

LAND FOR SALE



Pembina County, North Dakota

Approximately 160 Acres +/- in Felson Township



Imagery © 2025 Google Maps

PROPERTY INFORMATION

160 deeded acres / 156.61 FSA tillable acres

TIMED ONLINE AUCTION

Opens 1 pm (Central Time) Wednesday, November 12, 2025

Closes: 1 pm (Central Time) Thursday, November 13, 2025

Location: bid.acresandshares.com

BROKER'S COMMENTS

Subject to lease for 2026 farming season. Please contact broker for details. Seller is reserving 50% minerals, if any.

LEGAL DESCRIPTION

Pembina County, Felson Township
NW1/4 of Section 23, T163 R54.

LAND LOCATION

From the intersection of North Dakota Highway 18 and Pembina County Highway 55 one-mile south Neche, one mile west on 55, two miles south on 143rd Ave NE and one-half mile west on 105th St. NE will place you at the northeast corner of the property.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

FSA INFORMATION

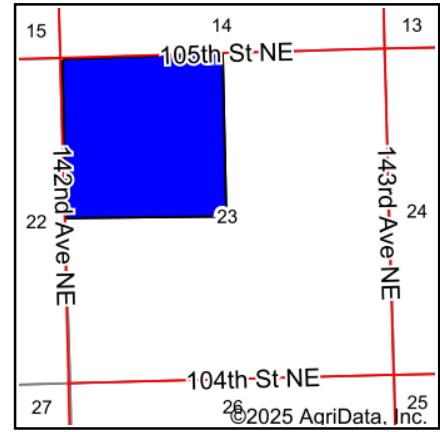
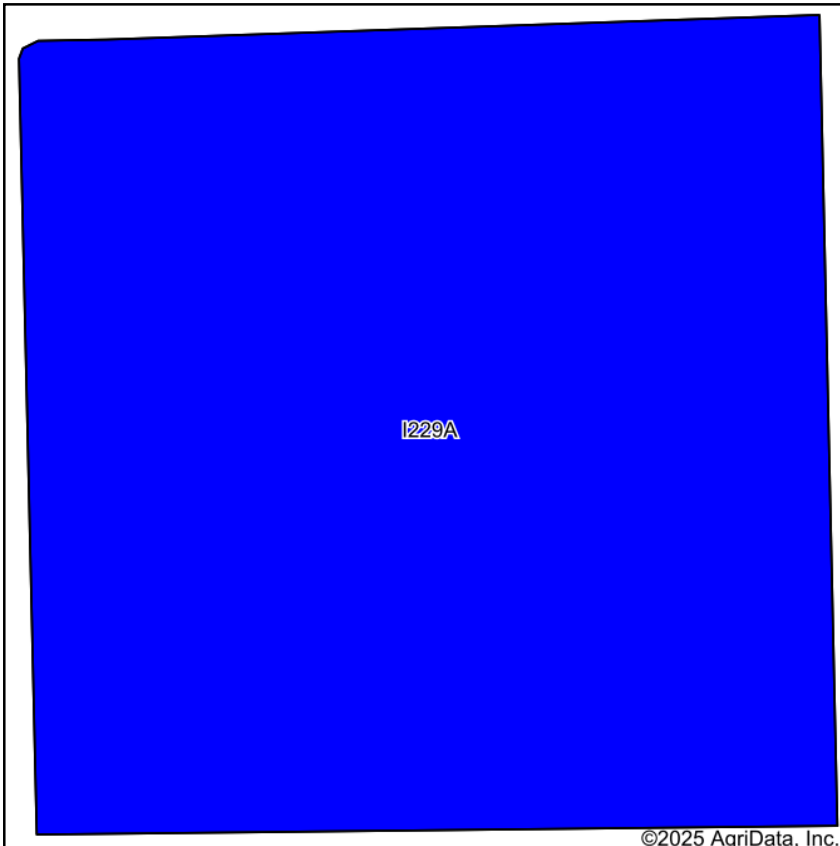
CROP	BASE (acres)	YIELD (bushels)
Wheat	64.34	61
Soybeans	55.43	35

2024 REAL ESTATE TAXES

\$2,734.16 (includes \$480 in specials)

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



State: **North Dakota**
 County: **Pembina**
 Location: **23-163N-54W**
 Township: **Felson**
 Acres: **156.61**
 Date: **9/12/2025**

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: ND067, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	156.61	100.0%		IIw	3095	86
Weighted Average					2.00	3095	86

