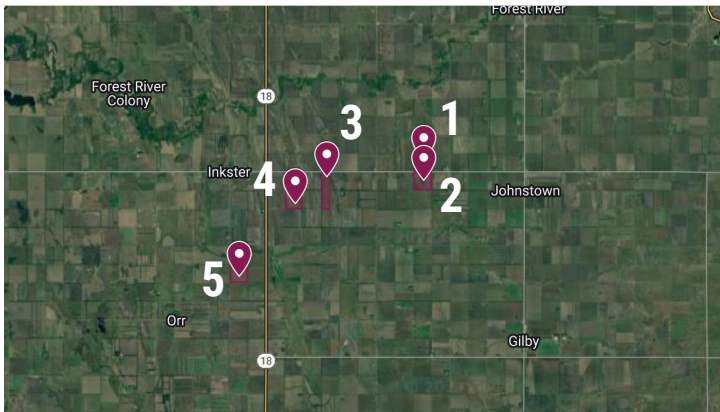


# LAND FOR SALE



## Grand Forks County, North Dakota

### 794.32 +/- Acres in Strabane Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

#### LAND LOCATION

Parcels #1 & #2 are two and a half miles west of Johnstown on Grand Forks County Highway 1 or five miles east of Inkster on Highway 1.

#### PROPERTY INFORMATION

794.32 deeded acres / 763.73 FSA tillable acres  
Please see Land Info sections for individual parcel details.

#### TIMED ONLINE AUCTION

Opens: Tuesday, November 7, 2023 at 1:00 PM

Closes: Wednesday, November 8, 2023 at 1:00 PM

Location: [bid.acresandshares.com](https://bid.acresandshares.com)

#### BROKER'S COMMENTS

Great opportunity to purchase highly productive farmland in northern Grand Forks County! Parcels #1 and #2 soils are predominately Glyndon silt loam – an exceptional soil in the region. Much of this farm has grown sugar beets and potatoes.

#### LEGAL DESCRIPTION

Grand Forks County, Strabane Township

Parcel #1: SW1/4 of Section 13, T154N R54 (except 1.32A RD)

Parcel #2: NW1/4 of Section 24, T154N R54 (except 1.02A RD)

Parcel #3: W1/2 of Section 21, T154N R54 (EX. .659A RD)

Parcel #4: SE1/4 of Section 20, T154N R54

Parcel #5: SW1/4 of Section 31, T154N R54

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

LAND. BEET STOCK. BROKERAGE.

