

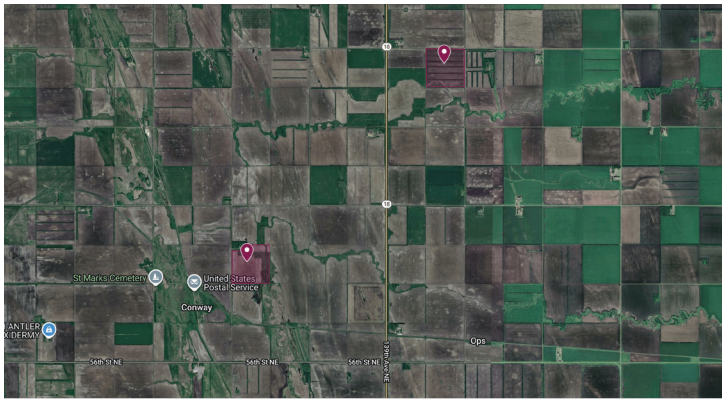
LAND FOR SALE

(MULTI-PARCEL LISTING)

ONLINE AUCTION

Walsh County, North Dakota

Approximately 308.74 Acres +/- in Ops & Eden Townships



Imagery ©2025 Google Maps

LAND LOCATION

From the intersection of North Dakota Highway 18 and Walsh County Highways 19, the northwest corner of Parcel #1 is four miles north on 18 and one-half mile east on 60th St. NE and the southwest corner of Parcel #2 is two miles west on 19 and one mile north on 137th Ave NE.

TIMED ONLINE AUCTION

Opens: 1 pm (Central Time) Wednesday, September 17, 2025

Closes: 1 pm (Central Time) Thursday, September 18, 2025

Location: bid.acresandshares.com

BROKER'S COMMENTS

Parcel #1 has highly productive soils and has grown sugarbeets and potatoes. Parcel #2 is very suitable corn and soybean ground. Seller is reserving 50% minerals, if any. Both parcels are subject to lease for 2026 farming season.

PROPERTY INFORMATION

Parcel #1: 158.19 deeded acres / 136.66 FSA tillable acres

Parcel #2: 150.55 deeded acres / 99.38 FSA tillable acres

LEGAL DESCRIPTION

Walsh County, Ops & Eden Township

Parcel #1) NE1/4 of Section 5, T155 R54

Parcel #2) SW1/4 of Section 13, T155 R55 (less farmstead)

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO (PARCEL #1)

FSA INFORMATION PARCEL #1 (*ESTIMATE BASED ON LARGER TRACT)

