

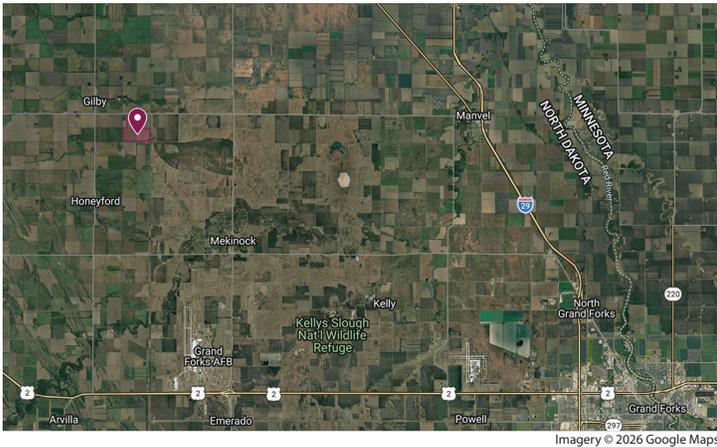
LAND FOR SALE

(MULTI-PARCEL LISTING)

SEALED BID SALE

Grand Forks County, North Dakota

Approximately 432 +/- Acres in Gilby Township



SEALED BID SALE DEADLINE

11:00 am (Central Time) Thursday, April 2, 2026

LEGAL DESCRIPTION

Grand Forks County, Gilby Township

Parcel #1: SW1/4 of Section 15, T153 R53

Parcel #2: SE1/4 of Section 15, T153 R53

Parcel #3: East 111.34 FSA tillable acres in NW1/4 of Section 15, T153 R53 (pending survey)

PROPERTY INFORMATION

Approximately 432 acres / 421.89 FSA tillable acres

Parcel #1: 160 deeded acres / 157.57 FSA tillable acres

Parcel #2: 160 deeded acres / 152.98 FSA tillable acres

Parcel #3: Approximately 112 deeded acres (pending survey) / 111.34 FSA tillable acres

LAND LOCATION

From the intersection of Grand Forks County Highways 2 and 33 south of Gilby, one and half miles east on 33 will place you at northeast corner of the property.

BROKER'S COMMENTS

Productive Grand Forks County farmland. Available for 2026 farming season. If the south half of the section is sold to separate buyers, the buyer of the southeast quarter may need to add field approach.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	174.59	47
Corn	35.84	153
Soybeans	143.06	27

Base acres are estimates based off larger tract.

2025 DISCOUNTED REAL ESTATE TAXES

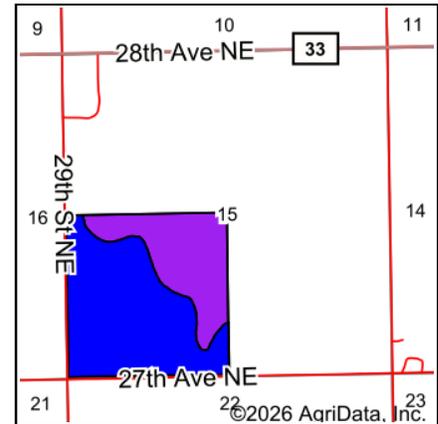
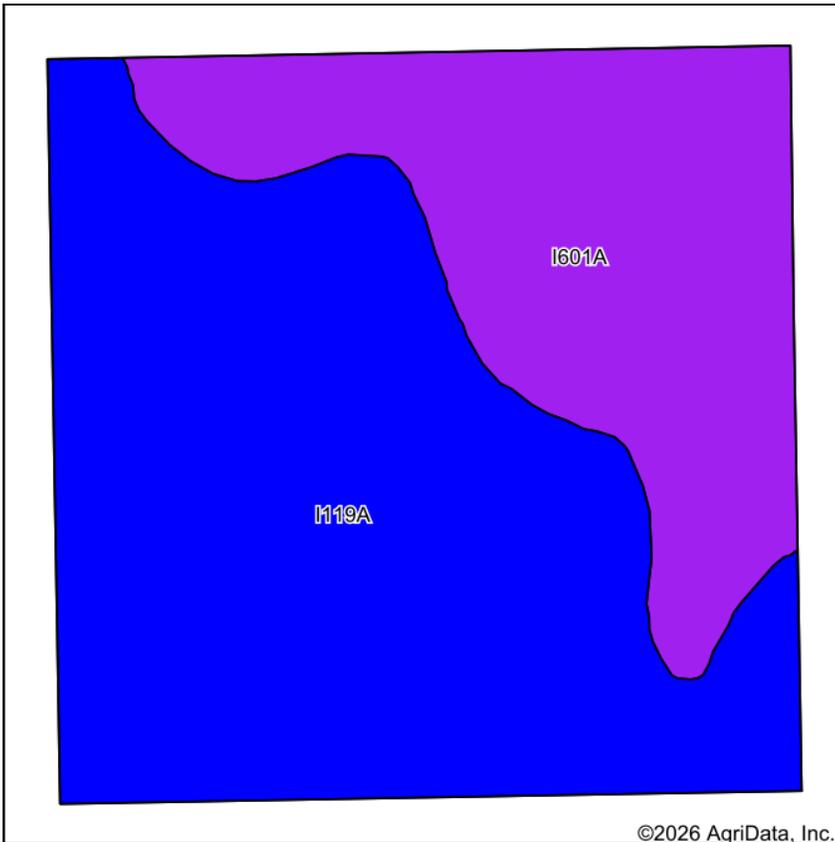
Parcel #1: \$1,886.35