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



## LAND INFO (PARCEL 1)

### PROPERTY INFORMATION

158.98 deeded acres / 154.24 FSA tillable acres

### 2022 DISCOUNTED REAL ESTATE TAXES

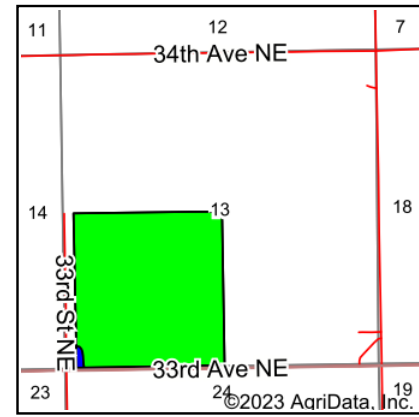
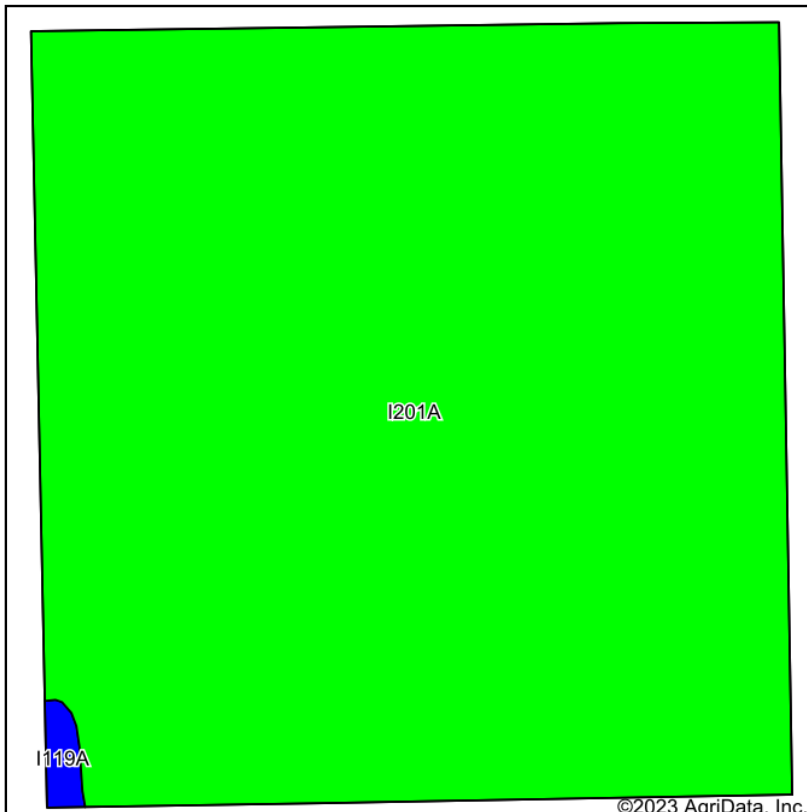
\$2,252.11

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	27.21	59
Sunflowers	9.26	1,697 lbs
Soybeans	45.24	30
Barley	18.09	64

## SOIL MAP



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **13-154N-54W**  
 Township: **Strabane**  
 Acres: **147.91**  
 Date: **9/18/2023**

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

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

Area Symbol: ND035, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	147.03	99.4%		Ile	4298	92
