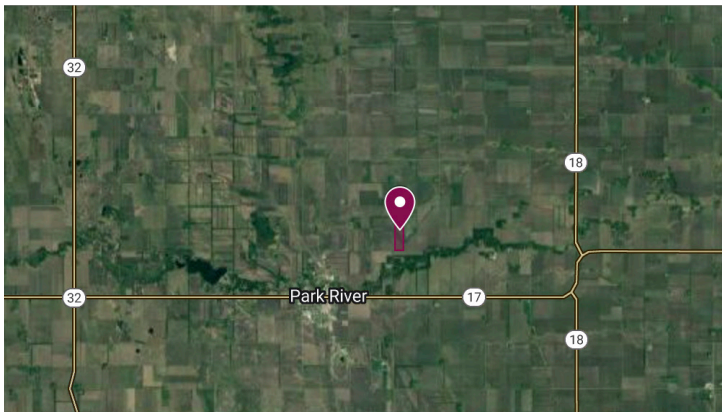


# LAND FOR SALE



## Walsh County, North Dakota

120 +/- Acres in Kensington Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

### LAND LOCATION

From the intersection of North Dakota Highway 17 and Walsh County Highway 12 in Park River, one and a half miles east on Highway 17 and one mile north on 136th Ave. NE will place you at the southwest corner of the property.

### TIMED ONLINE AUCTION

Opens: Tuesday, March 21, 2023 at 1:00 PM

Closes: Wednesday, March 22, 2023 at 1:00 PM

Location: <https://acresandshares.nextlot.com>

### BROKER'S COMMENTS

Available for 2023 farming season. Seller reserving 50% of minerals, if any.

### LEGAL DESCRIPTION

Walsh County, Kensington Township

W1/2SW1/4 & SW1/4NW1/4 of Section 14, T157 R55

### PROPERTY INFORMATION

120 acres / 106.47 FSA tillable acres

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

LAND. BEET STOCK. BROKERAGE.

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



## LAND INFO

### PROPERTY INFORMATION

120 acres / 106.47 FSA tillable acres

### 2022 DISCOUNTED REAL ESTATE TAXES

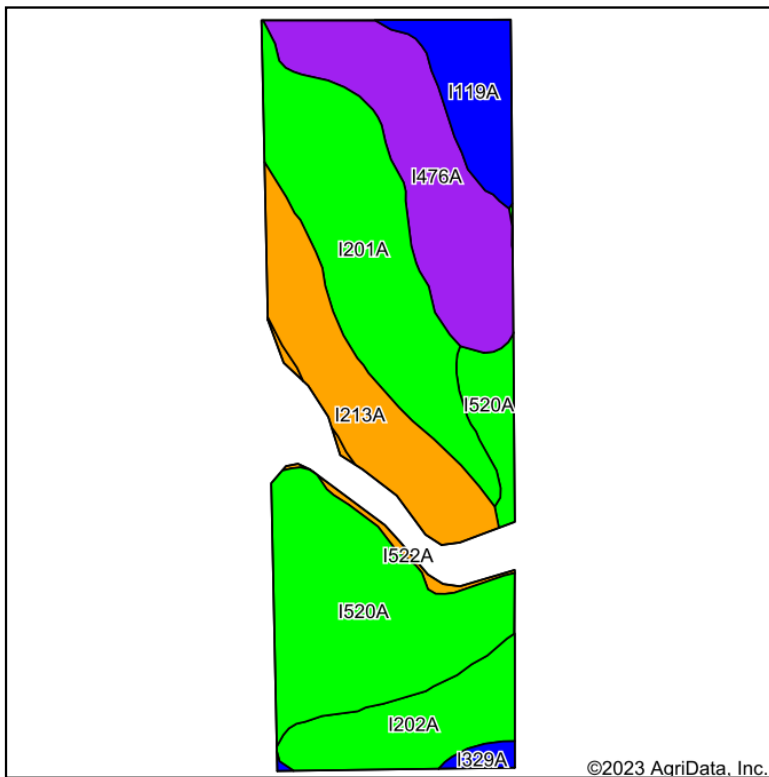
\$1,675.06

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

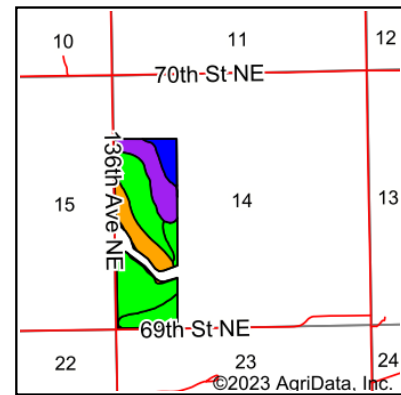
CROP	BASE (acres)	YIELD (bushels)
Wheat	39.72	63
Sunflowers	1.18	1483 lbs
Soybeans	41.85	31
Corn	3.39	143

## SOIL MAP



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.



