

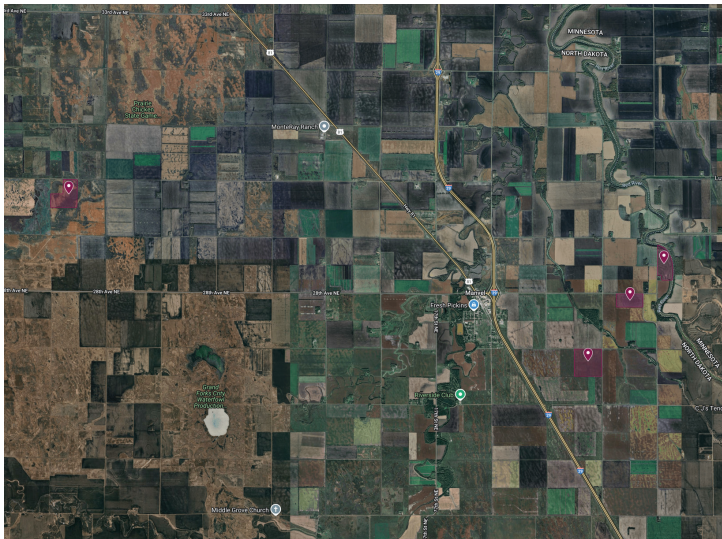
LAND FOR SALE

(MULTI-PARCEL LISTING)

SEALED BID SALE

Grand Forks County, North Dakota

426.3 +/- Acres in Ferry & Lakeville Townships



Imagery ©2025 Google Maps

LAND LOCATION

Parcels #1-3 are located east of Manvel, ND.
Parcel #4 is approximately 7 miles northwest of Manvel.

SEALED BID SALE DEADLINE

11:00am (Central Time) Tuesday, September 16, 2025

LEGAL DESCRIPTION

Grand Forks County, Ferry & Lakeville Townships

Parcel #1: Lots One, Two and Three of Section 8,
T153 R50 (less farmstead)

Parcel #2: NW1/4NE1/4 & NE1/4NW1/4 of Section 18, T153 R50

Parcel #3: NE1/4 of Section 24, T153 R51

Parcel #4: S1/2NW1/4 & NE1/4NW1/4 of Section 4, T153 R52

PROPERTY INFORMATION

426.3 acres / 416.4 FSA tillable acres

Parcel #1: 72.46 deeded acres / 64.66 FSA tillable acres

Parcel #2: 76.94 deeded acres / 72.42 FSA tillable acres

Parcel #3: 156 deeded acres / 158.29 FSA tillable acres

Parcel #4: 120.9 deeded acres / 121.02 FSA tillable acres

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO (PARCEL #1)

FSA INFORMATION (PARCEL #1)

CROP	BASE (acres)	YIELD (bushels)
Wheat	23.71	54
Soybeans	8.33	29
Corn	5.79	88
Sunflowers	3.23	1088 lbs
Barley	12.04	59

