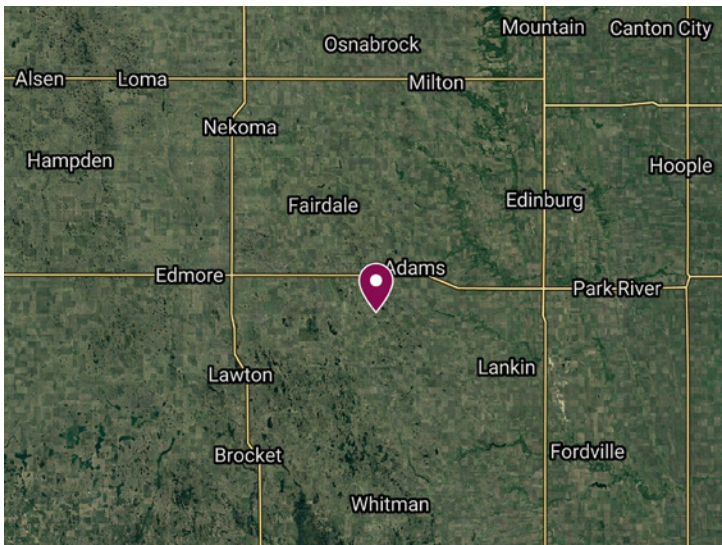


LAND FOR SALE



Walsh County, North Dakota

80 +/- Acres in Adams Township



Map data ©2020 Google, Imagery ©2020 TerraMetrics

BID DEADLINE

1:00pm (Central Time) Wednesday, October 7, 2020

LEGAL DESCRIPTION

Walsh County, Adams Township.
W1/2SW1/4 of Section 33, T157 R58

LAND LOCATION

From the intersection of North Dakota Highway 17 and North Dakota Highway 35 west of Adams, three miles south on 35 and one mile west on 66th St. NE will place you at the southwest corner of the property.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



PROPERTY INFORMATION

80 deeded acres / 54.56 tillable acres

BROKER'S COMMENTS

No U.S Fish & Wildlife Easements.
Seller reserving 50% of minerals.

2019 DISCOUNTED REAL ESTATE TAXES

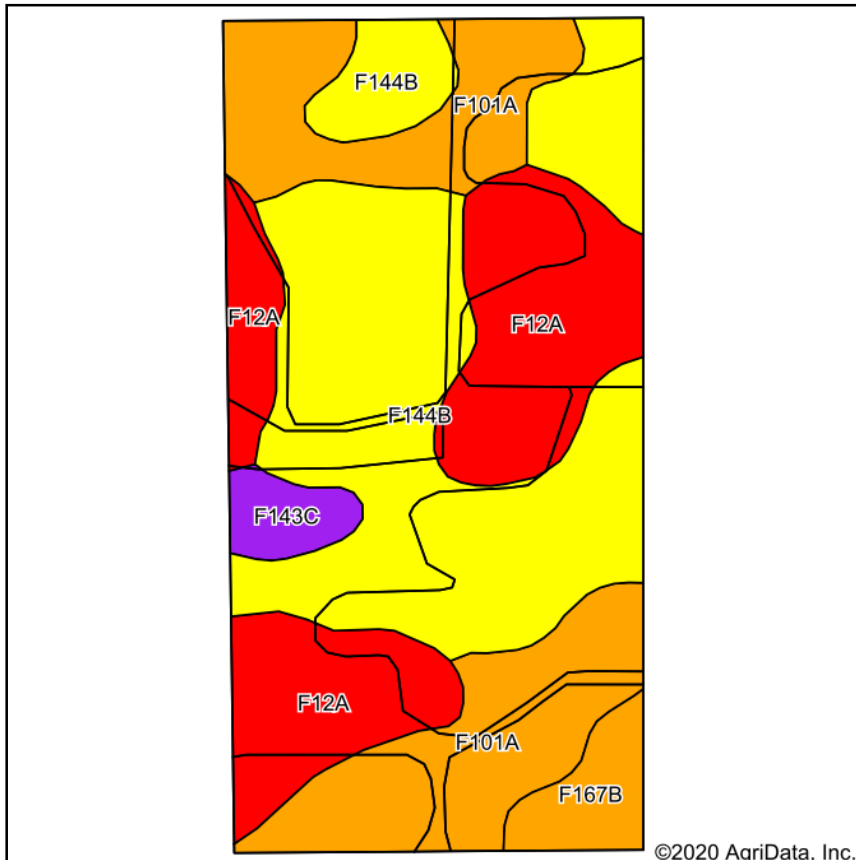
\$496.98 (includes \$200 special assessments)

FSA INFORMATION

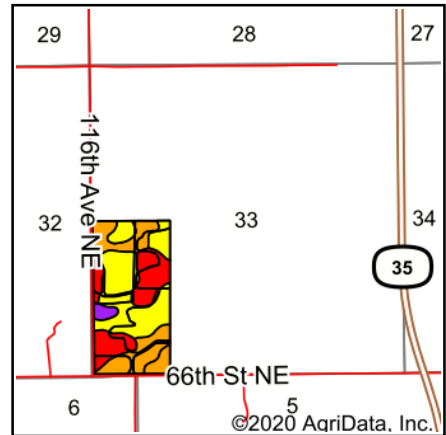
CROP	BASE (acres)	YIELD (bushels)
Wheat	27.67	45
Soybeans	9.29	27
Canola	9.18	1520
Barley	5.04	54

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: **33-157N-58W**
Township: **Adams**
Acres: **78.03**
Date: **8/3/2020**