Parcel #2: \$1,392.28

Parcel #3: \$1,484.14 (this was for the entire 157.9 acres)

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)



State: **North Dakota**
 County: **Grand Forks**
 Location: **15-153N-53W**
 Township: **Gilby**
 Acres: **157.57**
 Date: **2/22/2026**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

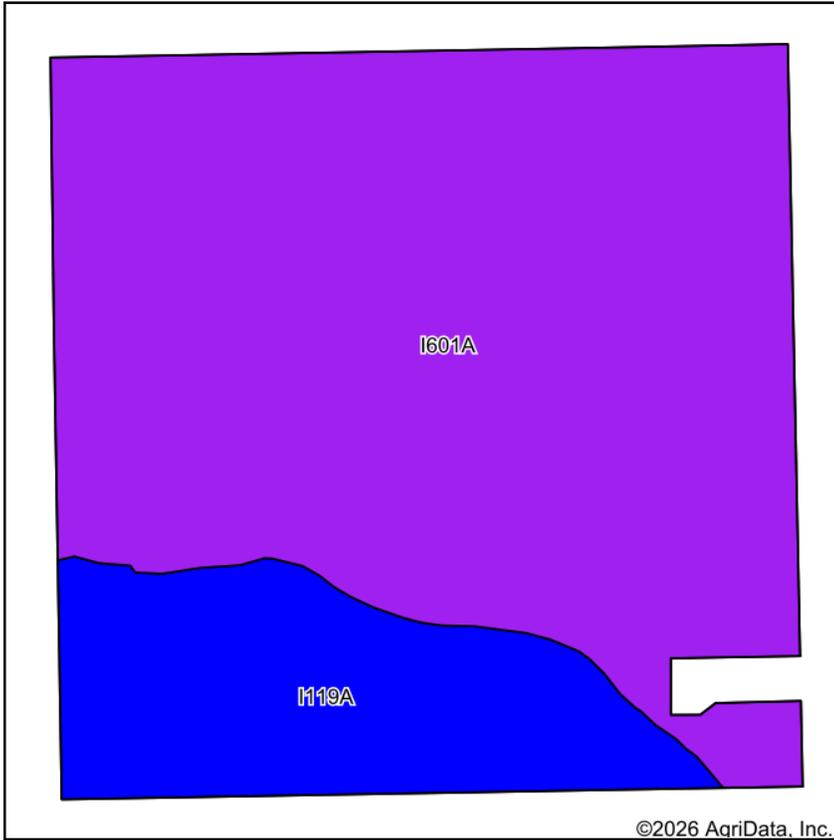
Area Symbol: ND035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I119A	Bearden silty clay loam, 0 to 2 percent slopes	102.93	65.3%		Ile	89
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	54.64	34.7%		IIIIs	52
Weighted Average					2.35	76.2

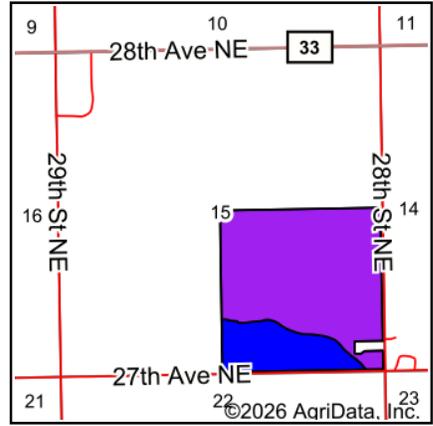
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