2024 DISCOUNTED REAL ESTATE TAXES

Parcel #1 - \$708.15

PARCEL #1

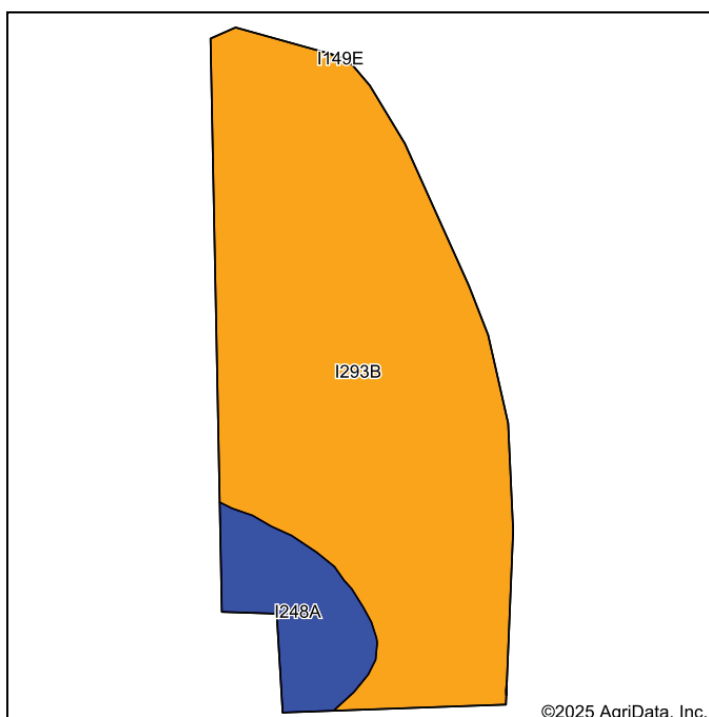


BROKER'S COMMENTS

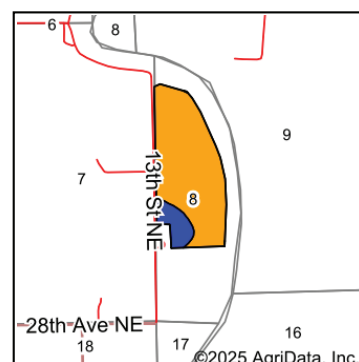
Excellent opportunity to purchase Red River Valley farmland east of Manvel in eastern North Dakota. Parcel #4 is owned by multiple sellers.

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 (PARCEL #1)



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **8-153N-50W**
 Township: **Ferry**
 Acres: **64.66**
 Date: **5/27/2025**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:

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



Area Symbol: ND035, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	57.30	88.6%		Ile	4070	77
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	7.36	11.4%		Ile	3276	90
Weighted Average					2.00	3979.6	78.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

