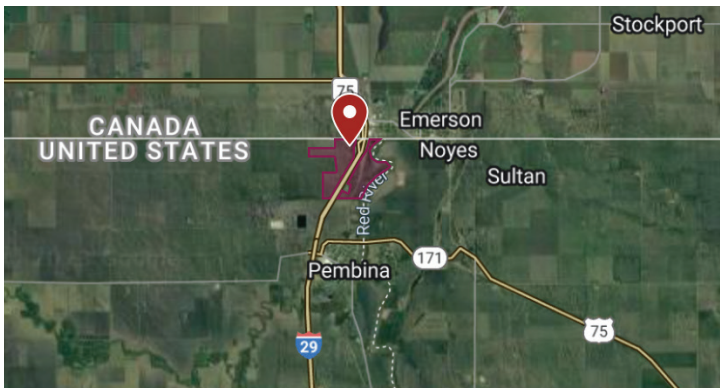


# LAND FOR SALE



## Pembina County, North Dakota

### 591.89 Deeded Acres in Pembina Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

#### LAND LOCATION

Located north of Pembina adjacent to Interstate 29, the Canadian Border, and the Red River.

#### PROPERTY INFORMATION

591.89 deeded acres / 440.28 FSA tillable acres  
(Not all FSA acres are farmed. The farm lease refers to 422 tillable acres)

#### SEALED BID SALE DEADLINE

Tuesday, September 19, 2023 at 1:00 PM Central

#### BROKER'S COMMENTS

Red River Valley farmland with 86.3 PI and approximately 80 acres of native woodland along the scenic Red River in a great deer hunting area! Subject to 2024 farmland cash rent lease and long-term Newman Outdoor Advertising lease. Seller reserving 50% minerals. In addition to tract exceptions for the Border Station and Interstate 29, there is an approximate 10 acre tract exception for the Metis Cemetary in Section 33. On the north side of the property east of Interstate 29, property contains two buried gas tanks from an old service station. Property being sold as is.

#### LEGAL DESCRIPTION

Pembina County, Pembina Township

591.89 deeded acres in Sections 28, 29, 32 & 33, T164 R51.

See Legal Description below for full details.

## 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

591.89 deeded acres / 440.28 FSA tillable acres  
(Not all FSA acres are farmed. The farm lease refers to 422 tillable acres)

### 2022 DISCOUNTED REAL ESTATE TAXES

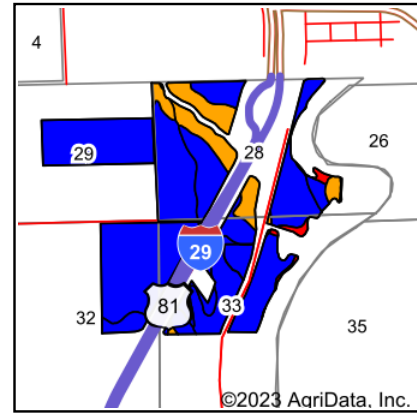
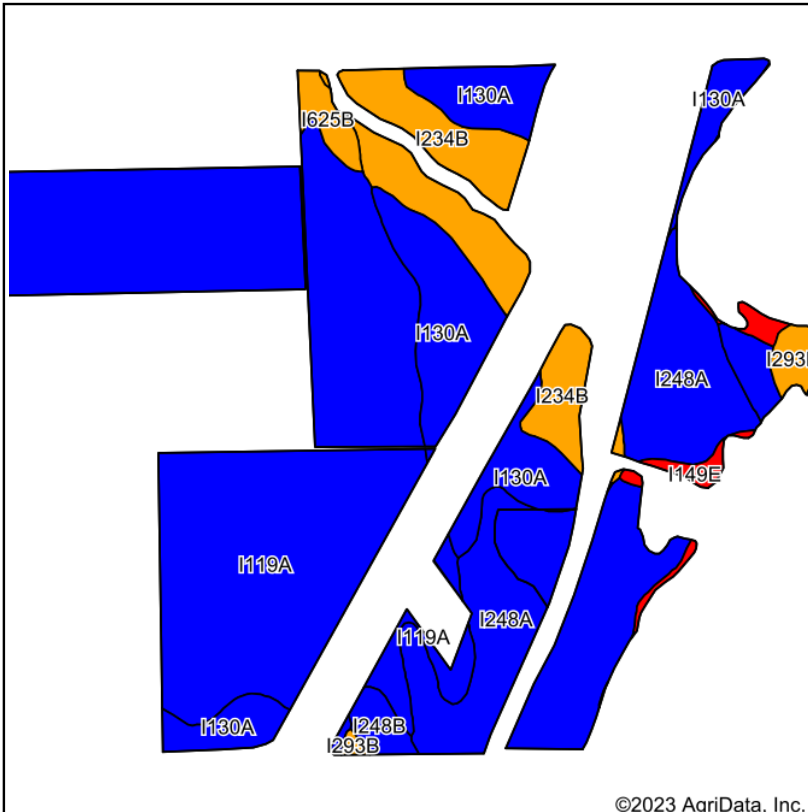
\$5,612.49 (includes \$543.12 in special assessments for Drain #69)