CROP	BASE (acres)	YIELD (bushels)
Wheat	86.13*	48
Soybeans	37.11*	26

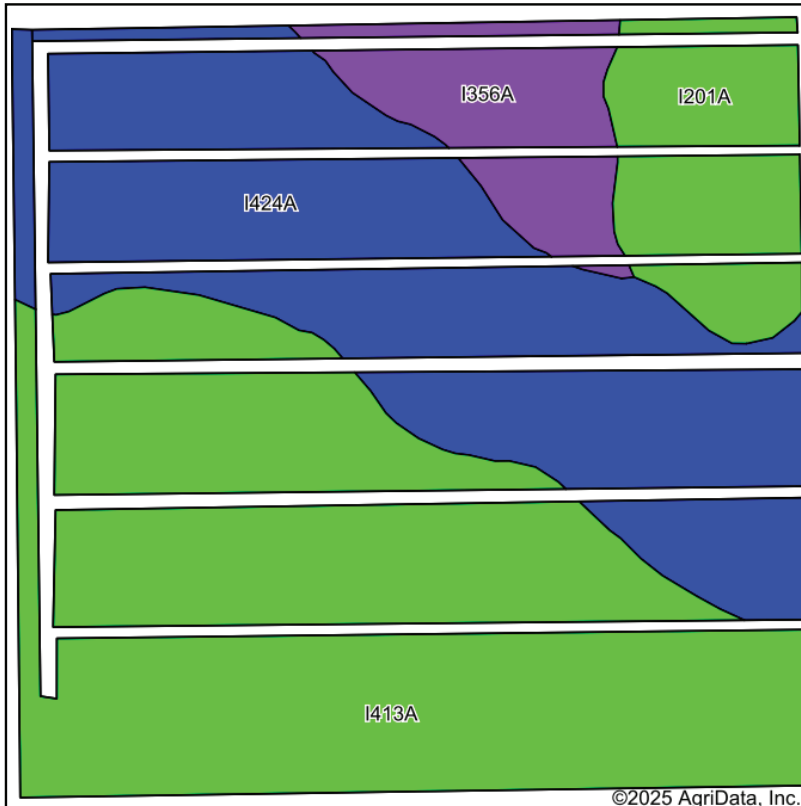


2024 DISCOUNTED REAL ESTATE TAXES

Parcel #1: \$2,351.05

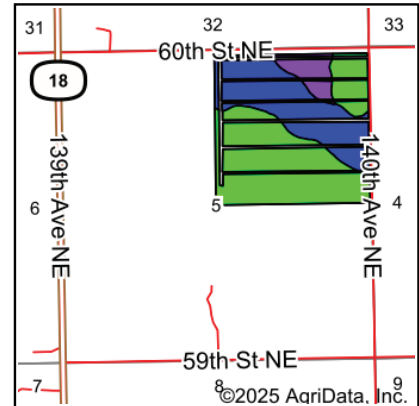
Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

SOIL MAP (PARCEL #1)



Soils data provided by USDA and NRCS.

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State: **North Dakota**
County: **Walsh**
Location: **5-155N-54W**
Township: **Ops**
Acres: **136.28**
Date: **8/13/2025**

ACRES & SHARES LLC
LAND. BEET STOCK. BROKERAGE.

Maps Provided By:

surety®
CUSTOMIZED ONLINE MAPPING
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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
I413A	Lankin loam, 0 to 2 percent slopes	65.94	48.4%		IIc	3353	91
I424A	Embden loam, 0 to 2 percent slopes	47.79	35.1%		IIle	4225	84
I201A	Glyndon silt loam, 0 to 2 percent slopes	12.43	9.1%		Ile	4298	92
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	10.12	7.4%		IIle	4276	58
Weighted Average					2.47	3813.5	86.2

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

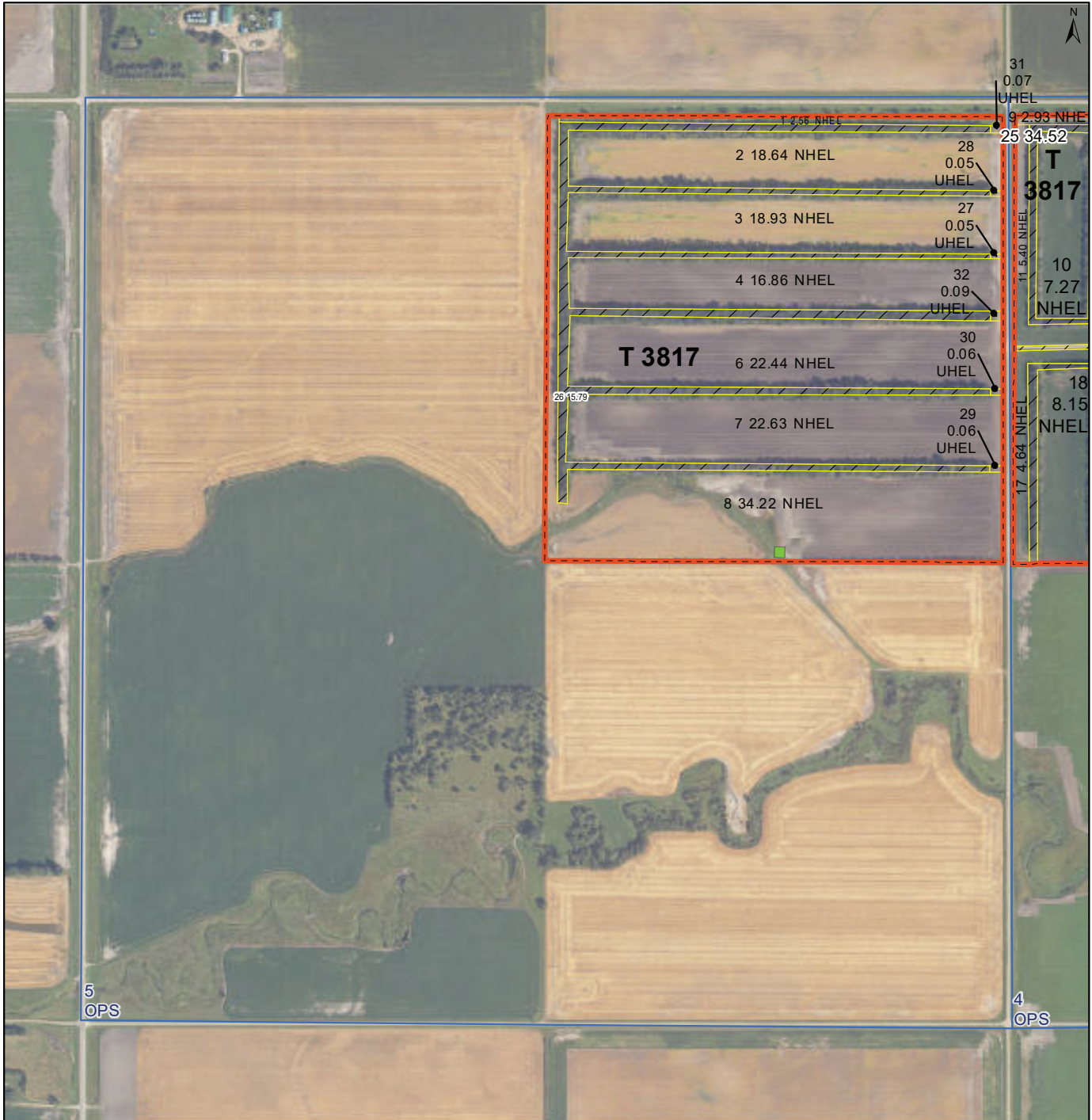
AERIAL MAP (PARCEL #1)