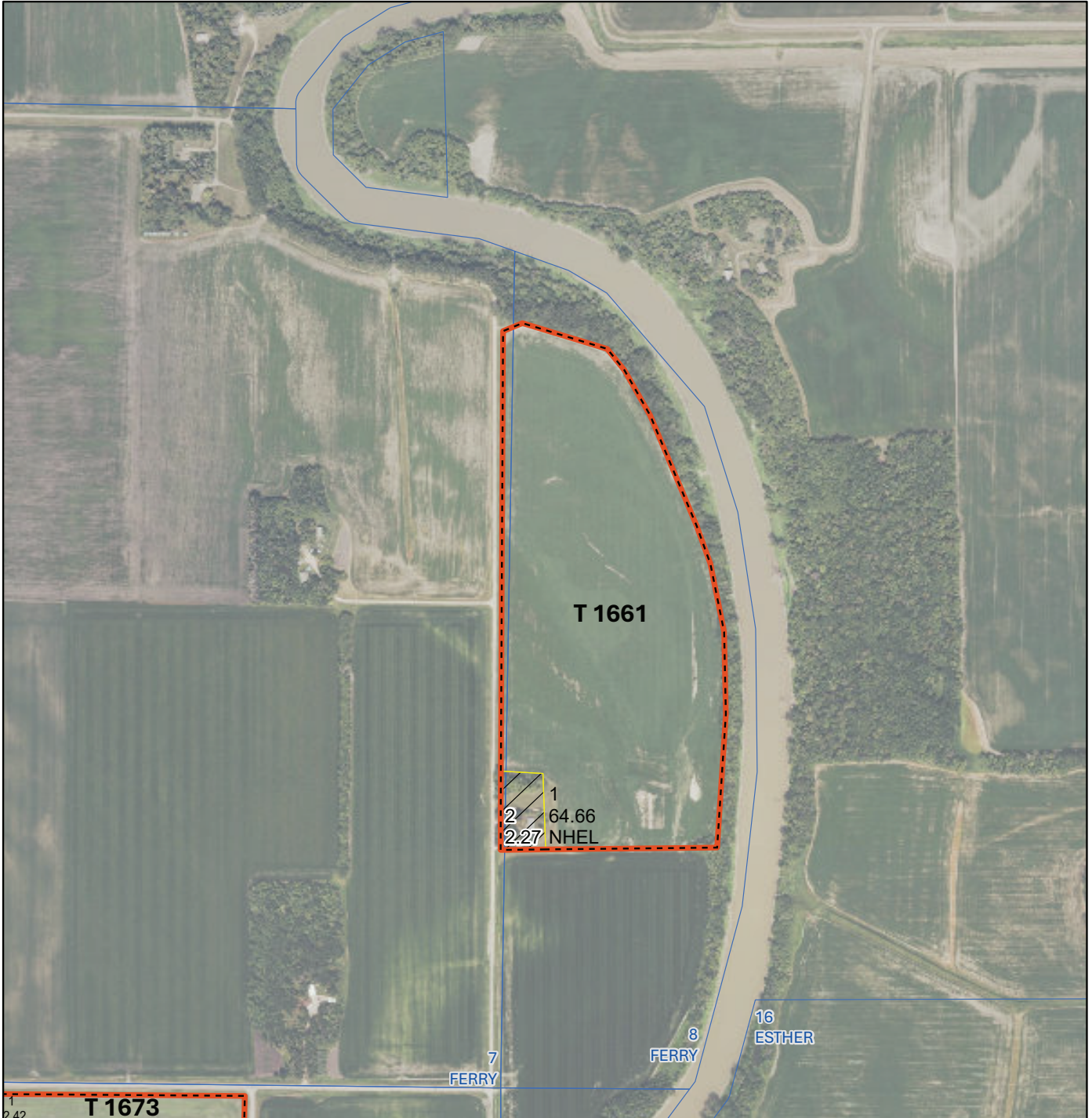
AERIAL MAP



United States
Department of
Agriculture

Grand Forks County, ND

Farm 12163



- Tract Boundary
- PLSS
- Noncropland
- Cropland

Wetland Determination Identifiers

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

Barley = Spring for Grain
Canola = Spring for Processing
Corn = Yellow for Grain
Flax = Common for Grain
Oats = Spring for Grain

Unless Otherwise Noted:

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: Polk-Grand Forks

2023 imagery

S8 T153N R50W

0 360 720
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 07/07/2025

LAND INFO (PARCEL #2)

FSA INFORMATION (PARCEL #2)

CROP	BASE (acres)	YIELD (bushels)
Wheat	26.70	54
Soybeans	9.38	29
Corn	6.52	88
Sunflowers	3.64	1088 lbs
Barley	13.56	59

2024 DISCOUNTED REAL ESTATE TAXES

Parcel #2 - \$1,103.30

PARCEL #2

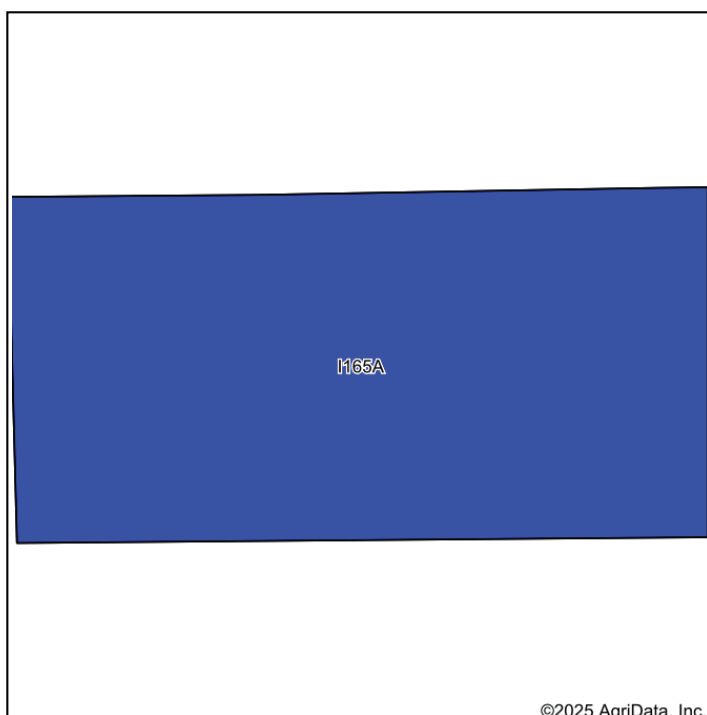


BROKER'S COMMENTS

Excellent opportunity to purchase Red River Valley farmland east of Manvel in eastern North Dakota. Parcel #4 is owned by multiple sellers.

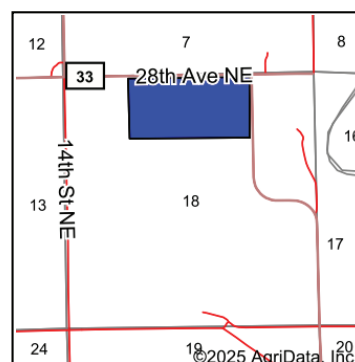
Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

SOIL MAP (PARCEL #2)



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



AERIAL MAP



United States
Department of
Agriculture

Grand Forks County, ND

Farm 12163



 Tract Boundary Cropland
 PLSS Wetlands

Wetland Determination Identifiers

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

Unless Otherwise Noted:

