFO – PARCEL #3

PROPERTY INFORMATION

Parcel #3 – 321.28 deeded acres / 321.17 FSA tillable acres

2022 REAL ESTATE TAXES

(includes \$373.60 special assessments)

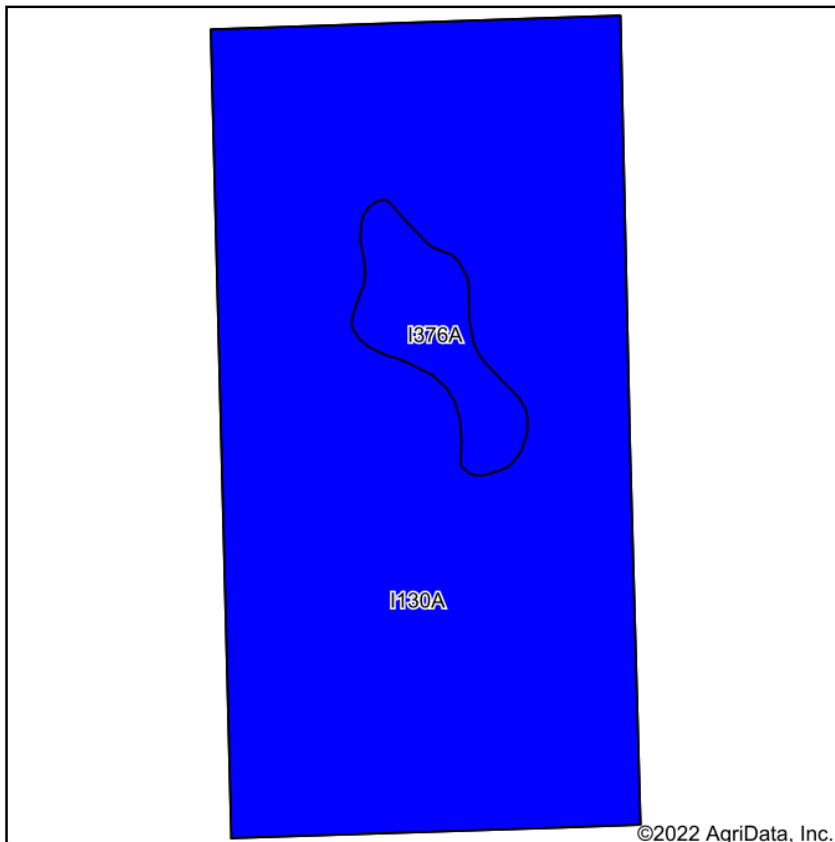
Parcel #3 - \$5,106

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.

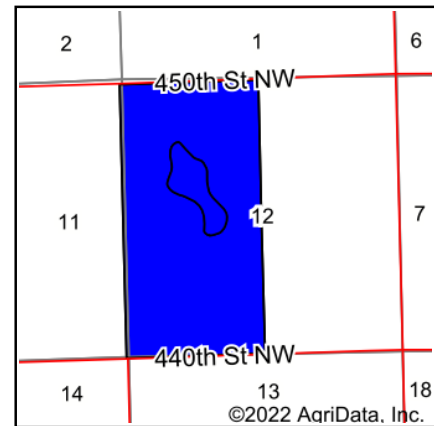
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	128.36	46
Sunflowers	10.95	1085 lbs
Soybeans	137.77	28
Canola	15.59	1,415 lbs

SOIL MAP – PARCEL #3



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Marshall**
 Location: **12-158N-50W**
 Township: **Eagle Point**
 Acres: **321.17**
 Date: **11/1/2022**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	300.78	93.7%		IIw	3035	88
I376A	Colvin silty clay loam, 0 to 1 percent slopes	20.39	6.3%		IIw	4950	89
Weighted Average					2.00	3156.6	88.1