State: **North Dakota**  
 County: **Walsh**  
 Location: **14-157N-55W**  
 Township: **Kensington**  
 Acres: **106.47**  
 Date: **1/31/2023**

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

Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: ND099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I520A	Bearden silty clay loam, levees and splays, 0 to 2 percent slopes	27.72	26.0%		Ile		4145	96
I201A	Glyndon silt loam, 0 to 2 percent slopes	24.35	22.9%		Ile		4298	92
I476A	Glyndon silt loam, moderately saline, 0 to 2 percent slopes	19.11	17.9%		IIIs		4170	54
I213A	Embsen fine sandy loam, 0 to 2 percent slopes	15.22	14.3%		IIIe		4249	74
I202A	Gardena silt loam, 0 to 2 percent slopes	10.28	9.7%		Ile	Ile	4225	95
I119A	Bearden silty clay loam, 0 to 2 percent slopes	7.59	7.1%		Ile		4240	90
I522A	Moritz silty clay loam, gravelly substratum, 0 to 2 percent slopes, occasionally flooded	1.20	1.1%		Ile		4275	75
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	1.00	0.9%		IIc		4138	84
<b>Weighted Average</b>					<b>2.32</b>	<b>*-</b>	<b>4215.2</b>	<b>83.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

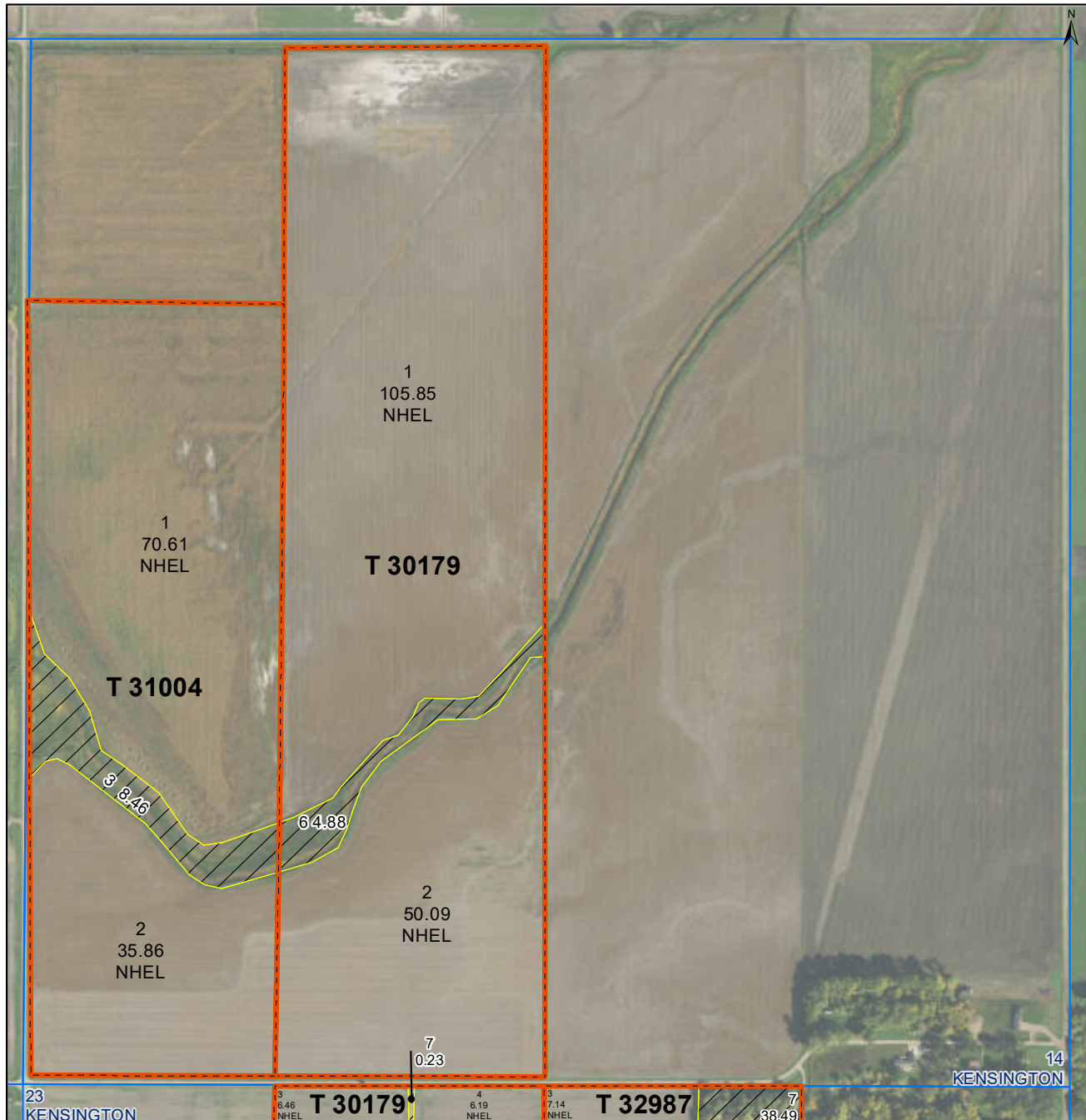
# AERIAL MAP



United States  
Department of  
Agriculture

Walsh County, North Dakota

Farm 12419



**Common Land Unit**  
 Non-Cropland  
 Cropland  
 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

**2023 Program Year**  
 Map Created January 26, 2023

**S14 T157N R55W**  
 Phy Cnty: Walsh

0 237.5 475 950  
 Feet

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 2022.



# 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.
Bidder Registration:	<a href="http://www.acresandshares.com">www.acresandshares.com</a>
Auction Open:	1:00 pm (Central Time) Tuesday, March 21, 2023.
Auction Close:	1:00 pm (Central Time) Wednesday, March 22, 2023.
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:	Buyer will pay 2023 real estate taxes and all future taxes.
Possession:	At closing.
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:	April 28, 2023. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty Deed and updated abstract 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.