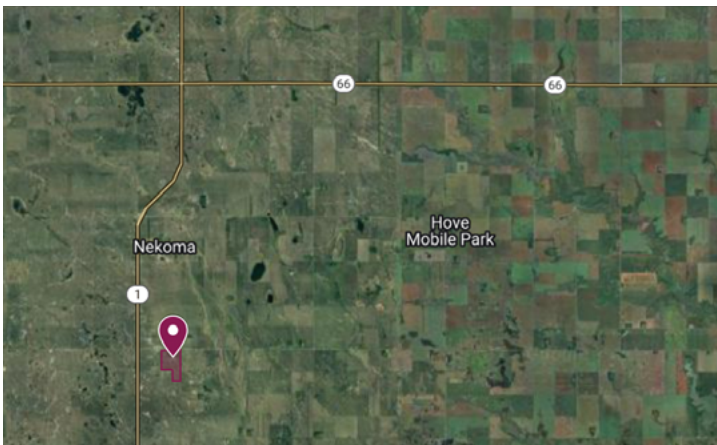


LAND FOR SALE



Ramsey County, North Dakota

200.11 +/- Acres in Highland Center Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

SEALED BID SALE DEADLINE

Tuesday, September 24, 2024 at 1:00 PM

BROKER'S COMMENTS

Subject to farmland cash rent lease through November 1, 2027. Please contact broker for details. Seller reserving 50% minerals.

LEGAL DESCRIPTION

Ramsey County, Highland Center Township
S1/2NE1/4, Lots 1 & 2; NE1/4SE1/4 of Section 3,
T158 R60

LAND LOCATION

From the intersection of ND Highway 1 and Nekoma Road South / 80th St. NE, two miles south on Highway 1 and one-half mile east will place you at the northwest corner of the property.

PROPERTY INFORMATION

200.11 deeded acres / 196.58 FSA tillable acres

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

PROPERTY INFORMATION

200.11 deeded acres / 196.58 FSA tillable acres

2023 DISCOUNTED REAL ESTATE TAXES

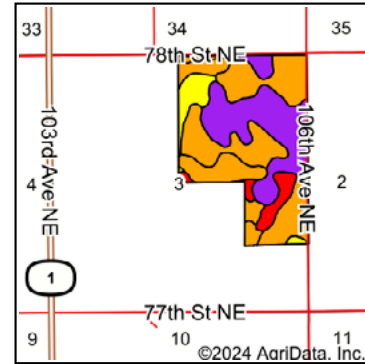
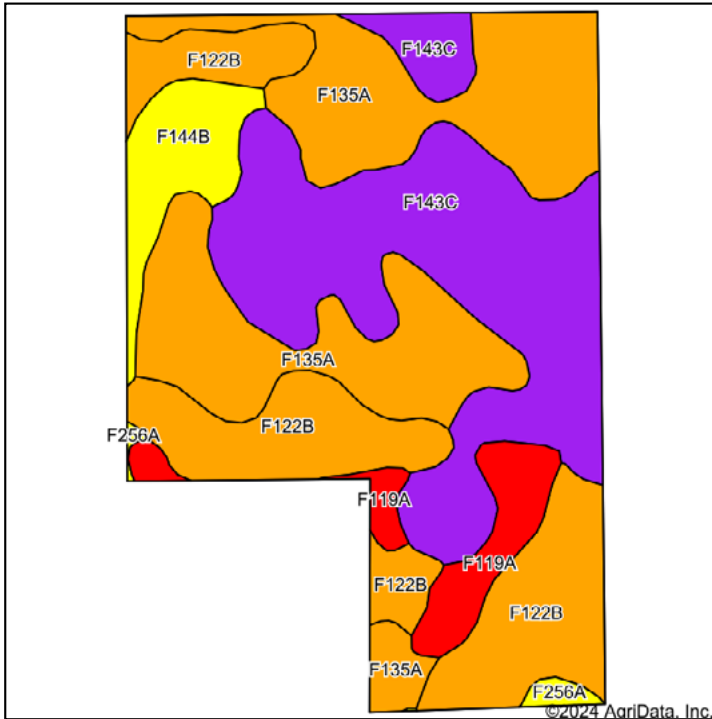
\$1,554.53

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.

FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	75.76	52
Barley	30.85	65
Soybeans	29.65	25
Canola	54.66	1,654 lbs

SOIL MAP



State: **North Dakota**
 County: **Ramsey**
 Location: **3-158N-60W**
 Township: **Highland Center**
 Acres: **196.58**
 Date: **7/15/2024**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.



Soils data provided by USDA and NRCS.

Area Symbol: ND071, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	63.90	32.5%		IVe	2696	55
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	62.71	31.9%		Ile	3074	75
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	45.12	23.0%		Ile	2599	76
F144B	Barnes-Buse loams, 3 to 6 percent slopes	11.73	6.0%		IIIe	2766	69
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	11.65	5.9%		IVw	3665	45
F256A	Divide loam, shaly, loamy substratum, 0 to 2 percent slopes	1.47	0.7%		IIs	3652	64
Weighted Average					2.83	2863.1	66.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

AERIAL MAP



Cavalier County, North Dakota

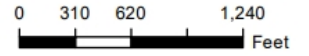


Farm 8996

S3 T158N R60W
Phy Cnty: Ramsey

2024 Program Year

Map Created April 01, 2024



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

Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

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

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 2023.**

Sealed Bid Farmland Sale

Highland Center Township

Ramsey County, North Dakota

Legal Description: S1/2NE1/4, Lots 1 & 2; NE1/4SE1/4 of Section 3, T158 R60

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

Bid Deadline: 1:00 pm (Central Time) Tuesday, September 24, 2024.

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 from November 1, 2027.

Successful bidder requirements: Signed Purchase Agreement. Ten (10) percent earnest check.

Closing: Balance due November 5, 2024, at closing. Seller will provide a Warranty 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. Seller reserving 50% minerals.

S1/2NE1/4, Lots 1 & 2; NE1/4SE1/4 of Section 3, T158 R60 \$_____

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 to cash rent lease through November 1, 2027.

Bid Deadline: No later than 1:00 pm (Central Time) Tuesday, September 24, 2024.

Bid Submission: Email: jayson.menke@acresandshares.com
 Mail or in person: Acres & Shares, LLC
 1397 Library Circle, Suite 102
 Grand Forks, ND 58201

Additional contact information:

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