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

2025 Program Year
Phy. County: Grand Forks
2023 imagery

S18 T153N R50W

0 360 720
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 07/07/2025

LAND INFO (PARCEL #3)

FSA INFORMATION (PARCEL #3)

CROP	BASE (acres)	YIELD (bushels)
Wheat	57.17	54
Soybeans	20.07	29
Corn	13.96	88
Sunflowers	7.78	1088 lbs
Barley	29.02	59

2024 DISCOUNTED REAL ESTATE TAXES

Parcel #3 - \$1,905.04

PARCEL #3

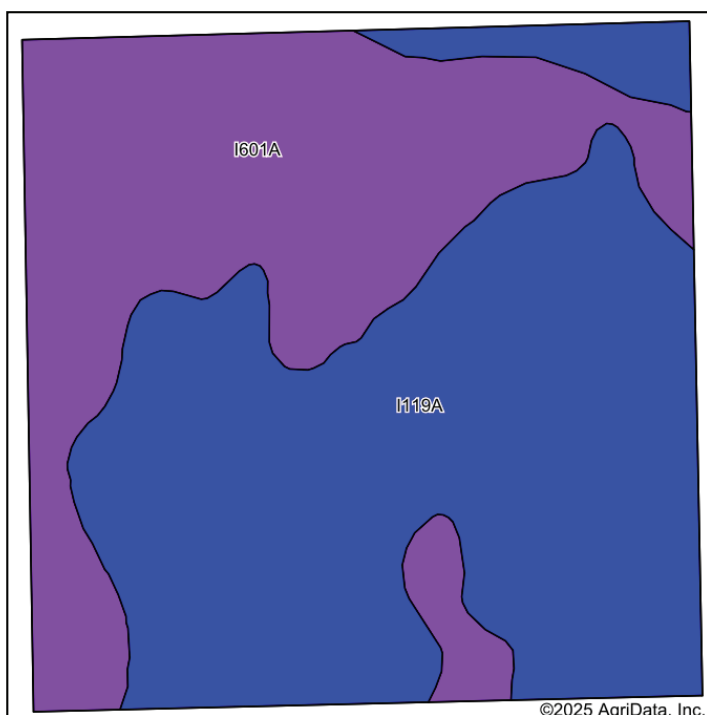


BROKER'S COMMENTS

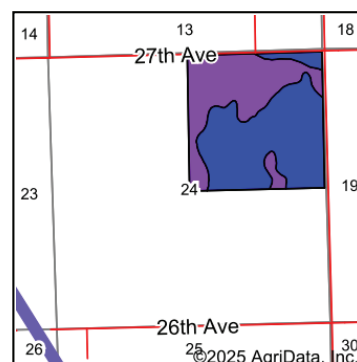
Excellent opportunity to purchase Red River Valley farmland east of Manvel in eastern North Dakota. Parcel #4 is owned by multiple sellers.

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 (PARCEL #3)



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **24-153N-51W**
 Township: **Ferry**
 Acres: **158.29**
 Date: **5/27/2025**

ACRES & SHARES
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: ND035, Soil Area Version: 28

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	93.62	59.1%		Ile	4240	90
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	64.67	40.9%		IIIs	4066	52
Weighted Average					2.41	4168.9	74.5

*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

Grand Forks County, ND

Farm 12163



 Tract Boundary Cropland
 PLSS Wetlands

Wetland Determination Identifiers

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

Barley = Spring for Grain
Canola = Spring for Processing
Corn = Yellow for Grain
Flax = Common for Grain
Oats = Spring for Grain

Unless Otherwise Noted:

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: Grand Forks
2023 imagery

S24 T153N R51W

0 370 740
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 07/07/2025

LAND INFO (PARCEL #4)

FSA INFORMATION (PARCEL #4)

CROP	BASE (acres)	YIELD (bushels)
Wheat	0.45	54
Soybeans	0.15	29
Corn	0.11	88
Sunflowers	0.06	1088 lbs
Barley	0.23	59

CONSERVATION RESERVE PROGRAM (CRP) INFORMATION:

Contract #12384. 50 acres • Rental Rate per Acre: \$76.89.
Annual payment: \$3,845 • Contract period: 10/1/22-9/30/32.

Contract #11608. 20 acres • Rental Rate per Acre: \$59.88.
Annual payment: \$1,198 • Contract period: 10/1/17-9/30/27.