United States
Department of
Agriculture

Walsh County, ND

Farm 14121



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination

- 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
2023 Imagery

S5 T155N R54W
Phy Cnty: Walsh

0 195 390 780 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).

Map Created August 01, 2025

LAND INFO

FSA INFORMATION PARCEL #2

CROP	BASE (acres)	YIELD (bushels)
Wheat	60.12	125
Soybeans	19.8	30

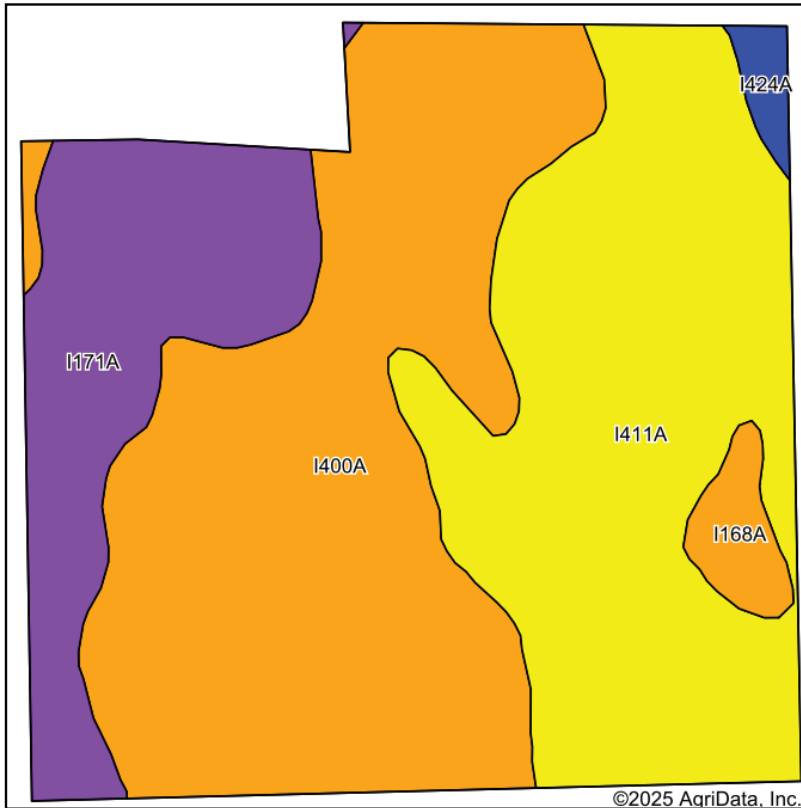


2024 DISCOUNTED REAL ESTATE TAXES

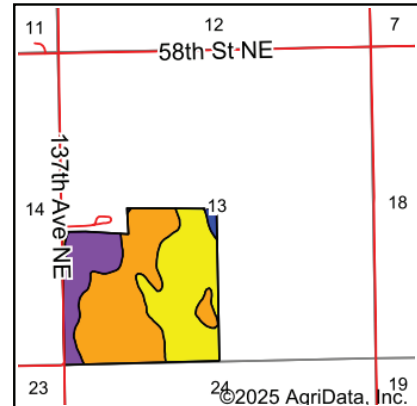
Parcel #2: \$1,281.09

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: **13-155N-55W**
 Township: **Eden**
 Acres: **146.89**
 Date: **8/13/2025**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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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
I400A	Gilby loam, 0 to 2 percent slopes	63.53	43.4%		Ile	4150	78
I411A	Winger loam, 0 to 1 percent slopes	53.54	36.4%		IIw	4720	69
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	25.04	17.0%		IIw	4284	51
I168A	Parnell silt loam, 0 to 1 percent slopes	3.25	2.2%		IIIw	6530	74
I424A	Embsen loam, 0 to 2 percent slopes	1.53	1.0%		IIle	4225	84

