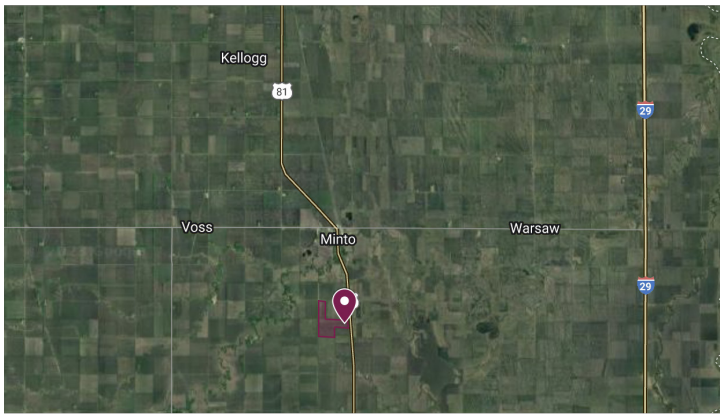


LAND FOR SALE



Walsh County, North Dakota

283.63 +/- Acres in Ardoch Township



LAND LOCATION

From the intersection of U.S. Highway 81 and Walsh County Highway 15 in Minto, 2 miles south on Highway 81 and 0.6 miles west on 59th Street NE will place you at the northeast corner of the property.

TIMED ONLINE AUCTION

Opens: Wednesday, March 29, 2023 at 1:00 PM

Closes: Thursday, March 30, 2023 at 1:00 PM

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

BROKER'S COMMENTS

Subject cash rent lease through 2025 farming season. Buyer to receive 2023, 2024 and 2025 cash rent. Please contract broker for details. Seller reserving 50% of minerals, if any.

LEGAL DESCRIPTION

Walsh County, Ardoch Township

Govt. Lots 1, 2, 3 & 4, E1/2SW1/4 & N1/2SE1/4 of Section 7, T155 R52, excepting U.S. Highway #81 and all property East of said Highway #81. (taken from recorded deed)

PROPERTY INFORMATION

283.63 acres / 267.59 FSA tillable acres

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

PROPERTY INFORMATION

283.63 acres / 267.59 FSA tillable acres

2022 DISCOUNTED REAL ESTATE TAXES

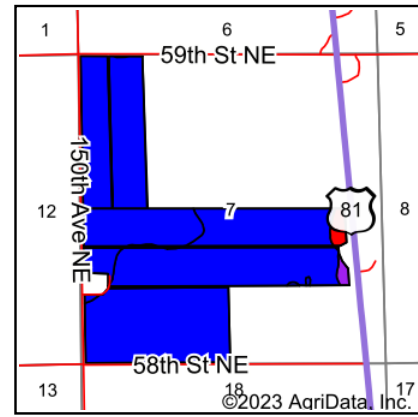
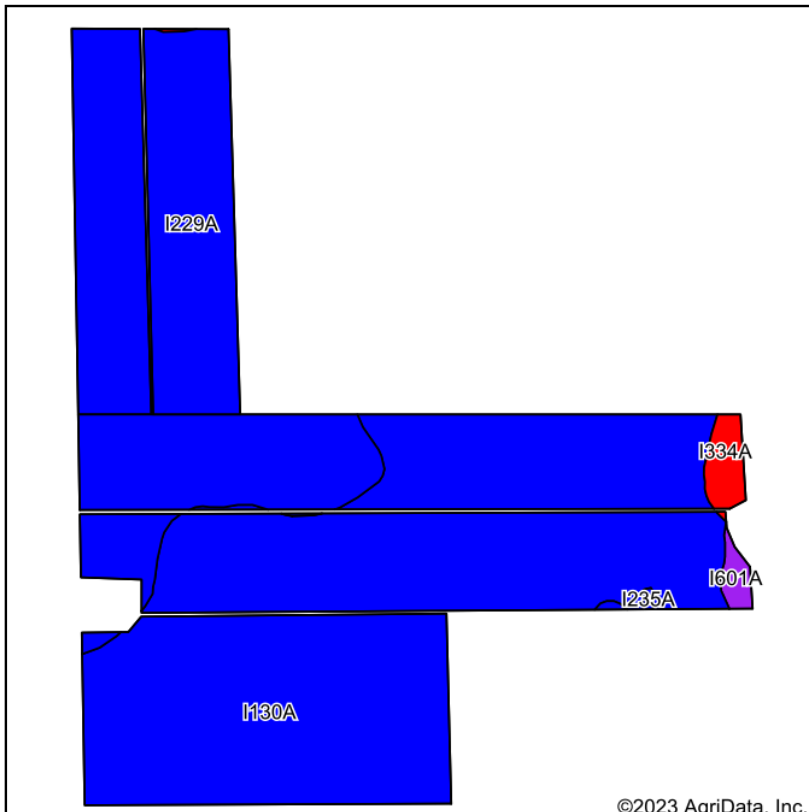
\$4,632.44

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	176.13	56
Sunflowers	6.36	1,106 lbs
Soybeans	15.12	26
Corn	7.49	117