Contract #12382. 50 acres • Rental Rate per Acre: \$76.81.
Annual payment: \$3,841 • Contract period: 10/1/22-9/30/32.

2024 DISCOUNTED REAL ESTATE TAXES

Parcel #4 - \$1,099.36 (includes \$241.80 specials)

PARCEL #4

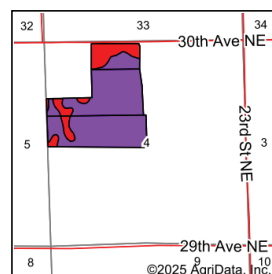
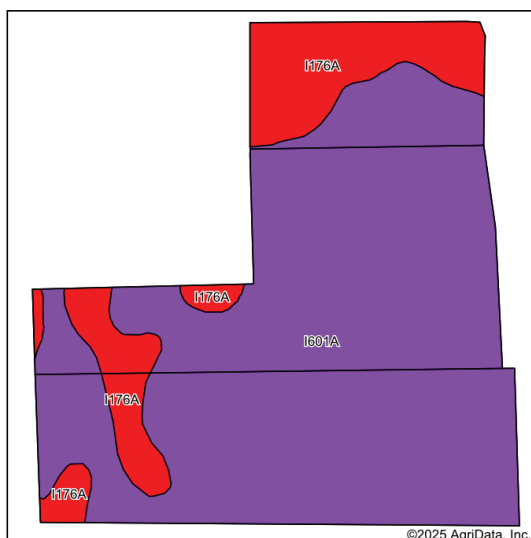


BROKER'S COMMENTS

Excellent opportunity to purchase Red River Valley farmland east of Manvel in eastern North Dakota. Parcel #4 is owned by multiple sellers. Property is enrolled in Conservation Reserve Program (CRP). Current CRP payments through September 30 shall be paid to Seller. Buyer shall receive subsequent CRP payments through the balance of the contract. 2025 real estate taxes shall be prorated through closing. Buyer agrees to do all things necessary to keep the property qualified under that CRP contract and shall indemnify the Seller for any amounts that the Seller must repay under the contract if the Buyer takes the property out of the CRP program or the contract is otherwise terminated due to action or non-action of the Buyer.

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 (PARCEL #4)



State: **North Dakota**
County: **Grand Forks**
Location: **4-153N-52W**
Township: **Lakeville**
Acres: **120.09**
Date: **8/5/2025**

ACRES & SHARES LLC
LAND, BEET STOCK, BROKERAGE.

Map Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com

Area Symbol: ND035, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Range Production (lbs/acre/yr)	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	98.54	82.1%		Ills	4066	52
I176A	Ojata silty clay loam, 0 to 1 percent slopes	21.55	17.9%		Vls	4110	25
		Weighted Average				4073.9	47.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