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

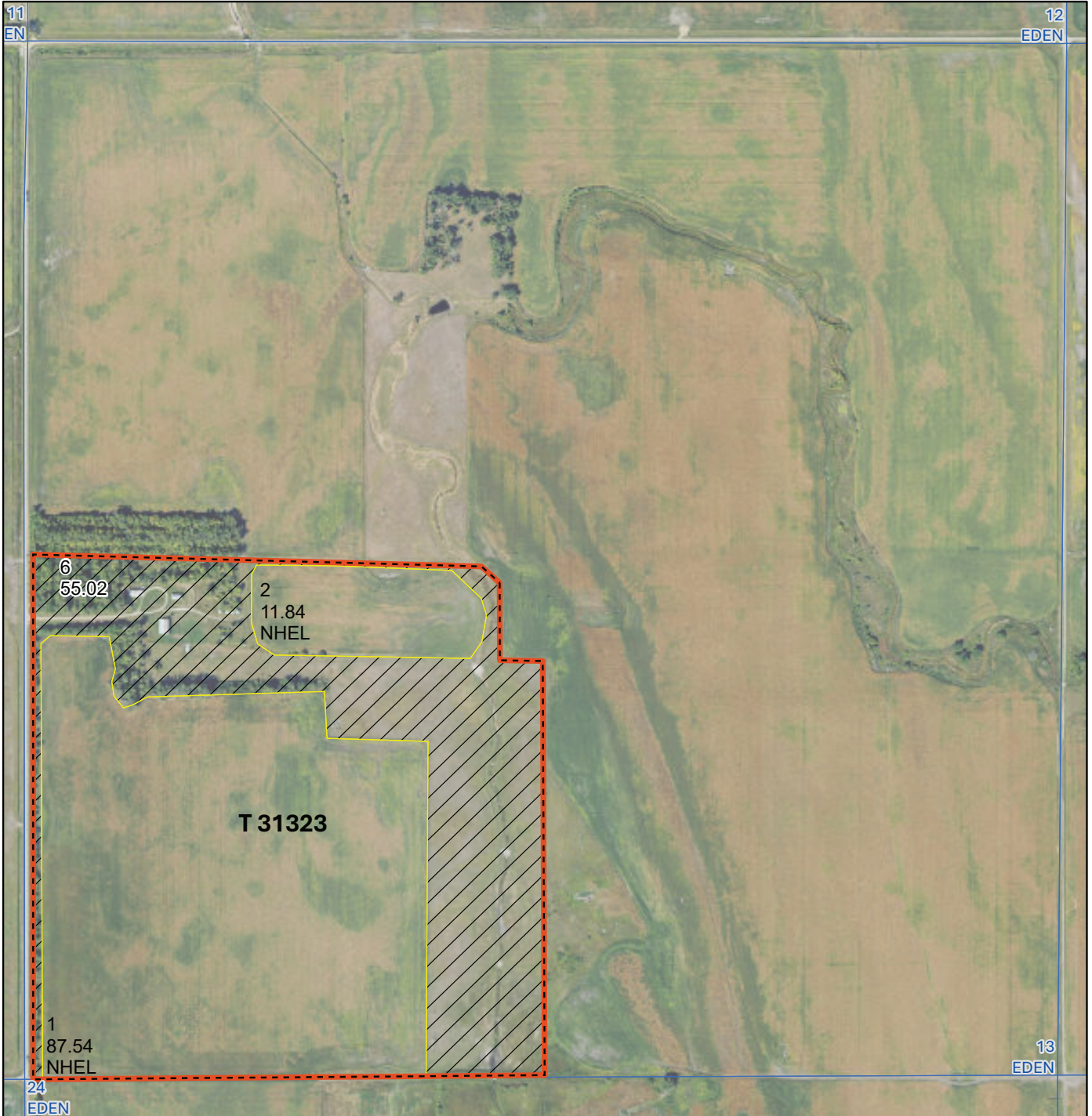
AERIAL MAP (PARCEL #2)



United States
Department of
Agriculture

Walsh County, ND

Farm 9234



 Tract Boundary Noncropland
 PLSS Cropland

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: Walsh
2023 imagery

S13 T155N R55W

0 340 680
Ft

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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) Wednesday, September 17, 2025.
- Auction Close:** 1:00 pm (Central Time) Thursday, September 18, 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 shall pay 2025 real estate taxes. Buyer responsible for 2026 and future real estate taxes.
- Possession:** Upon expiration of 2026 farm lease.
- 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:** October 30, 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% Buyer / 50% Seller. Buyer responsible for fees associated with financing.
- Updated Information:** Please check acresandshares.com for any brochure updates.