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	214.59	54
Canola	59.12	2,033 lbs
Soybeans	144.53	29
Corn	0.13	135

## SOIL MAP



State: **North Dakota**  
County: **Pembina**  
Location: **28-164N-51W**  
Township: **Pembina**  
Acres: **426.31**  
Date: **7/26/2023**

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

Maps Provided By:  
**surety**®  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: ND067, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I119A	Bearden silty clay loam, 0 to 2 percent slopes	202.41	47.5%		Ile	4240	90
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	94.03	22.1%		Ile	3276	90
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	62.71	14.7%		Ilw	3035	82
I234B	Nutley-Fargo, dry, silty clays, 2 to 6 percent slopes	41.37	9.7%		Ile	2700	76
I248B	Wahpeton silty clay, 2 to 6 percent slopes, occasionally flooded	9.81	2.3%		Ile	3160	88
I149E	Cashel-Fluvaquents, channeled complex, 0 to 25 percent slopes, frequently flooded	6.23	1.5%		IIle	2443	32
I625B	Zell, fine-silty-LaDelle silty clay loams, 1 to 6 percent slopes	5.13	1.2%		IIle	2925	76
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	4.62	1.1%		Ile	4070	77
Weighted Average					2.03	3631.9	86.3

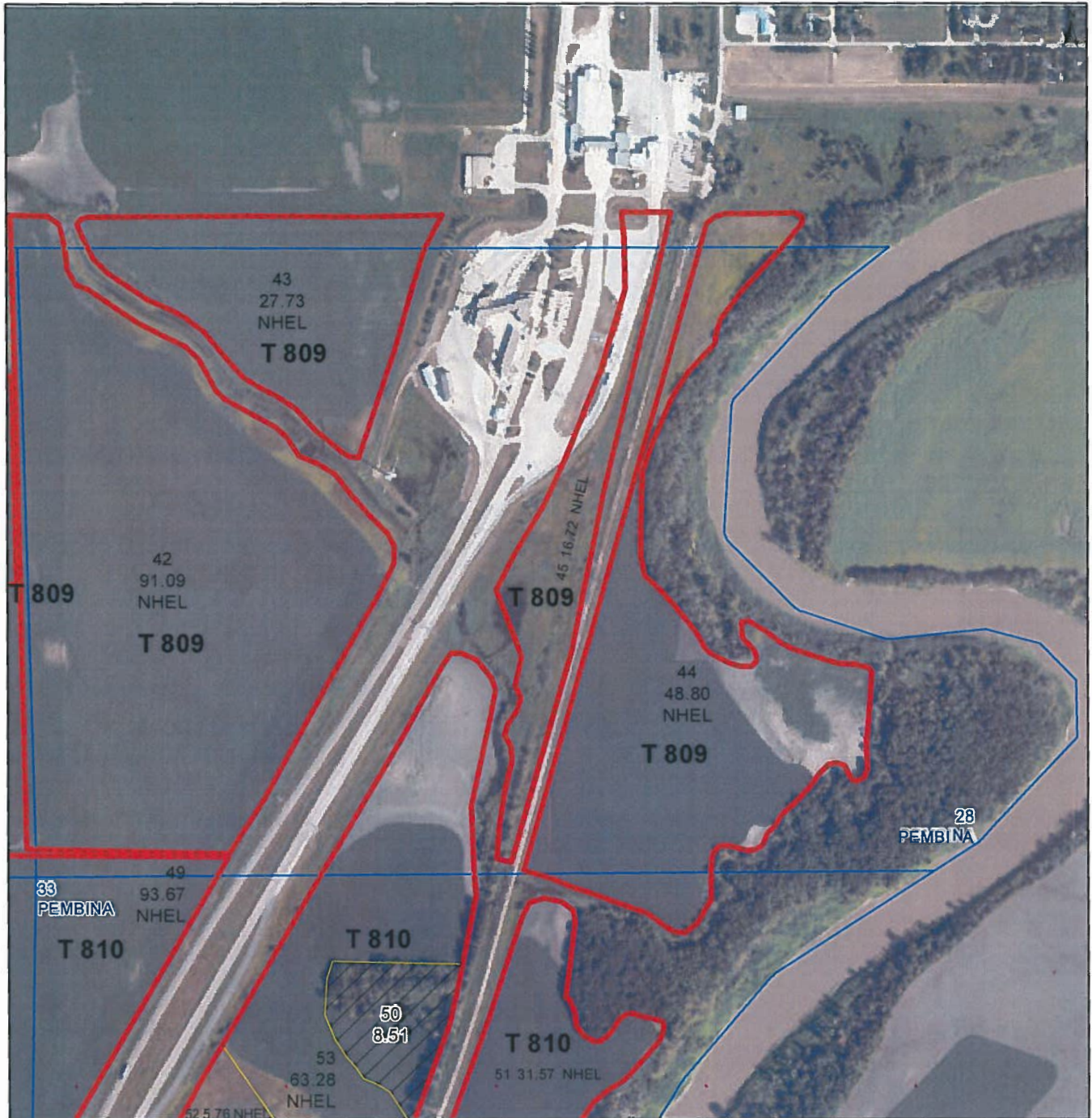
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

