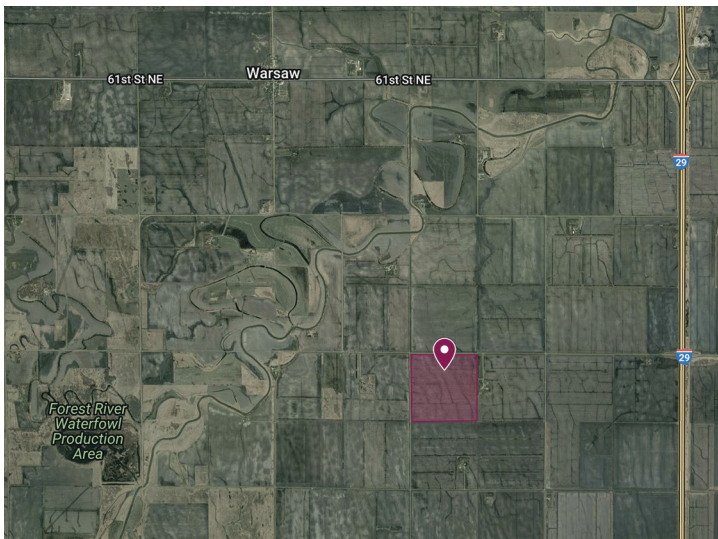


LAND FOR SALE



Walsh County, North Dakota

Approximately 160 Acres +/- in Walshville Township



Imagery ©2025 Google Maps

TIMED ONLINE AUCTION

Opens: 1 pm (Central Time) Monday, June 9, 2025
Closes: 1 pm (Central Time) Tuesday, June 10, 2025
Location: bid.acresandshares.com

LAND LOCATION

From the intersection of Interstate 29 and Walsh County Highway 15 east of Warsaw, one mile south on 158th Dr. NE, one mile west of 60th St. NE, another mile south on 158th Dr. NE and one-half mile west on 59th St. NE will place you at the northeast corner of the property.

LEGAL DESCRIPTION

Walsh County, Walshville Township
NW1/4 of Section 8, T155 R51

PROPERTY INFORMATION

160 deeded acres / 158.74 FSA tillable acres

ACRES & SHARES LLC

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	105.61	53
Soybeans	3.67	29

2024 DISCOUNTED REAL ESTATE TAXES

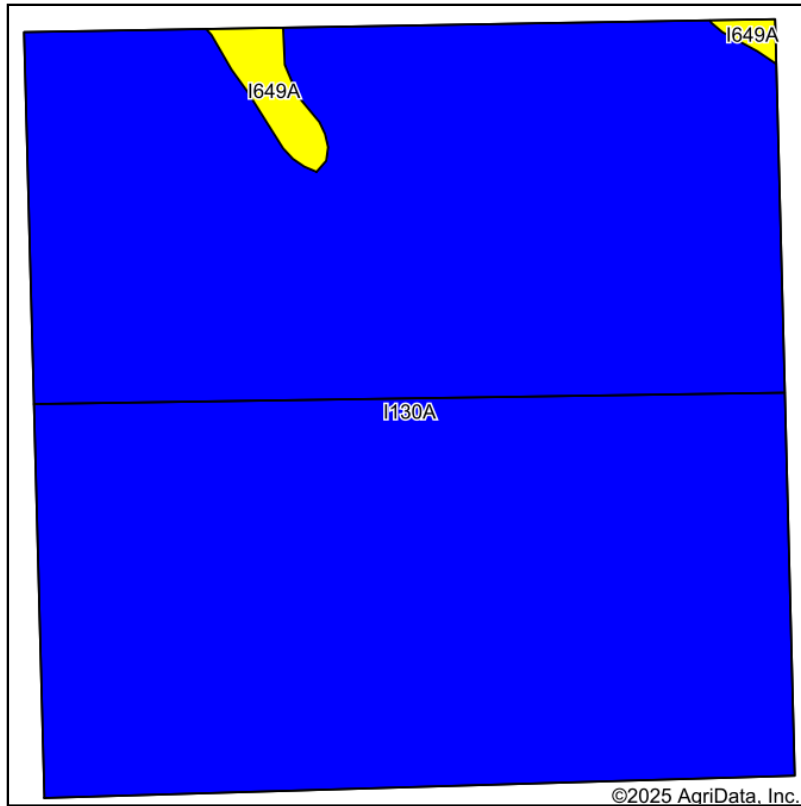
\$2,436.79

BROKER'S COMMENTS

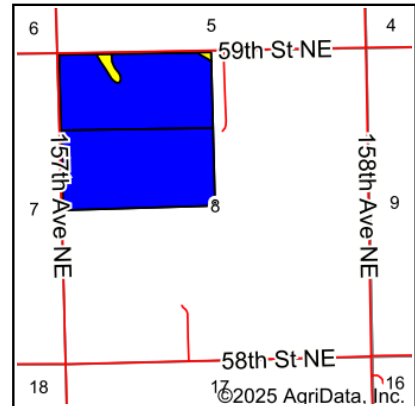
Red River Valley Sugarbeet Ground! Seller to receive entire 2025 cash rent and pay 2025 real estate taxes. The N1/2NW1/4 and the S1/2NW1/4 are owned by separate parties, however, the sale is for the entire NW1/4. Seller is reserving 50% minerals, if any.

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.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Walsh**
 Location: **8-155N-51W**
 Township: **Walshville**
 Acres: **158.74**
 Date: **4/26/2025**



ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: ND099, Soil Area Version: 25

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	156.29	98.5%		IIw	3035	82
I649A	Grano-Hegne silty clays, 0 to 1 percent slopes	2.45	1.5%		IIIw	1050	69
Weighted Average					2.02	3004.4	81.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Disclosure: Soils map boundaries are drawn estimates and are not 100% accurate.

AERIAL MAP



United States
Department of
Agriculture

Walsh County, ND

Farm 10113



- Tract Boundary
- PLSS
- Noncropland
- Cropland

Wetland Determination Identifiers

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

Unless Otherwise Noted:

- Barley = Spring for Grain
- Canola = Spring for Processing
- Corn = Yellow for Grain
- Flax = Common for Grain
- Oats = Spring for Grain
- Soybeans = Common for Grain
- Sunflowers = Oil for Grain
- Wheat = Spring for Grain
- All fields are non-irrigated
- Shares are 100% to operator

2025 Program Year
Phy. County: Walsh
2023 imagery

S8 T155N R51W

0 340 680
Ft

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). USDA is an equal opportunity provider, employer, and lender.

Map Created 04/07/2025

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:** bid.acresandshares.com
- Auction Open:** 1:00 pm (Central Time) Monday, June 9, 2025.
- Auction Close:** 1:00 pm (Central Time) Tuesday, June 10, 2025.
- 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 2025 real estate taxes and receive 2025 cash rent.
- Possession:** Upon expiration of farm lease December 31, 2025, or with tenant's permission upon completion of fall tillage.
- 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:** July 22, 2025. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty Deed and updated abstract of title or title insurance evidencing marketable title. The Title Team closing fee will be split 50%.
- Updated Information:** Please check acresandshares.com for any brochure updates.