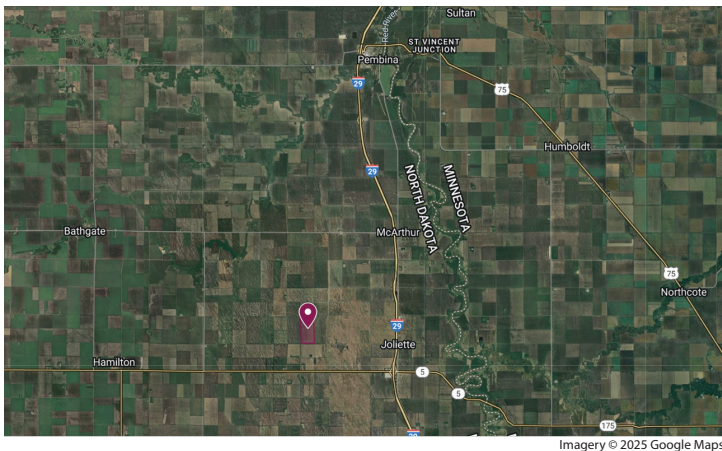


LAND FOR SALE



Pembina County, North Dakota

316 +/- Acres in Carlisle Township North



Imagery © 2025 Google Maps

PROPERTY INFORMATION

316 acres / 312.65 FSA tillable acres

SEALED BID SALE DEADLINE

11:00 am (Central Time) Tuesday, February 3, 2026

BROKER'S COMMENTS

Red River Valley farmland with highly productive soils. Subject to lease for 2026 farming season, please contact broker for details. FSA tillable acres includes Enbridge site on north end of property.

LEGAL DESCRIPTION

Pembina County, Carlisle Township North
E. 2603.54' of the E1/2 of Section 25, T162 R52

LAND LOCATION

From the intersection of Interstate 29 and North Dakota Highway 5, three miles west on 5, one mile north on 155th Ave. NE and one-half mile east will place you at the southwest corner of the property.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

FSA INFORMATION

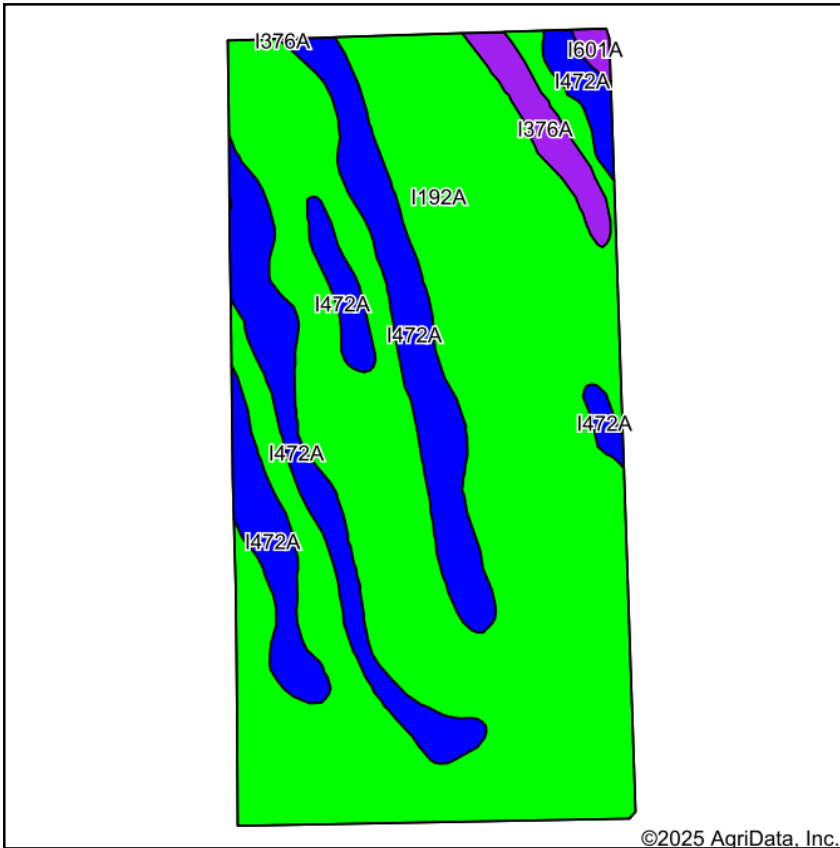
CROP	BASE (acres)	YIELD (bushels)
Wheat	134.18	55
Soybeans	111.51	31
Corn	17.03	97
Barley	1.72	55

2024 REAL ESTATE TAXES

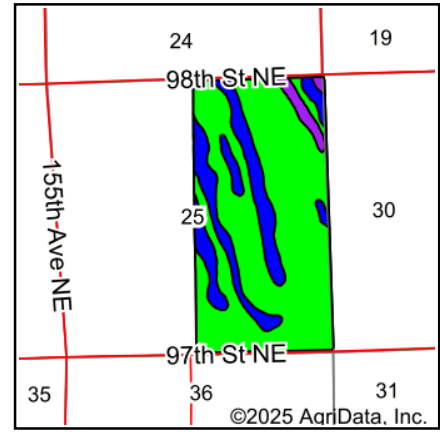
\$7,031.13 (includes \$3,160 special assessments for drain #34)

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: **Pembina**
 Location: **25-162N-52W**
 Township: **Carlisle**
 Acres: **312.65**
 Date: **12/1/2025**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: ND067, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	236.47	75.7%		Ile	92
I472A	Perella silty clay loam, 0 to 1 percent slopes	67.24	21.5%		IIw	88
I376A	Colvin silty clay loam, 0 to 1 percent slopes	7.64	2.4%		IIw	56
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	1.30	0.4%		IIIs	52
Weighted Average					2.00	90.1

*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 11813



- 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

S25 T162N R52W

0 375 750
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 04/08/2025



LAND. BEET STOCK. BROKERAGE.

316 +/- Acres Sealed Bid Farmland Sale Carlisle Township North Pembina County, North Dakota

Legal Descriptions: E. 2603.54' of the E1/2 of Section 25, T162 R52

Bid Process: No oral bidding. Please submit your best offer.

Bid Deadline: 11:00 am (Central Time) Tuesday, February 3, 2026.

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. Subject to cash rent lease for 2026 farming season.

Successful Bidder

Requirements: Signed Purchase Agreement. Ten (10) percent earnest check.

Closing: Balance due March 18, 2026, at closing. Seller will provide a Warranty Deed and updated abstract of title evidencing marketable title.

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.

E. 2603.54' of the E1/2 of Section 25, T162 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. Subject lease for 2026 farming season.

Bid Deadline: No later than 11:00 am (Central Time) Tuesday, February 3, 2026.

Bid Submission: Email: jayson.menke@acresandshares.com
Mail or in person: Acres & Shares, LLC
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Grand Forks, ND 58201

Additional Contact Information:

Jayson Menke
(218) 779-1293
www.acresandshares.com