I119A	Bearden silty clay loam, 0 to 2 percent slopes	0.88	0.6%		Ile	4240	90
Weighted Average					2.00	4297.7	92

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



# AERIAL MAP



United States  
Department of  
Agriculture

Grand Forks County, North Dakota

Farm 13146



**Common Land Unit**

- 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 January 24, 2023

**S13 T154N R54W**  
Phy Cnty: Grand Forks

0 235 470 940  
Feet

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## LAND INFO (PARCEL 2)

### PROPERTY INFORMATION

158.68 deeded acres / 156.73 FSA tillable acres

### 2022 DISCOUNTED REAL ESTATE TAXES

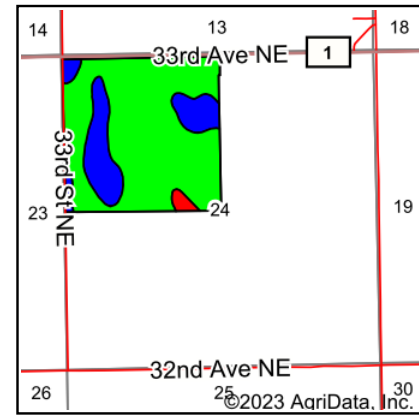
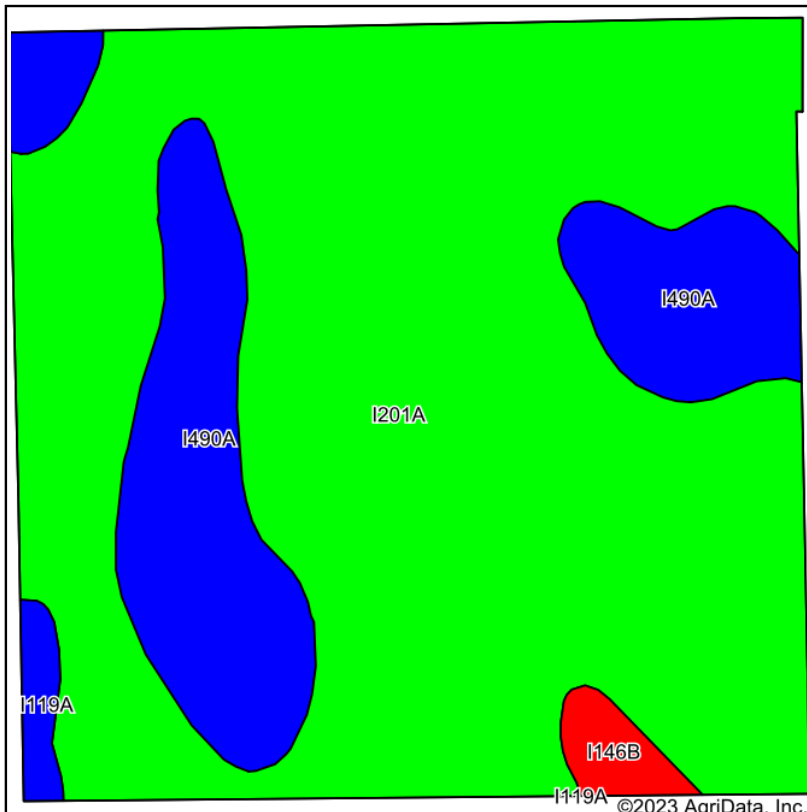
\$2,188.25