SOIL MAP (PARCEL #2)



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **15-153N-53W**
 Township: **Gilby**
 Acres: **156.09**
 Date: **2/22/2026**

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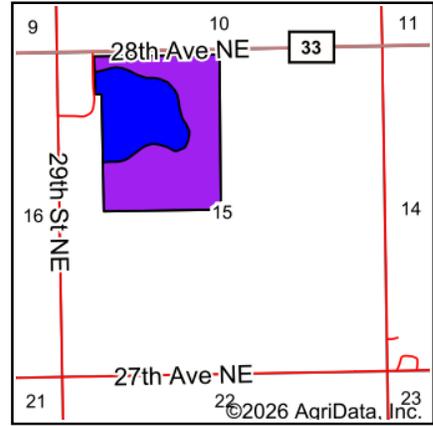
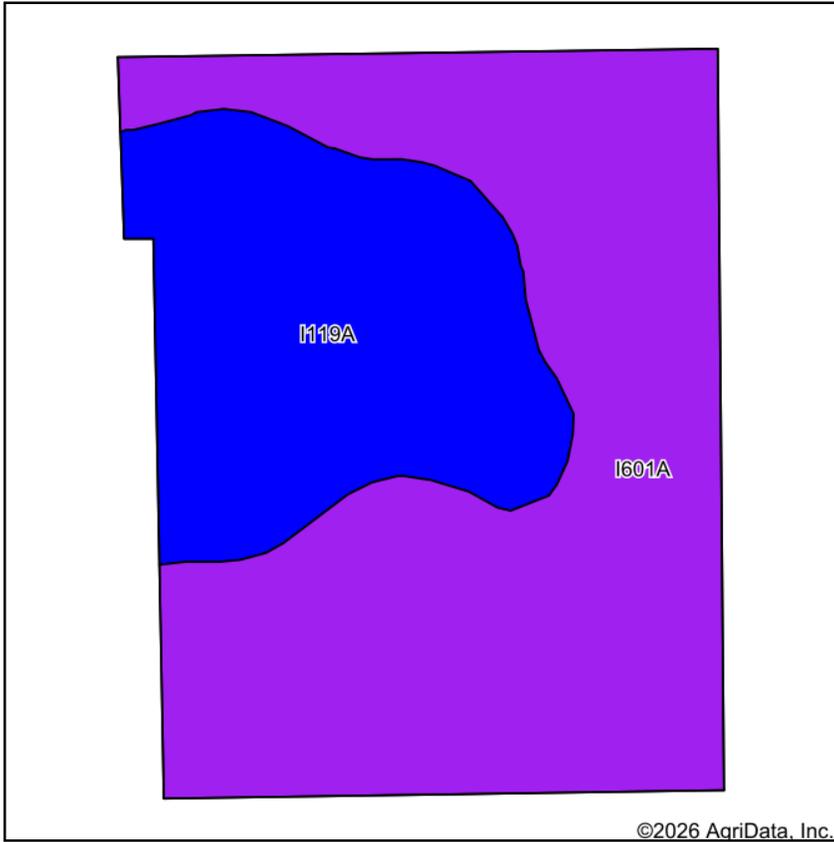
Area Symbol: ND035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	123.02	78.8%		IIIs	52
I119A	Bearden silty clay loam, 0 to 2 percent slopes	33.07	21.2%		IIe	89
Weighted Average					2.79	59.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOIL MAP (PARCEL #3)



State: **North Dakota**
 County: **Grand Forks**
 Location: **15-153N-53W**
 Township: **Gilby**
 Acres: **112.33**
 Date: **2/22/2026**

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Soils data provided by USDA and NRCS.