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

AERIAL MAP - PARCEL #3



Kittson County, Minnesota

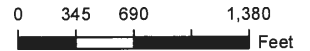
Farm 7163

Tract 7815

2022 Program Year

Map Created April 05, 2022

1585012



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

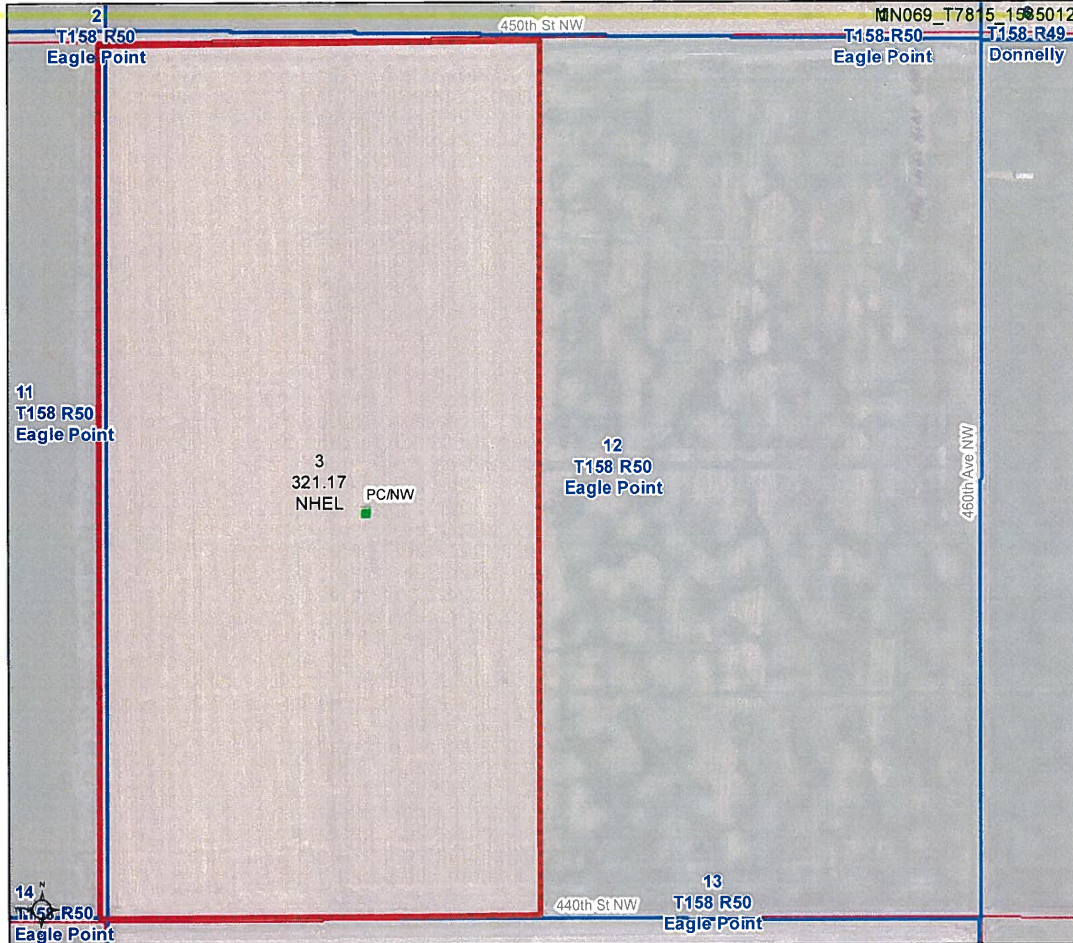
Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 321.17 acres



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LAND INFO – PARCEL #4

PROPERTY INFORMATION

Parcel #4 – 160 deeded acres / 157.04 FSA tillable acres

2022 REAL ESTATE TAXES

(includes \$128.20 special assessments)

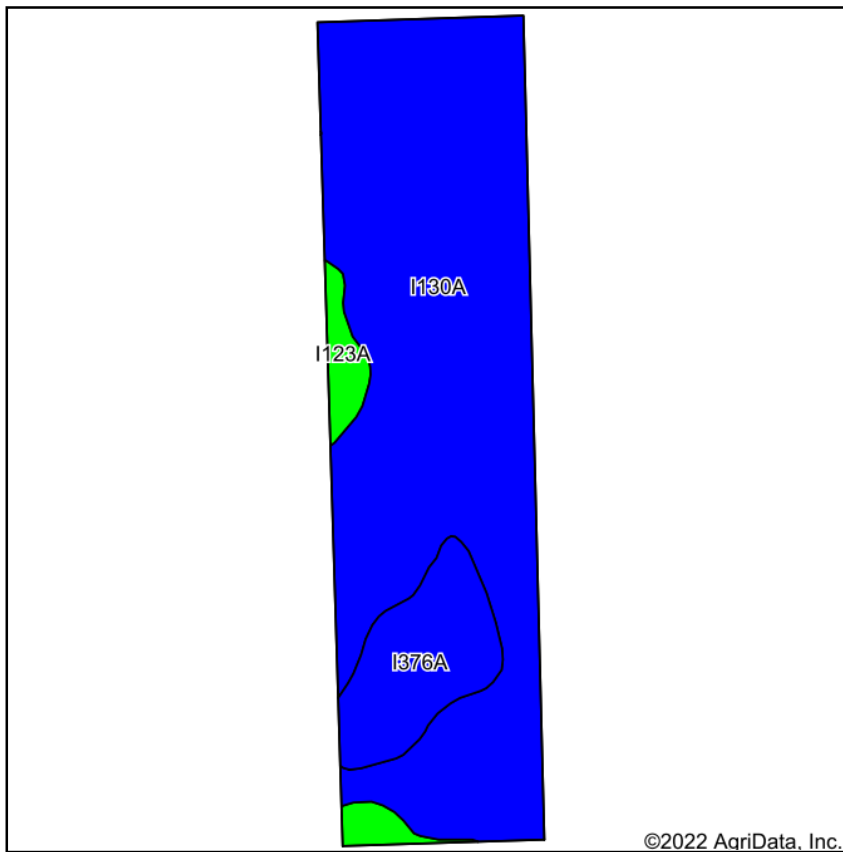
Parcel #4 - \$2,464

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.