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	31.35	59
Sunflowers	10.67	1,697 lbs
Soybeans	52.13	30
Barley	20.85	64

## SOIL MAP



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **24-154N-54W**  
 Township: **Strabane**  
 Acres: **156.73**  
 Date: **9/18/2023**

**ACRES & SHARES<sup>LLC</sup>**  
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:  
**surety<sup>®</sup>**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: ND035, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	122.35	78.1%		Ile	4298	92
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	27.96	17.8%		Ile	4479	89
I119A	Bearden silty clay loam, 0 to 2 percent slopes	4.09	2.6%		Ile	4240	90
I146B	Lamoure-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	2.33	1.5%		Ilw	3048	24
Weighted Average					2.00	4310.2	90.4

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

# AERIAL MAP



United States  
Department of  
Agriculture

Grand Forks County, North Dakota

Farm 13146



**Common Land Unit**   PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

**Unless Otherwise Noted:**

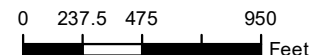
All crops are for grain  
All crops are non-irrigated  
Shares are 100% to Operator

**2023 Program Year**

Map Created January 24, 2023

**S24 T154N R54W**

Phy Cnty: Grand Forks



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## LAND INFO (PARCEL 3)

### PROPERTY INFORMATION

159.34 deeded acres / 148.27 FSA tillable acres

### 2022 DISCOUNTED REAL ESTATE TAXES

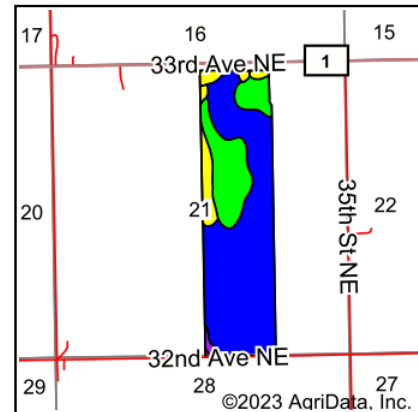
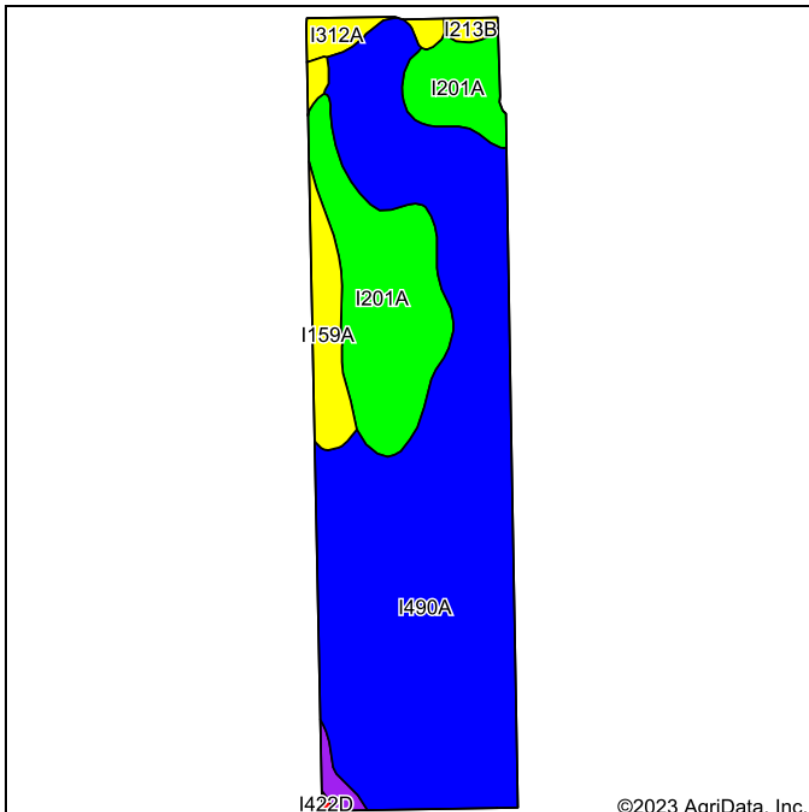
\$2,149.71

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	41.27	50
Corn	42.6	126
Soybeans	28.93	34

## SOIL MAP



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **21-154N-54W**  
 Township: **Strabane**  
 Acres: **150.23**  
 Date: **9/18/2023**

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

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: ND035, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	103.52	68.9%		Ile	4479	89
I201A	Glyndon silt loam, 0 to 2 percent slopes	33.01	22.0%		Ile	4298	92
I159A	Wyndmere-Tiffany fine sandy loams, 0 to 2 percent slopes	8.03	5.3%		IIle	4600	70
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	2.99	2.0%		IIIle	4400	66
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	1.46	1.0%		IIIs	4066	52
I213B	Embsen fine sandy loam, 2 to 6 percent slopes	1.10	0.7%		IIIle	3985	68
I422D	Sioux loam, 2 to 15 percent slopes	0.12	0.1%		VIIs	1755	29
Weighted Average					2.09	4434.3	87.6

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



# AERIAL MAP



United States  
Department of  
Agriculture

Grand Forks County, North Dakota

Farm 11863



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

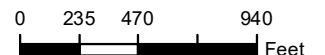
Shares are 100% to Operator

**2023 Program Year**

Map Created January 24, 2023

**S21 T154N R54W**

Phy Cnty: Grand Forks



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## LAND INFO (PARCEL 4)