ACRES & SHARES^{LLC}
LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



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Area Symbol: ND099. Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
F144B	Barnes-Buse loams, 3 to 6 percent slopes	32.45	41.6%		IIIe	2766	69
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	20.55	26.3%		IVw	4394	31
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	19.93	25.5%		Ile	3913	77
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	3.00	3.8%		Ile	3322	73
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	2.10	2.7%		IVe	2696	55
Weighted Average						3507.2	60.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

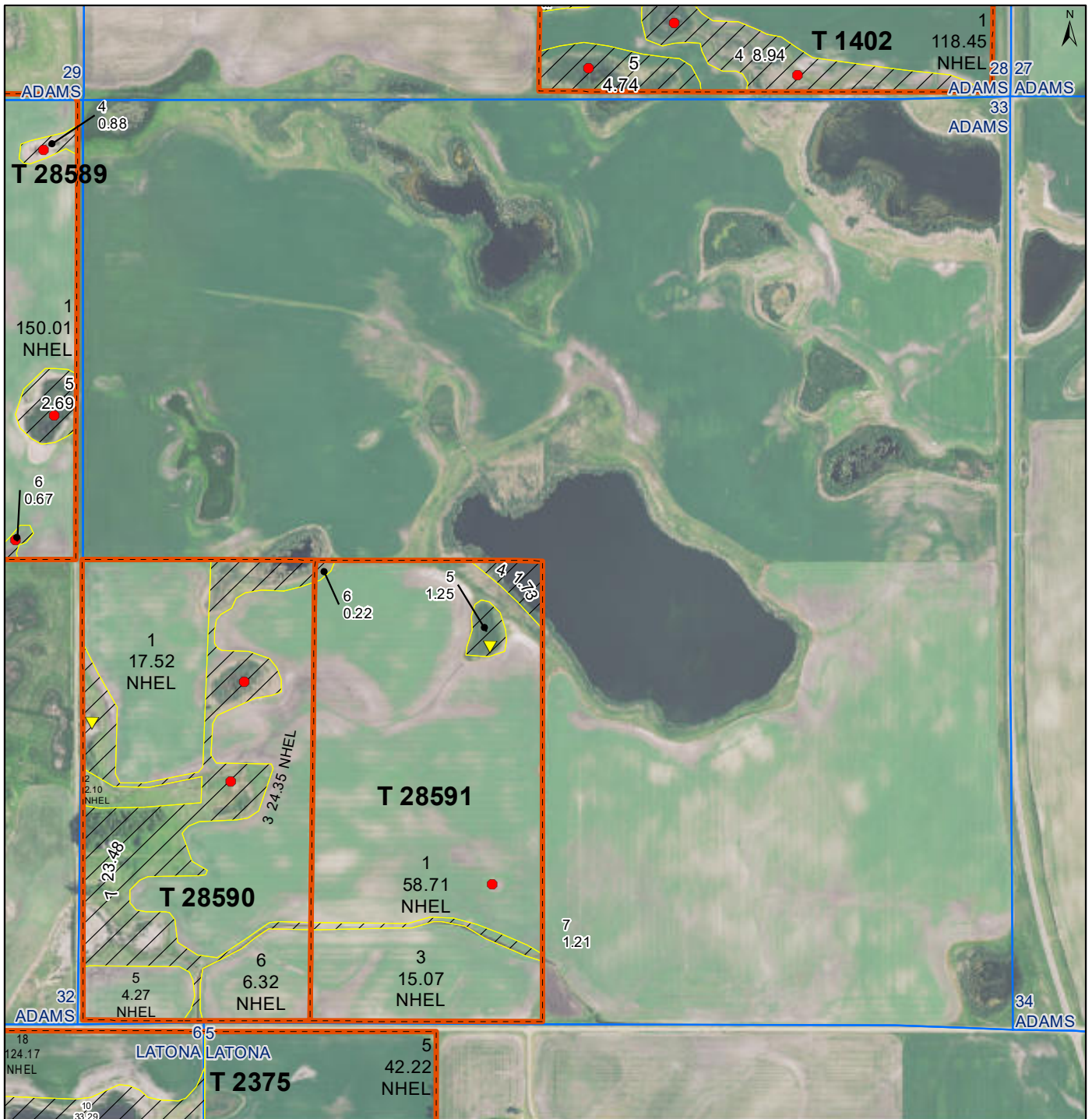
AERIAL MAP



United States
Department of
Agriculture

Walsh County, North Dakota

Farm 11798

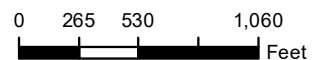


Unless Otherwise Noted:
All crops are for grain
All crops are non-irrigated
Shares are 100% to Operator

2020 Program Year

Map Created December 10, 2019

S33 T157N R58W



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). **The imagery displayed on this map was collected in calendar year 2019.**

Sealed Bid Sale
Adams Township
Walsh County, North Dakota

Legal Description: W1/2SW1/4 of Section 33, T157 R58

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

Bid Deadline: 1:00 pm (Central Time) Wednesday, October 7, 2020.

Bid Submission:

Email: jayson.menke@acresandshares.com

Mail or in person: Acres & Shares, LLC

4200 James Ray Drive, Grand Forks, ND 58202

Terms: Cash sale. No Contingencies. Seller reserves the right to accept or reject any and all offers and modify bidding requirements.

Successful bidder requirements:

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

Closing: Balance due within 45 days after fully executed Purchase Agreement. Seller will provide Personal Representative's Deed and updated abstract of title 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.

W1/2SW1/4 of Section 33, T157 R58 \$_____

Bidder's signature

Date

Bidder's Name_____

Address_____

City/State/Zip_____

Cell Phone_____

Email_____

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

Bid Deadline: No later than 1:00 pm (Central Time) Wednesday, October 7, 2020.

Bid Submission:	Email:	jayson.menke@acresandshares.com
	Mail or in person:	Acres & Shares, LLC 4200 James Ray Drive Grand Forks, ND 58202

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