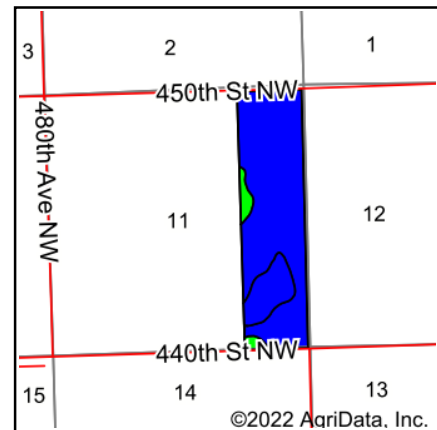
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	62.77	46
Sunflowers	5.35	1085 lbs
Soybeans	67.37	28
Canola	7.63	1,415 lbs

SOIL MAP – PARCEL #4



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Marshall**
 Location: **11-158N-50W**
 Township: **Eagle Point**
 Acres: **157.04**
 Date: **11/1/2022**

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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Corn Bu	Soybeans Bu
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	129.98	82.8%		IIw	3035	88		
I376A	Colvin silty clay loam, 0 to 1 percent slopes	19.99	12.7%		IIw	4950	89		
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	7.07	4.5%		Ile	4360	91	96	37
Weighted Average					2.00	3338.4	88.3	4.3	1.7

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

AERIAL MAP - PARCEL #4



Kittson County, Minnesota

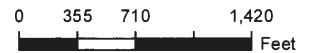
Farm 7163

Tract 7814

2022 Program Year

Map Created April 05, 2022

1585011



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

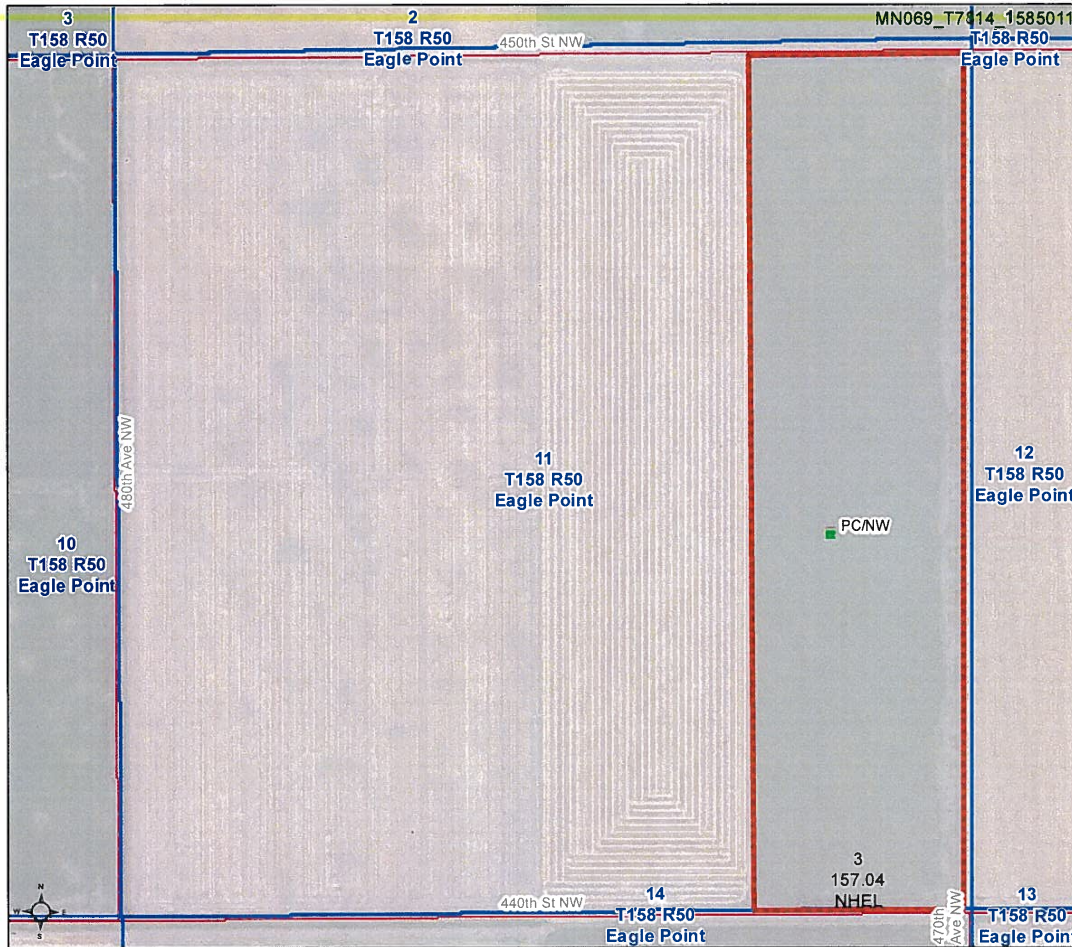
Common Land Unit

Cropland
 Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 157.04 acres



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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, December 14, 2022.
Auction Close:	1:00 pm (Central Time) Thursday, December 15, 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 at closing.
Minerals:	Seller is not reserving 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:	January 31, 2023. 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 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.