### PROPERTY INFORMATION

160 deeded acres / 153.12 FSA tillable acres

### 2022 DISCOUNTED REAL ESTATE TAXES

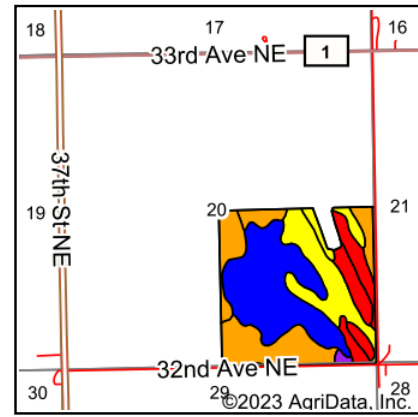
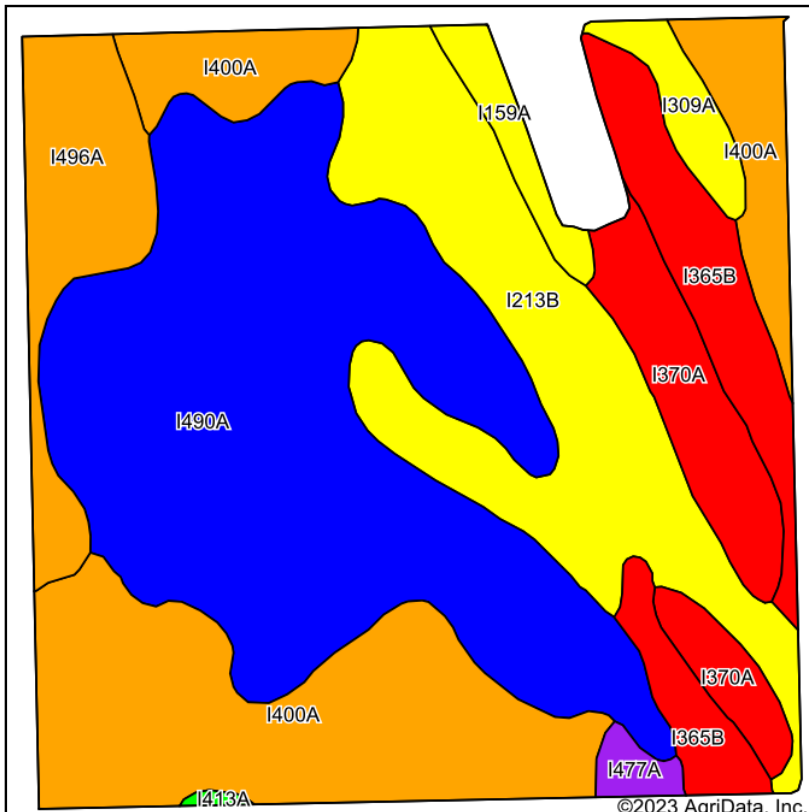
\$1,818.67

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	36.3	50
Corn	37.47	126
Soybeans	25.43	34

## SOIL MAP



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **20-154N-54W**  
 Township: **Strabane**  
 Acres: **153.12**  
 Date: **9/18/2023**

**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: ND035, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	55.57	36.3%		Ile	4479	89
I400A	Gilby loam, 0 to 2 percent slopes	33.52	21.9%		Ile	4150	78
I213B	Embsen fine sandy loam, 2 to 6 percent slopes	25.89	16.9%		IIle	3985	68
I365B	Arvilla sandy loam, 0 to 6 percent slopes	11.44	7.5%		IIle	2378	41
I370A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	10.03	6.6%		Vw	5645	33
I496A	Embsen-Wyndmere fine sandy loams, 0 to 2 percent slopes	9.84	6.4%		IIle	4360	71
I309A	Arveson loam, 0 to 1 percent slopes	2.82	1.8%		IIw	4786	61
I159A	Wyndmere-Tiffany fine sandy loams, 0 to 2 percent slopes	2.62	1.7%		IIle	4600	70
I477A	Antler silty clay loam, moderately saline, 0 to 2 percent slopes	1.18	0.8%		IIIs	4024	53
I413A	Lankin loam, 0 to 2 percent slopes	0.21	0.1%		IIc	3353	91
Weighted Average					2.53	4237.9	73.5