Pembina County, North Dakota

Farm 10908



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

2023 Program Year

Map Created April 11, 2023

**S28 T164N R51W**

Phy Cnty: Pembina

0 235 470 940  
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.



United States  
Department of  
Agriculture

Pembina County, North Dakota

Farm 10908



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

2023 Program Year

Map Created April 11, 2023

**S29 T164N R51W**

Phy Cnty: Pembina

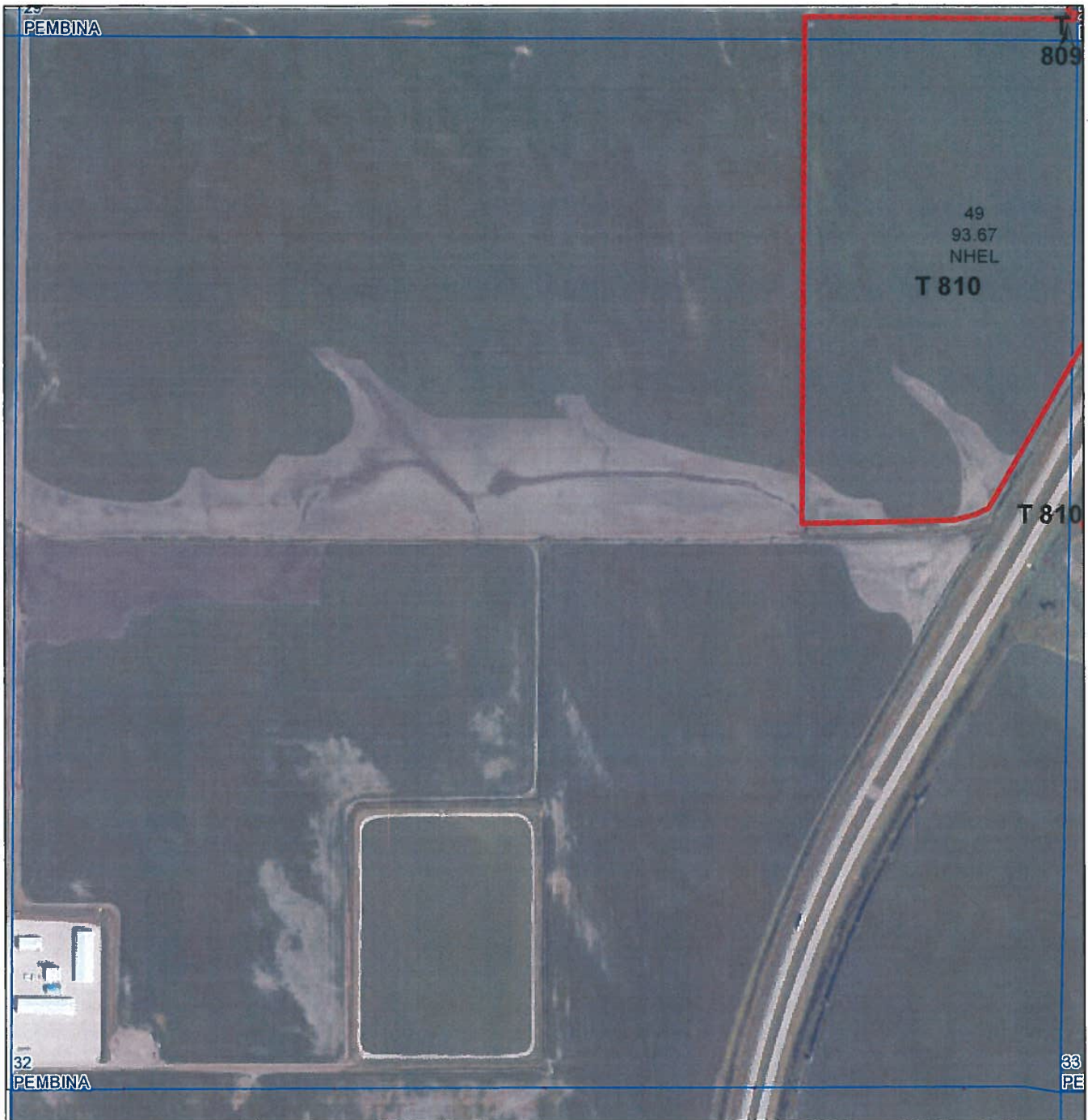


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.



Pembina County, North Dakota

Farm 10908



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

**2023 Program Year**  
 Map Created April 11, 2023

**S32 T164N R51W**  
 Phy Cnty: Pembina



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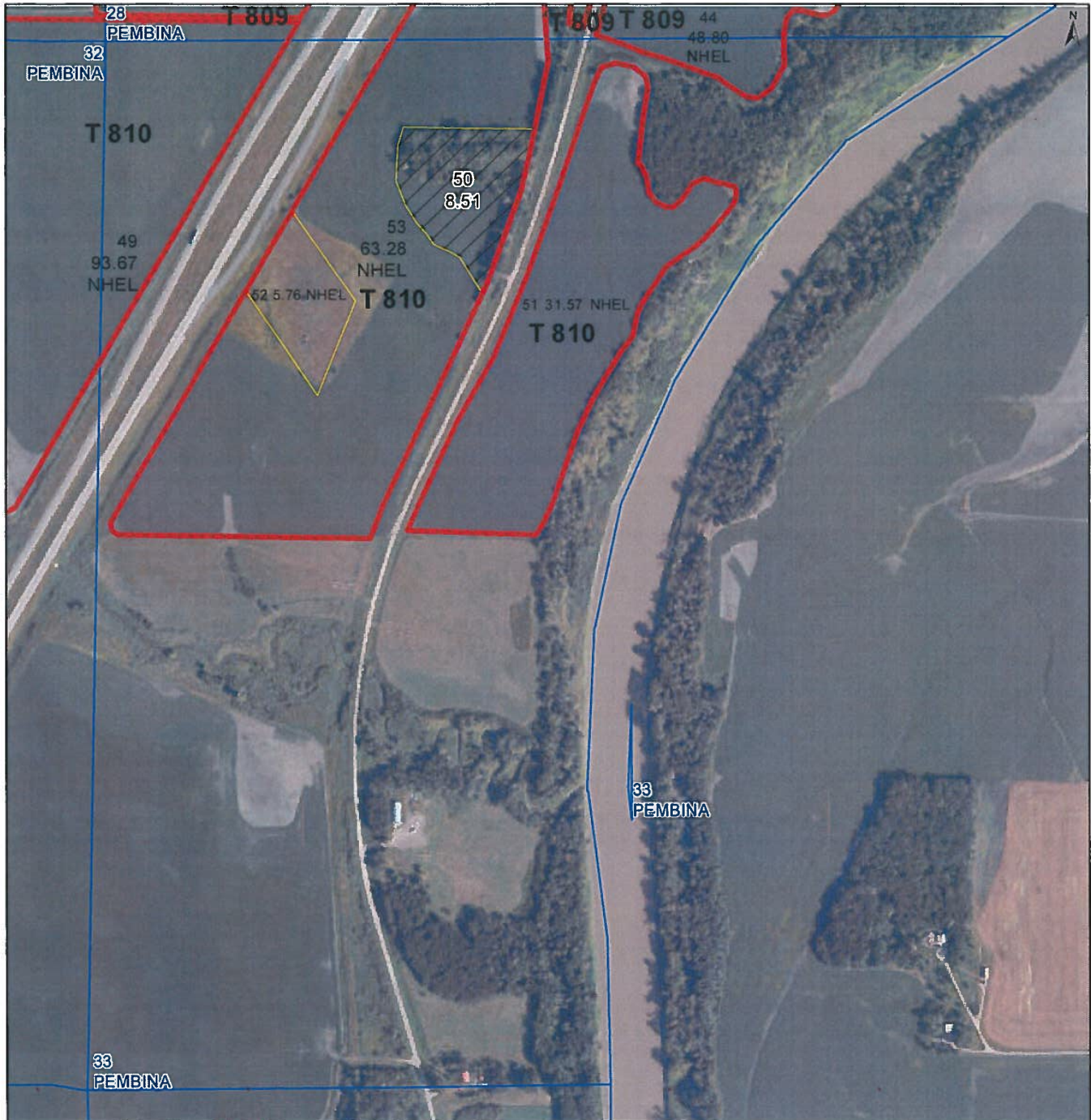
# AERIAL MAPS (CONTINUED)