SOIL MAP



State: **North Dakota**
 County: **Walsh**
 Location: **7-155N-52W**
 Township: **Ardoch**
 Acres: **266.53**
 Date: **2/21/2023**

ACRES & SHARES^{LLC}
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: ND099, Soil Area Version: 23							
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	162.47	61.0%		IIw	3035	82
I229A	Fargo silty clay, 0 to 1 percent slopes	98.39	36.9%		IIw	3095	86
I334A	Hegne silty clay, moderately saline, 0 to 1 percent slopes	3.52	1.3%		IIIs	3500	49
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	1.74	0.7%		IIIs	4066	52
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	0.41	0.2%		IIlw	3030	86
Weighted Average					2.02	3070	82.9

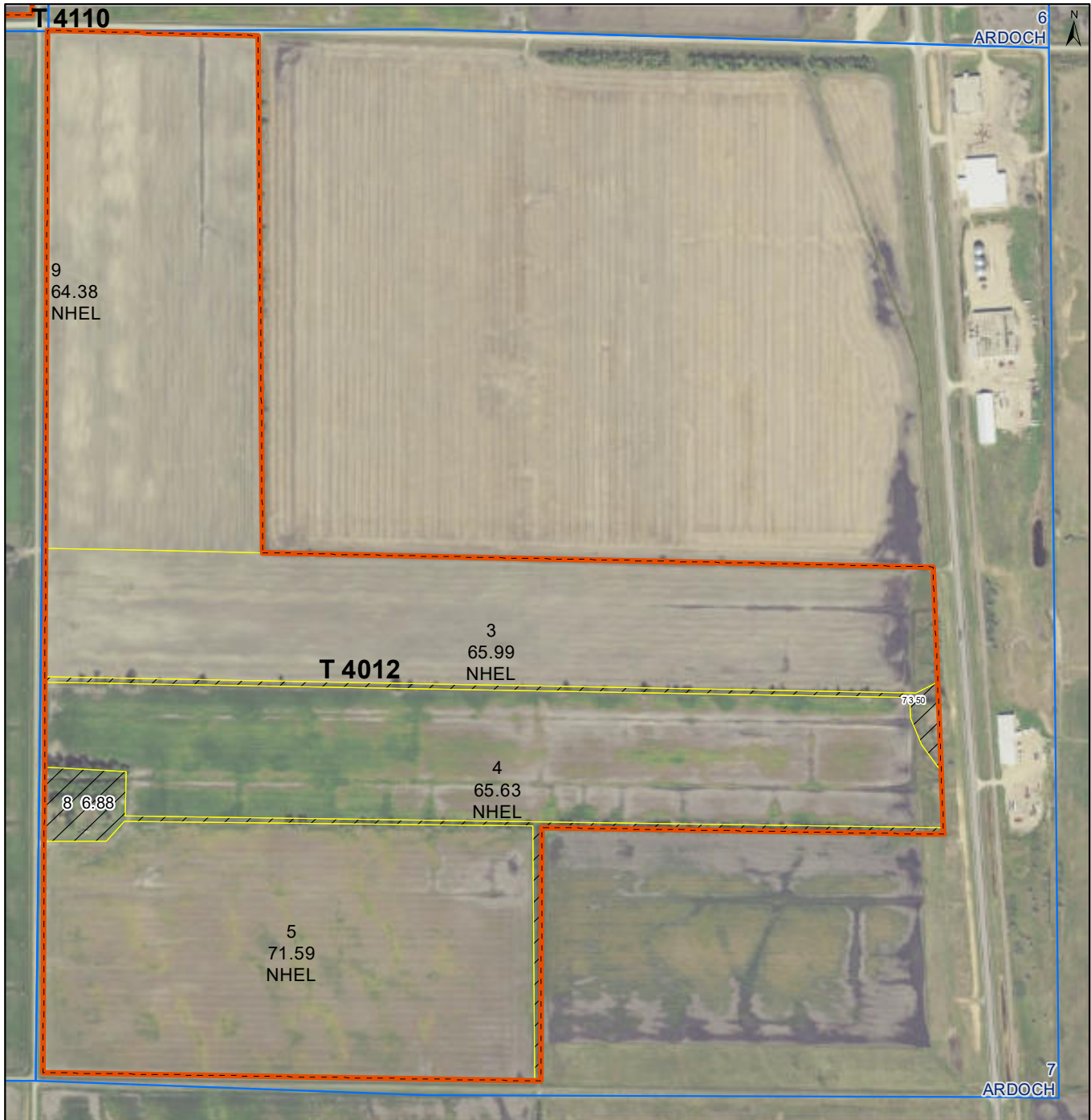
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

AERIAL MAP



Walsh County, North Dakota

Farm 12406



Common Land Unit 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 April 14, 2022

S7 T155N R52W
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 2021.**

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:	www.acresandshares.com
Auction Open:	1:00 pm (Central Time) Wednesday, March 29, 2023.
Auction Close:	1:00 pm (Central Time) Thursday, March 30, 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:	Upon expiration of cash rent farm lease in 2025.
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:	May 15, 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 acresandshares.com for any brochure updates.