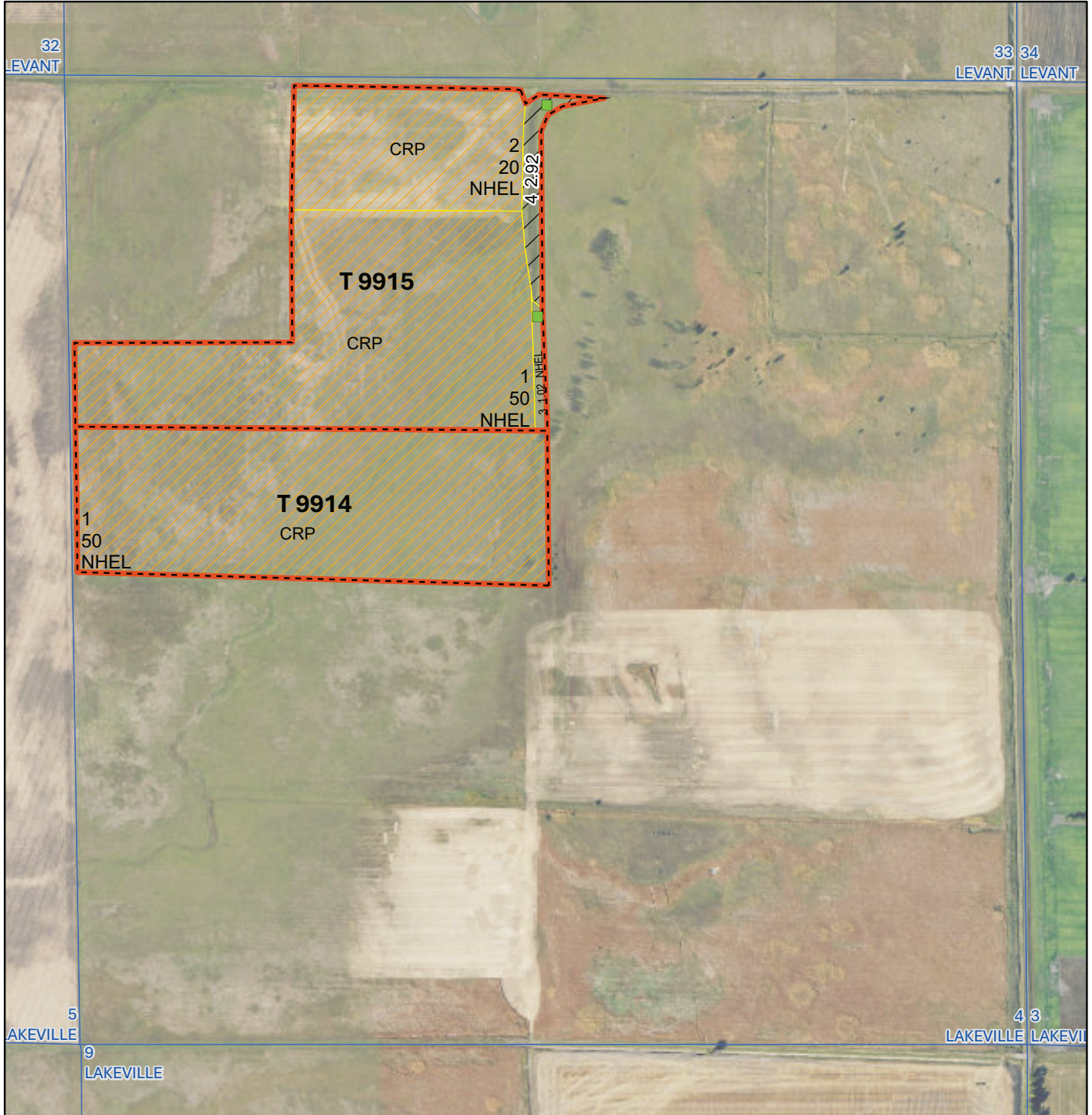
AERIAL MAP



United States
Department of
Agriculture

Grand Forks County, ND

Farm 12163



- Tract Boundary
- PLSS
- CRP
- Noncropland

Wetland Determination Identifiers

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

Barley = Spring for Grain
Canola = Spring for Processing
Corn = Yellow for Grain
Flax = Common for Grain
Oats = Spring for Grain

Unless Otherwise Noted:

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: Grand Forks
2023 imagery

S4 T153N R52W

0 370 740
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 07/07/2025



LAND. BEET STOCK. BROKERAGE.

426.3 +/- Acres Sealed Bid Farmland Sale Ferry & Lakeville Townships Grand Forks County, North Dakota

Legal Description:	Parcel #1: Lots One, Two and Three of Section 8, T153 R50 (less farmstead) Parcel #2: NW1/4NE1/4 & NE1/4NW1/4 of Section 18, T153 R50 Parcel #3: NE1/4 of Section 24, T153 R51 Parcel #4: S1/2NW1/4 & NE1/4NW1/4 of Section 4, T153 R52
Bid Process:	No oral bidding. Please submit your best offer.
Bid Deadline:	11:00 am (Central Time) Tuesday, September 16, 2025.
Bid Submission:	Email: jayson.menke@acresandshares.com 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 October 29, 2025, at closing. Seller will provide a Personal Representative's Deed and updated abstract of title or title insurance evidencing marketable title.
Additional Contact Information:	Jayson Menke (218) 779-1293 jayson.menke@acresandshares.com www.acresandshares.com



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.

Lots One, Two and Three of Section 8, T153 R50 (less farmstead)	\$ _____
NW1/4NE1/4 & NE1/4NW1/4 of Section 18, T153 R50	\$ _____
NE1/4 of Section 24, T153 R51	\$ _____
S1/2NW1/4 & NE1/4NW1/4 of Section 4, T153 R52	\$ _____

_____ 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.

Bid Deadline: No later than 11:00 am (Central Time) Tuesday, September 16, 2025.

Bid Submission:	Email:	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