United States  
Department of  
Agriculture

Pembina County, North Dakota

Farm 10908



**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

**2023 Program Year**

Map Created April 11, 2023

**S33 T164N R51W**

Phy Cnty: Pembina

0 235 470 940  
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

Legal Description:	591.89 deeded acres in Sections 28, 29, 32 & 33, T164 R51 (see attached legal description)
Bid Process:	No oral bidding. Please submit your best offer.
Bid Deadline:	1:00 pm (Central Time) Tuesday, September 19, 2023.
Bid Submission:	Email: <a href="mailto:jayson.menke@acresandshares.com">jayson.menke@acresandshares.com</a> Mail or in person: Acres & Shares, LLC 1397 Library Circle, Suite 102, Grand Forks, ND 58201
Terms:	Cash sale. No Contingencies. Seller reserving 50% minerals. Seller reserves the right to accept or reject and all offers and modify bidding requirements.
Successful bidder requirements:	Signed Purchase Agreement. Ten (10) percent earnest check.
Closing:	Balance due November 7, 2023, at closing. Seller will provide a Warranty Deed and updated abstract of title evidencing marketable title.
Additional contact information:	Jayson Menke (218) 779-1293 <a href="mailto:jayson.menke@acresandshares.com">jayson.menke@acresandshares.com</a> <a href="http://www.acresandshares.com">www.acresandshares.com</a>

# Sealed Bid Form

The undersigned Bidder proposes and agrees, if Bid(s) below is accepted, to enter into a written Purchase Agreement and tender earnest money in the amount of 10% of the total purchase price. Bidder further acknowledges there is no oral bidding. Seller reserving 50% minerals.

591.89 deeded acres in Sections 28, 29, 32 & 33, T164 R51 (see attached legal description)

\$ \_\_\_\_\_

\_\_\_\_\_  
Bidder's signature

\_\_\_\_\_  
Date

Bidder's Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Cell Phone \_\_\_\_\_

Email \_\_\_\_\_

Bid Process: No oral bidding. Please submit your best offer.

Terms: Seller reserving 50% minerals. Subject to 2024 cash rent lease longer term billboard lease.

Bid Deadline: No later than 1:00 pm (Central Time) Tuesday, September 19, 2023.

Bid Submission:      Email: [jayson.menke@acresandshares.com](mailto:jayson.menke@acresandshares.com)  
                                 Mail or in person: Acres & Shares, LLC  
                                 1397 Library Circle, Suite 102  
                                 Grand Forks, ND 58201

Additional contact information:

Jayson Menke  
(218) 779-1293  
[www.acresandshares.com](http://www.acresandshares.com)

# Legal Description

## EXHIBIT A

Lots numbered Five (5) and Six (6) and all that part of Lot Seven (7), in Section Twenty-eight (28), Township One Hundred Sixty-four (164) North, Range Fifty-one (51), in Pembina County, North Dakota, which lies West of the right-of-way of the Northern Pacific Railroad Company as located across said Lot Seven (7), EXCLUDING all that part of the Townsite of what was at one time known as Huron City (now abandoned) which lies West of said right-of-way, that interest being previously transferred outright to Emma Moris by virtue of this agreement; AND

Commencing at a point at the intersection of the International Canadian Boundary line and the Northeast corner of the United States Federal Building site, being 200 feet due East of the United States Highway No. 81; thence running along the East side of said United States Federal Building site in a Southwesterly direction parallel to the East side of said United States Highway No. 81 for a distance of 300 feet to the South end of said site; thence running due East to the Red River of the North parallel to the International Canadian Boundary Line for a distance of approximately 800 feet; thence running in a Northeasterly direction following said Red River of the North to said International Canadian Line; thence due West along said International Canadian Boundary line to the point of beginning for a distance of approximately 1000 feet, said tract containing 6 acres, more or less, and being a part of Lot Seven (7) of Section Twenty-eight (28) in Township One Hundred Sixty-four (164) North, Range Fifty-one (51) in Pembina County, North Dakota; AND

