

LAND FOR SALE



Walsh County, North Dakota

151.37 +/- Deeded Acres in Prairie Centre Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

LAND LOCATION

From the intersection of Walsh County Highway 8 and 63rd St. NE in Veseleyville, one mile south on County 8 and one-half mile east on 62nd St. NE will place you at the southeast corner of the property.

BROKER'S COMMENTS

Drain tiled prime Red River Valley farmland suitable for sugar beets, potatoes, and edible beans – all high value crops! Seller requires lease-back. Please contact broker for lease terms. Seller reserving 50% minerals. 92.1 Productivity Index.

LISTING PRICE

\$1,760,640

LEGAL DESCRIPTION

Walsh County, Prairie Centre Township
SE1/4 Section 23, T156 R54 (less farmstead)

PROPERTY INFORMATION

151.37 deeded acres / FSA 146.72 tillable acres

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

PROPERTY INFORMATION

151.37 deeded acres / 146.72 FSA tillable acres

2023 DISCOUNTED REAL ESTATE TAXES

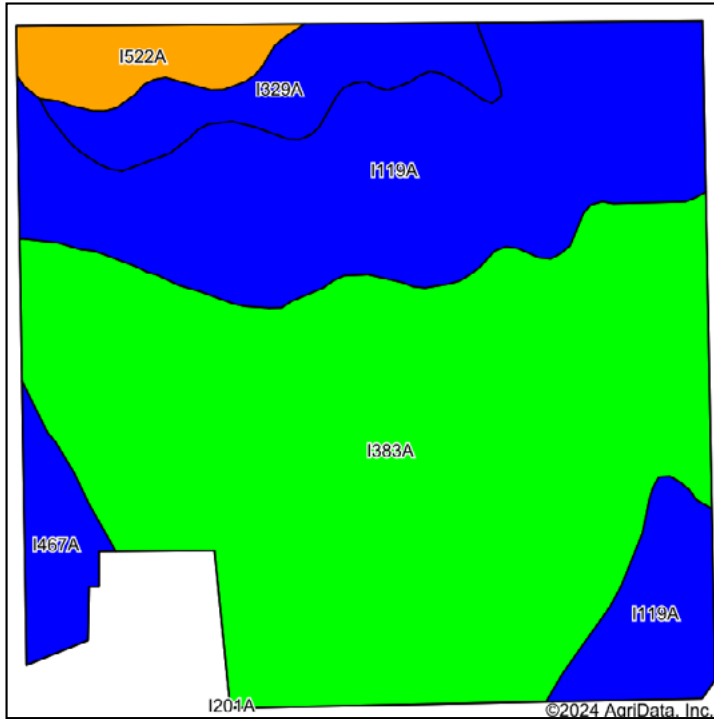
\$3,451.22 (no special assessments)

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

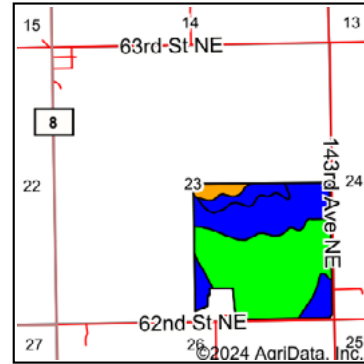
CROP	BASE (acres)	YIELD (bushels)
Wheat	64.22	64
Corn	8.78	132
Soybeans	1.59	34

SOIL MAP



Soils data provided by USDA and NRCS.

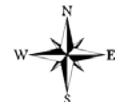
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State: **North Dakota**
 County: **Walsh**
 Location: **23-156N-54W**
 Township: **Prairie Centre**
 Acres: **146.72**
 Date: **4/30/2024**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



Area Symbol: ND099, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I383A	Overly silty clay loam, 0 to 2 percent slopes	81.03	55.2%		I1c	4310	96
I119A	Bearden silty clay loam, 0 to 2 percent slopes	46.05	31.4%		I1e	4240	90
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	9.17	6.2%		I1c	0	81
I522A	Moritz silty clay loam, gravelly substratum, 0 to 2 percent slopes, occasionally flooded	5.70	3.9%		I1e	4275	75
I467A	Bearden silt loam, 0 to 2 percent slopes	4.77	3.3%		I1e	4340	89
Weighted Average					2.00	4018.3	92.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

AERIAL MAP



Walsh County, North Dakota

Farm 13109



Common Land Unit Tract Boundary
 PLSS

Non-Cropland

Cropland

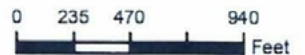
Wetland Determination Identifiers

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

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

2024 Program Year
 Map Created March 26, 2024

S23 T156N R54W
 Phy Cnty: Walsh



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DRAIN TILE MAP



56113 State Hwy 56
 West Concord, MN 55985
 507 527-2294
 www.ellingsoncompanies.com

Miller_Prairie Centre_23SE
 Revision: Final
 09-15-17
 Job# 174527
 Drawn by: M.Solma/K.Leonard

<p>Existing Tile - - - - -</p> <p>Ditches & WW - . - . - .</p> <p>Parcel Boundry - - - - -</p> <p>Elec & Tele Cable - - - - -</p> <p>Gas Line - . - . - . Trees </p>	<p>0 Ft. 3" Perf </p> <p>124295 Ft. 4" Perf </p> <p>2325 Ft. 5" Perf </p> <p>229 Ft. 6" Perf </p> <p>400 Ft. 8" Perf </p> <p>0 Ft. 10" Perf </p> <p>400 Ft. 12" Perf </p> <p>0 Ft. 15" Perf </p> <p>0 Ft. 18" Perf </p> <p>1438 Ft. 12" DW </p> <p>186 Ft. 15" DW </p> <p>0 Ft. 18" DW </p>	<p>0 Ft. 3" NP </p> <p>0 Ft. 4" NP </p> <p>0 Ft. 5" NP </p> <p>0 Ft. 6" NP </p> <p>0 Ft. 8" NP </p> <p>0 Ft. 10" NP </p> <p>0 Ft. 12" NP </p> <p>0 Ft. 15" NP </p> <p>0 Ft. 18" NP </p>	<p>0 Ft. 3" Sock </p> <p>0 Ft. 4" Sock </p> <p>0 Ft. 5" Sock </p> <p>0 Ft. 6" Sock </p> <p>0 Ft. 8" Sock </p> <p>0 Ft. 10" Sock </p> <p>0 Ft. 12" Sock </p> <p>0 Ft. 15" Sock </p> <p>0 Ft. 18" Sock </p>
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John Miller	Renter:
State: ND County: Walsh	Twp: Prairie Centre Sec: 23SE
Acres: 145	Spacings: 50 D-C: 3/8