\*c: Using Capability Class Dominant Condition Aggregation Method



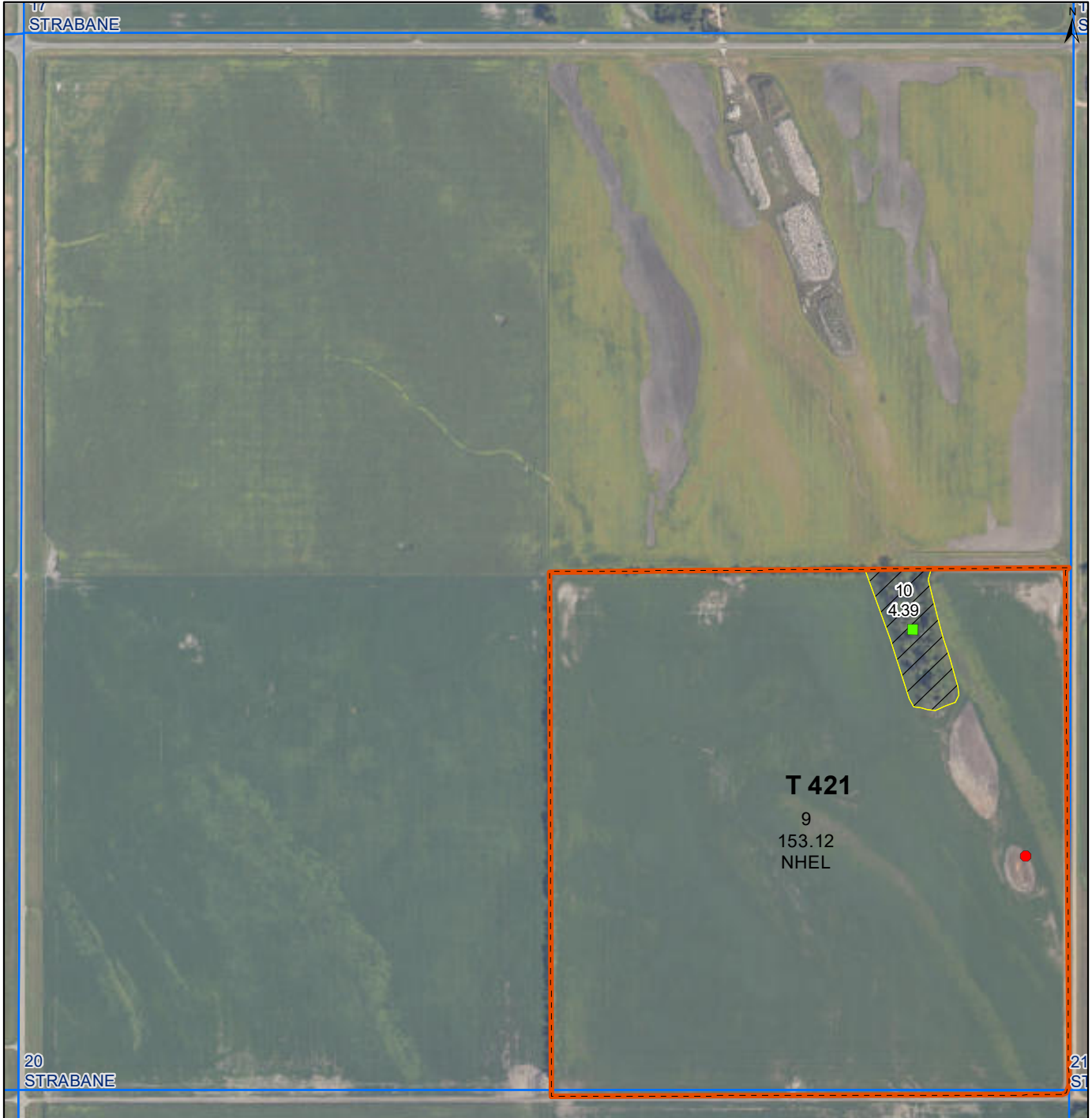
# AERIAL MAP



United States  
Department of  
Agriculture

Grand Forks County, North Dakota

Farm 11863



**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 January 24, 2023

**S20 T154N R54W**

Phy Cnty: Grand Forks

0 235 470 940  
Feet

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## LAND INFO (PARCEL 5)

### PROPERTY INFORMATION

157.32 deeded acres / 151.37 FSA tillable acres (3.92 acres west of shelterbelt in grass)