Lots One (1) and Two (2) of Section Twenty-nine (29) and Lots Two (2), Three (3), and Four (4) of Section Twenty-eight (28) in Township One Hundred Sixty-four (164) North, Range Fifty-one (51), in Pembina County, North Dakota, known also as the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Twenty-nine (29), and the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Twenty-eight (28), in said township and range; EXCEPT the right-of-way of U.S. Highway No. 81 and the Northern Pacific Railroad, said tract containing 157 acres, more or less; AND

The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Twenty-eight (28) and the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Twenty-eight (28), known also as Lot One (1), in Township One Hundred Sixty-four (164) North, Range Fifty-one (51) in Pembina County, North Dakota, EXCEPTING right-of-way of U.S. Highway No. 81 and Northern Pacific Railway, said tract containing 124 acres, more or less; AND

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section Thirty-two (32) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) and Lot One (1) also known as the North Half of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section Thirty-three (33), all in Township One Hundred Sixty-four (164) North, Range Fifty-one (51), in Pembina County, North Dakota, EXCEPTING right-of-way of U.S. Highway No. 81 and Northern Pacific Railroad, said tract containing 155 acres, more or less; AND

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section Thirty-two (32) and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section Thirty-three (33) and Lot Two (2) in Township One Hundred Sixty-four (164) North, Range Fifty-one (51) in Pembina County, North Dakota, EXCEPTING right-of-way of U.S. Highway No. 81 and the Northern Pacific Railroad, said tract containing 124 acres, more or less.

# Legal Description (continued)

All that portion of Lots Two (2), Three (3), Six (6) and Seven (7) and the South Half of the Southwest Quarter ( $S\frac{1}{2}SW\frac{1}{4}$ ) of Section Twenty-eight (28), Township One Hundred Sixty-four (164) North, Range Fifty-one (51) West of the 5th P.M., lying within a strip of land 250 feet wide, located on the Easterly side of and measured at right angles to the following-described highway centerline as surveyed and staked, to-wit: Beginning at a point on the section line 1373.9 feet East of the Southwest corner of said Section Twenty-eight (28); thence running North  $30^{\circ}08'$  East, 1997.5 feet; thence along a 400 foot spiral of  $2^{\circ}30'$  curve to the left 400.0 feet; thence along said  $2^{\circ}30'$  curve 741.3 feet; thence along a 400 foot spiral of said  $2^{\circ}30'$  curve; 399.5 feet, more or less, until said strip crosses the International Boundary line; also including all that portion of said Section Twenty-eight (28) lying Westerly of the above-described strip and Easterly of the following-described line: Beginning at a point on the section line 1084.25 feet East of the Southwest corner of said Section Twenty-eight (28); thence running North  $30^{\circ}08'$  East, 1742.6 feet; thence North  $18^{\circ}51'30''$  East, 1779.23 feet, more or less, to a point on the International Boundary Line 268.91 feet West of the above-described centerline point, excepting all that portion lying within 33 feet of the section line, said tract contains 38.22 acres, more or less, and is shown on the plat as shaded area, including all right of ingress to and egress from the remaining property to and from the highway right-of-way is shown on the right-of-way plat, which deed was filed in the office of the Register of Deeds of Pembina County, North Dakota, on the 21st day of December, 1957, at the hour of 10:30 o'clock A.M., and is there recorded in Book "Y-5" of Deeds on page 375; AND

All that portion of the North Half of the Northwest Quarter ( $N\frac{1}{2}NW\frac{1}{4}$ ) of Section Thirty-three (33) in Township One Hundred Sixty-four (164) North, Range Fifty-one (51) West of the 5th P. M., lying within a strip of land 425 feet wide, lying 175 feet on the Easterly side and 250 feet on the Westerly side of the following-described centerline as surveyed, and staked over and across said North Half of the Northwest Quarter ( $NE\frac{1}{2}NW\frac{1}{4}$ ): Beginning at a point on the section line 1373.9 feet East of the Northwest corner of said Section Thirty-three (33); thence running South  $30^{\circ}08'$  West, 1528.05 feet, more or less, until said strip crosses the South line of said North Half of the Northwest Quarter ( $NE\frac{1}{2}NW\frac{1}{4}$ ), excepting all that portion lying within 33 feet of the section line, said tract contains 14.54 acres, more or less, and is shown on the plat as shaded area, including all right of ingress and egress from the remaining property to and from the highway right-of-way as shown on the right-of-way plat, which deed was filed in the office of the Register of Deeds of Pembina County, North Dakota, on the 21st day of December, 1957, at 10:35 o'clock A.M., and is there recorded in Book "Y-5" of Deeds on page 376; AND