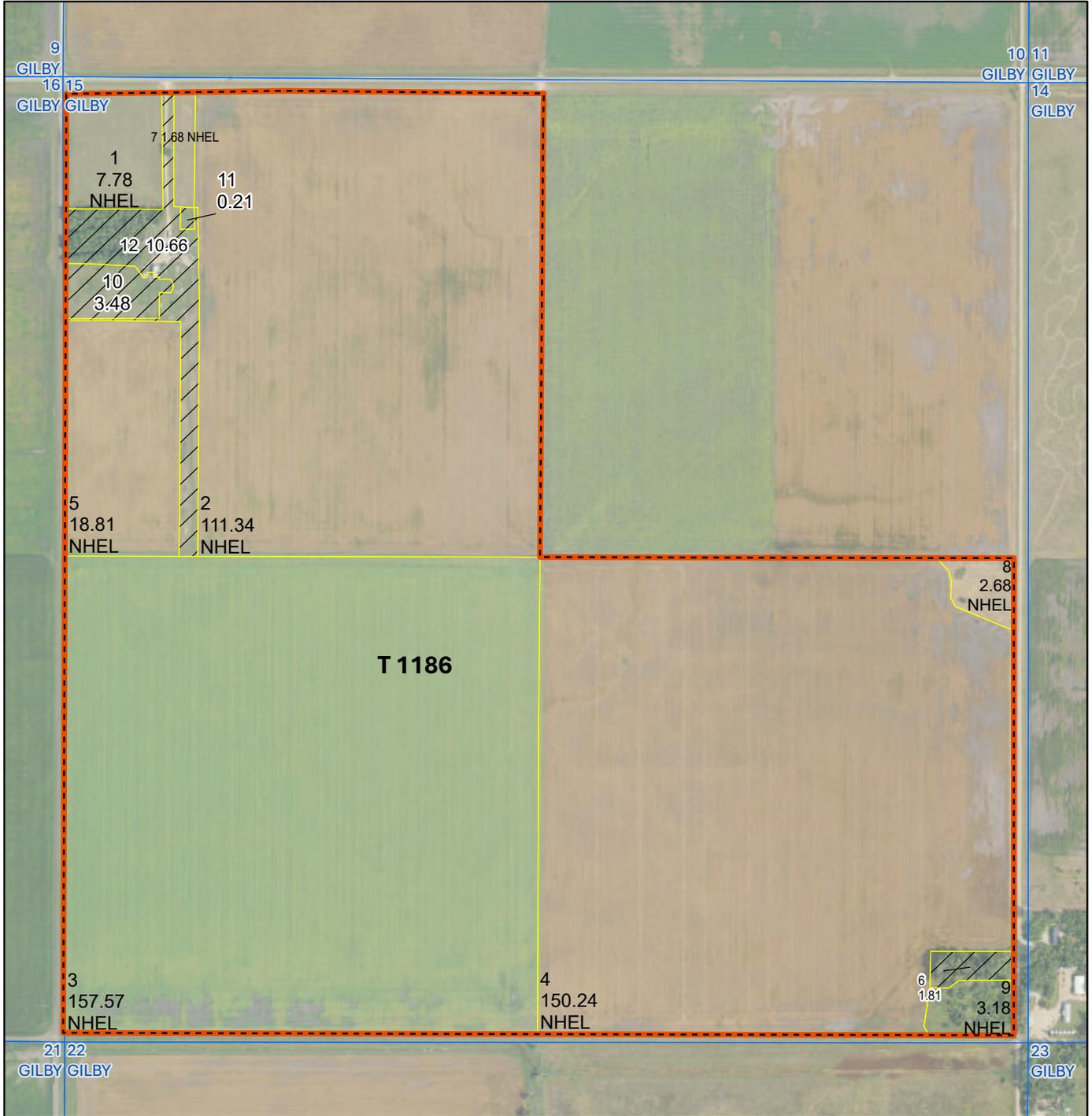
Area Symbol: ND035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	73.81	65.7%		IIIs	52
I119A	Bearden silty clay loam, 0 to 2 percent slopes	38.52	34.3%		IIe	89
Weighted Average					2.66	64.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL MAP



- Tract Boundary
- PLSS
- Noncropland
- Cropland

Wetland Determination Identifiers

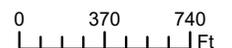
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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: Grand Forks
2023 imagery

S15 T153N R53W



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LAND. BEET STOCK. BROKERAGE.

Approximately 432 +/- Acres Sealed Bid Sale Gilby Township Grand Forks County, North Dakota

Legal Descriptions: Parcel #1: SW1/4 of Section 15, T153 R53
Parcel #2: SE1/4 of Section 15, T153 R53
Parcel #3: East 111.34 FSA tillable acres in NW1/4
of Section 15, T153 R53 (pending survey)

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

Bid Deadline: 11:00 am (Central Time) Thursday, April 2, 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.

Successful Bidder

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

Closing: Balance due May 4, 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