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

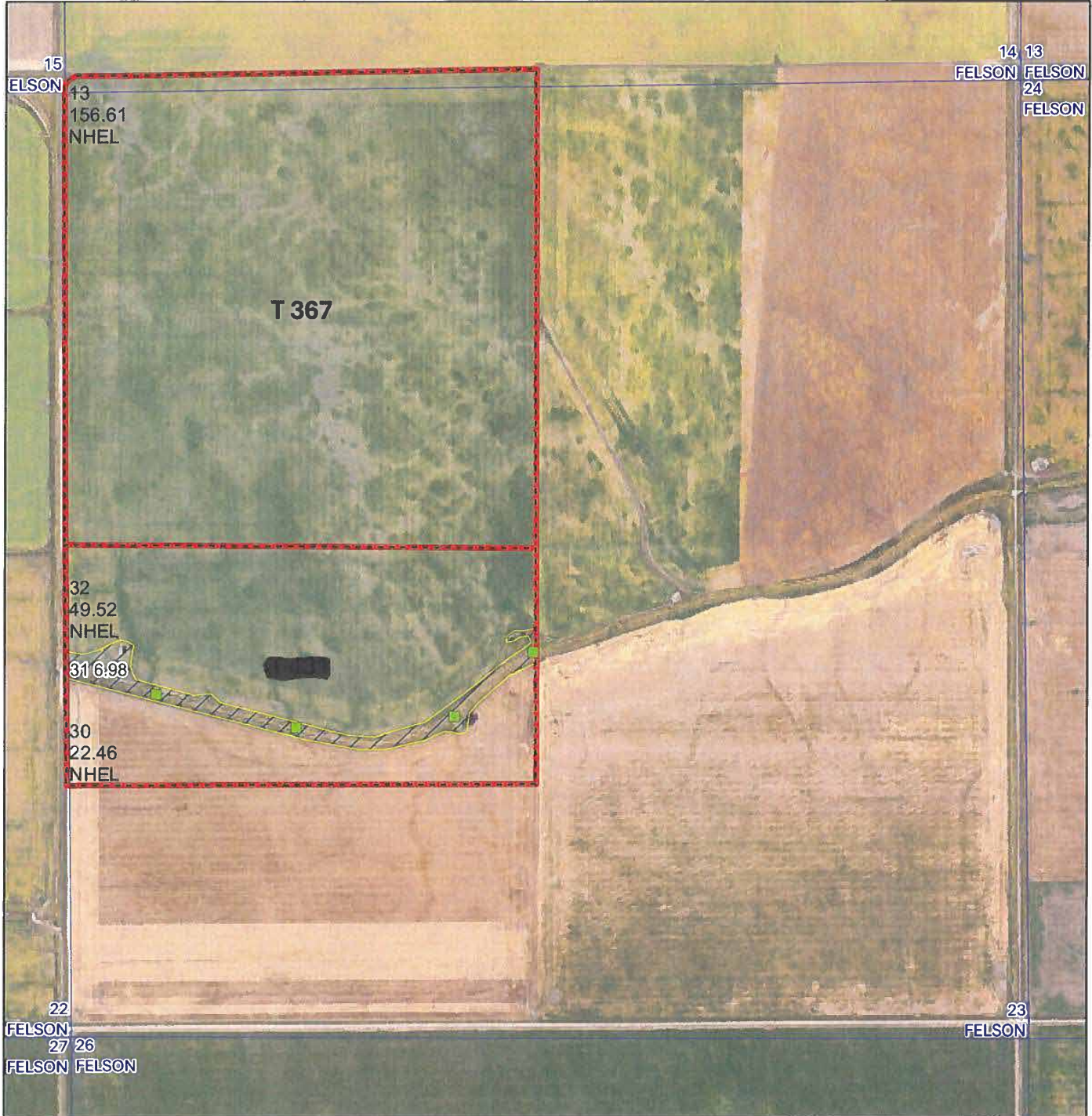
AERIAL MAP



United States
Department of
Agriculture

Pembina County, ND

Farm 11087



Tract Boundary Noncropland
 PLSS 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: Pembina
2023 imagery

S23 T163N R54W

0 370 740
Ft

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Map Created 04/08/2025

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, November 12, 2025.
- Auction Close:** 1:00 pm (Central Time) Thursday, November 13, 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 in 2026.
- 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 19, 2025. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty Deed and Trustee's 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.