All that portion of the East Half of the Northeast Quarter ( $E\frac{1}{4}NE\frac{1}{4}$ ) of Section Thirty-two (32) in Township One Hundred Sixty-four (164) North, Range Fifty-one (51) West of the 5th P.M., lying within a strip of land 250 feet wide, located on the Northwestern side of and measured at right angles to the following-described centerline as surveyed and staked, to-wit: Beginning at a point on the quarter line 147.2 feet West of the East quarter corner of said Section Thirty-two (32); thence running North  $30^{\circ}08'$  East until said strip crosses the East line of the above described strip excepting all that portion lying within 33 feet of the section line, said tract contains 3.22 acres, more or less, and is shown on the plat as shaded area, including all right of ingress and egress from the remaining property to and from the highway right-of-way as shown on the right-of-way plat, which deed was filed in the office of the Register of Deeds of Pembina County, North Dakota, on the 21st day of December, 1957, at 10:45 o'clock A.M., and is there recorded in Book "Y-5" of Deeds on page 378; AND

All that portion of the Southwest Quarter of the Northwest Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ) of Section Thirty-three (33) in Township One Hundred Sixty-four (164) North, Range Fifty-one (51) West of the 5th P.M., lying within a strip of land 425 feet wide, lying 175 feet on the Easterly side and 250 feet on the Westerly side of the following described highway centerline as surveyed and staked over and across said Southwest Quarter of the Northwest Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ): Beginning at a point 1373.9 feet East and 1528.05 feet South  $30^{\circ}08'$  West of the Northwest corner of said Section Thirty-three (33); thence running South  $30^{\circ}08'$  West until said strip crosses the South and West lines of said Southwest Quarter of the Northwest Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ), excepting all that portion lying within 33 feet of the section line, said tract contains 10.53 acres, more or less, and is shown on the plat as shaded area, including all right of ingress and egress from the remaining property to and from the right-of-way as shown on the right-of-way plat, which deed was filed in the office of the Register of Deeds of Pembina County, North Dakota, on the 21st day of December, 1957, at 10:40 o'clock A.M., and is there recorded in Book "Y-5" of Deeds on page 377.

# Legal Description (continued)

Commencing at a point 300 feet South of the intersection of the International Canadian Boundary Line and the Northeast corner of U.S. Highway No. 81 running in a Southwesterly direction parallel to the East side of said U.S. Highway No. 81; said point of commencement being the Southwest corner of the United States Federal Building site; thence running due East to the Red River of the North parallel to the International Boundary Line; thence running in a Southwesterly direction following said Red River of the North to the South line of Lot 7; thence running due West on the South side of said Lot 7 parallel to said International Canadian Boundary Line to said U.S. Highway No. 81; thence running in a Northeasterly direction parallel to said U.S. Highway No. 81 to the point of beginning, containing approximately 3 acres, more or less, EXCEPT the streets and alleys on said premises; all being and lying in part of Lot 7, Section 28, Township 164, Range 51; said premises being all that part of Lot 7 not heretofore deeded to U.S. Highway No. 81, the United States Federal Building site and to Frank F. Moris, which lies East of the Northern Pacific Railway track as located across said Lot 7, SUBJECT TO easements, special or improvement taxes and assessments, mineral conveyances, rights-of-way and reservations of record. (The legal description was obtained from a previously recorded document recorded as Document #227550 in the Office of the Pembina County Recorder.)

All that portion of the Burlington-Northern Railroad Company's 100-foot wide Jolietto-to-Pembina Branch Line right-of-way, now discontinued, being 50-feet wide on each side of the main track centerline as originally located and constructed upon, over and across the East Half of the Northwest Quarter (E1/2NW1/4) of Section Thirty-three (33), Township One Hundred Sixty-four (164) North, Range Fifty-one (51) West. (The legal description was obtained from a previously recorded deed recorded In Book "N-8" of Deeds at Page 595 as Document #186275.);

A portion of Government Lots 2 & 3 of Section 28, Township 164 N, Range 51 W, of the 5th Principal Meridian, County of Pembina, State of North Dakota, described as follows and as shown on plat 1 of 1: ----