### 2022 DISCOUNTED REAL ESTATE TAXES

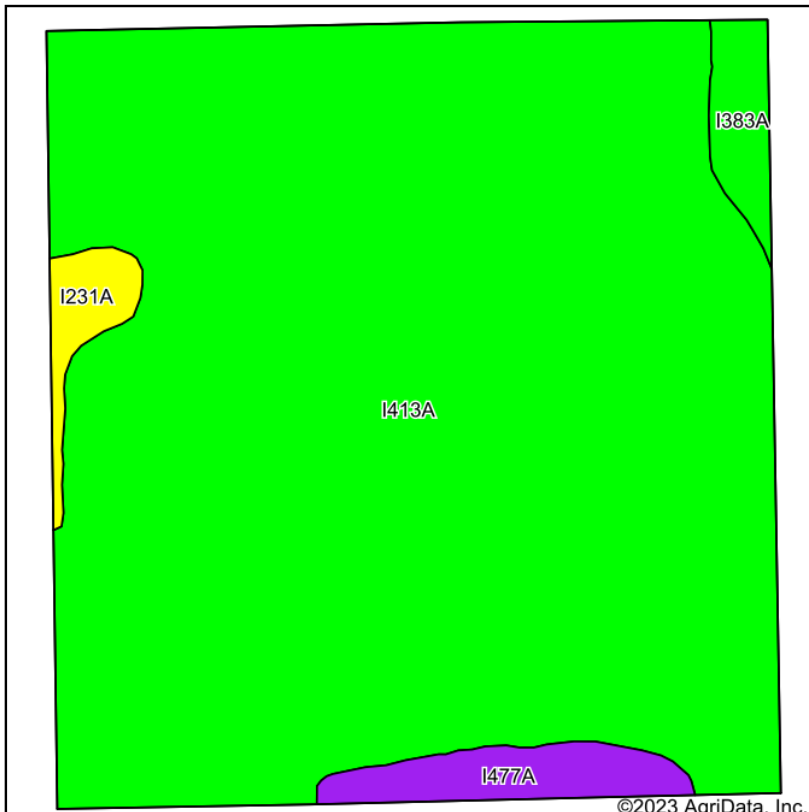
\$2,248.82

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.

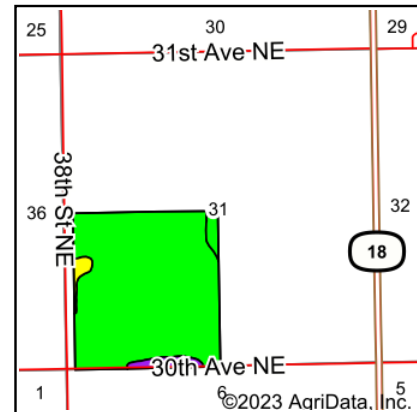
### FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	40.28	39
Corn	55.78	115
Sunflowers	1.54	1,107 lbs

## SOIL MAP



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **31-154N-54W**  
 Township: **Strabane**  
 Acres: **147.45**  
 Date: **9/18/2023**

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

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: ND035, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I413A	Lankin loam, 0 to 2 percent slopes	137.46	93.2%		IIc	3353	91
I477A	Antler silty clay loam, moderately saline, 0 to 2 percent slopes	4.44	3.0%		IIIs	4024	53
I383A	Overly silty clay loam, 0 to 2 percent slopes	3.01	2.0%		IIc	4310	96
I231A	Dovray silty clay, 0 to 1 percent slopes	2.54	1.7%		IIW	4610	64
Weighted Average					2.05	3414.4	89.5

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

# AERIAL MAP



Grand Forks County, North Dakota



## Common Land Unit

Cropland
  Non-cropland
  CRP

Farm **13078**

Tract **423**

## Wetland Determination Identifiers

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

2023 Crop Year



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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:	<a href="https://bid.acresandshares.com">https://bid.acresandshares.com</a>
Auction Open:	1:00 pm (Central Time) Tuesday, November 7, 2023.
Auction Close:	1:00 pm (Central Time) Wednesday, November 8, 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:	Seller will pay 2023 real estate taxes. Buyer will pay 2024 real estate taxes and all future taxes.
Possession:	At closing.
Minerals:	Seller is reserving 50% 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 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 <a href="https://bid.acresandshares.com">acresandshares.com</a> for any brochure updates.