Commencing at the SW corner of Government Lot 1 of section 28, thence N 02 deg. 00 min. 32 sec. W along the west line of Government Lots 1 and 2 of section 28 a distance of 1828.23 feet to the point of beginning. Thence in a counter clockwise direction N 50 deg. 06 min. 09 sec. E a distance of 358.98 feet to a point on the centerline of the now abandoned Burlington Northern Railroad Company. Thence S 76 deg. 49 min. 46 sec. Ea distance of 50.00 feet to the westerly right of way line of Old US 81. Thence N 13 deg. 10 min. 14 sec. E along the westerly right of way line of Old US 81 a distance of 389.17 feet to a point on the north line of Government Lot 2. Thence S 87 deg. 55 min. 54 sec. W along the north line of Government Lot 2 a distance of 267.04 feet to the existing easterly right of way line of 1-29 and a point on a non-tangent curve that is 175 feet easterly of and parallel with the following described centerline of 1-29:

Said point is also the beginning of a simple curve concave to the right (westerly) the radius point of which bears N 76 deg. 27 min. 22 sec. W, a distance of 2291.83 feet. Thence southerly along said curve a distance of 369.81 feet through a central angle of 09 deg. 14 min. 43 sec. to the beginning of a 400 foot spiral curve back, concave to the right (northwesterly). Thence along said spiral curve 365.24 feet to the end of the parallel line, which is a point on a non-tangent curve concave to the right (southeasterly) the radius point of which bears S 51 deg. 58 min. 51 sec. Ea distance of 377.00 feet. Thence northeasterly along said curve 79.51 feet through a central angle of 12 deg. 05 min. 00 sec. to the end of the curve. Thence N 50 deg. 06 min. 09 sec. E a distance of 116.28 feet to the point of beginning.

Said parcel contains 3.24 Acres more or less, and is subject to any easements or rights of way previously acquired.

# Legal Description (continued)

## Parcel Number 1-2

A portion of Government Lot 7 of Section 28, Township 164 N, Range 51 W, of the 5th Principal Meridian, County of Pembina, State of North Dakota, described as follows and as shown on plat 1 of 1:

Commencing at the SW corner of Government Lot 1 of section 28, thence N 02 deg. 00 min. 32 sec. W along the west line of Government Lots 1 and 2 of section 28 a distance of 1828.23 feet. Thence N 50 deg. 06 min. 09 sec. Ea distance of 358.98 feet to a point on the centerline of the now abandoned Burlington Northern Railroad Company. Thence S 76 deg. 49 min. 46 sec. Ea distance of 50.00 feet to the westerly right of way line of Old US 81. Thence N 13 deg. 10 min. 14 sec. E along the westerly right of way line of Old US 81 a distance of 389.17 feet to a point on the south line of Government Lot 7 and the point of beginning. Thence in a counter clockwise direction N 87 deg. 55 min. 54 sec. E along the south line of Government Lot 7 a distance of 15.42 feet to the easterly right of way line of the now abandoned Burlington Northern Railroad Company. Thence N 31 deg. 15 min. 49 sec. E along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 278.23 feet. Thence N 58 deg. 44 min. 11 sec. W along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 106.55 feet. Thence N 13 deg. 10 min. 14 sec. E along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 84.16 feet. Thence N 31 deg. 15 min. 49 sec. E along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 50.00 feet. Thence N 58 deg. 44 min. 11 sec. W along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 16.34 feet. Thence N 13 deg. 10 min. 14 sec. E along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 228.53 feet. Thence N 31 deg. 15 min. 49 sec. E along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 32.77 feet. Thence N 58 deg. 44 min. 11 sec. W along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 10.71 feet. Thence N 13 deg. 10 min. 14 sec. E along the easterly right of way line of the now abandoned Burlington Northern Railroad Company a distance of 142.65 feet to the US International Boundary. Thence S 87 deg. 39 min. 49 sec. W along the US International Boundary a distance of 347.30 feet. Thence S 87 deg. 32 min. 09 sec. W along the US International Boundary a distance of 43.58 feet to a point on the existing easterly right of way line of 1-29. Thence S 00 deg. 44 min. 38 sec. E along the existing easterly right of way line of 1-29 a distance of 5.72 feet to the beginning of a 400 foot spiral curve ahead, concave to the right (westerly), which is 175 feet easterly of and parallel with the following described original survey centerline of 1-29.

Thence southerly along the original survey centerline of 1-29 and spiral curve 400.00 feet to the beginning of a simple curve, having a radius of 2291.83 feet. Thence continuing southerly along the original survey centerline of 1-29 and simple curve 371.52 feet through a central angle of 09 deg. 17 min. 17 sec. to the end of the parallel line which is a point on the south line of Government Lot 7. Thence N 87 deg. 55 min. 54 sec. E along the south line of Government Lot 7 a distance of 267.04 feet to the point of beginning.

Said parcel is shown on the plat as parcel 1-2 and contains 6.20 Acres more or less, and is subject to any easements or rights of way previously acquired.