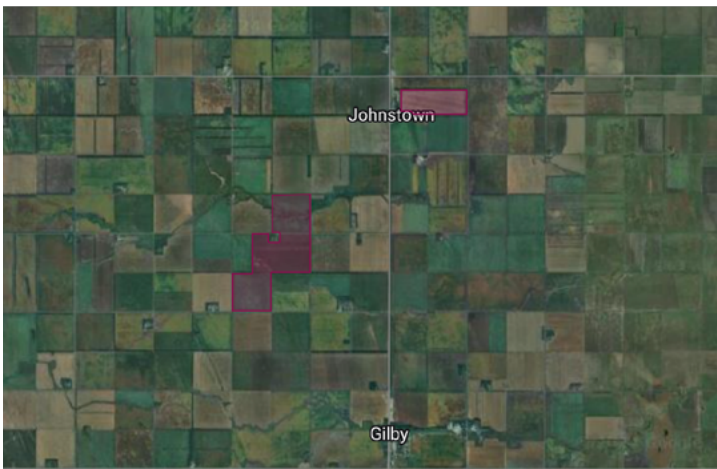


# LAND FOR SALE



## Grand Forks County, North Dakota

741.47 +/- Deeded Acres in Johnstown Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

### 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.

### LISTING PRICE

**\$8,499,000**

### PROPERTY INFORMATION

741.47 deeded acres / 708.25 FSA tillable acres

### LAND LOCATION

Approximately 30 minutes northwest of Grand Forks, ND.

# ACRES & SHARES<sup>LLC</sup>

LAND. BEET STOCK. BROKERAGE.

**JAYSON MENKE** / Broker  
[jayson.menke@acresandshares.com](mailto:jayson.menke@acresandshares.com)



## PARCEL 1 - INFO



### PROPERTY INFORMATION

185.87 deeded acres / 179.64 FSA tillable acres

### BROKER'S COMMENTS

90.2 Productivity Index. Closing cannot occur until late March 2025.

### 2023 DISCOUNTED REAL ESTATE TAXES

\$2,567.28 (no special assessments)

### FSA INFORMATION

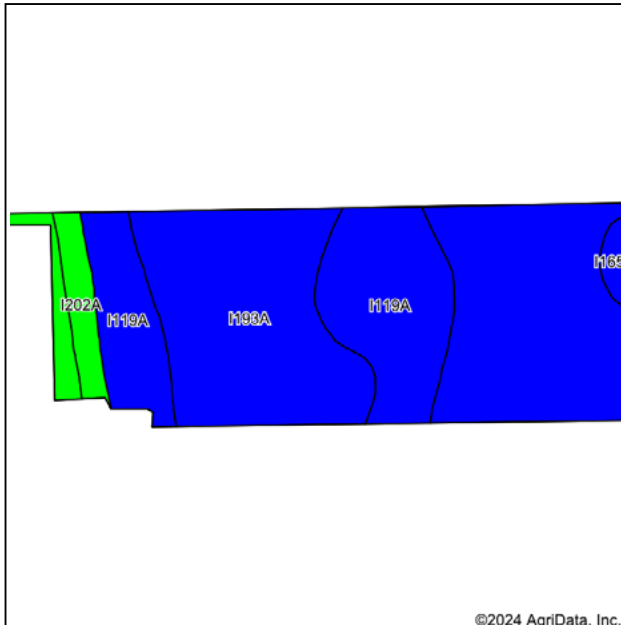
CROP	BASE (acres)	YIELD (bushels)
Wheat	78.8	64
Corn	10.77	132
Soybeans	1.95	34

### LEGAL DESCRIPTION

Grand Forks County, Johnstown Township  
The South 106 2/3 rods of the N1/2 of Section 21, T154 R53, less RR ROW & Johnstown platted portion in SW1/4NW1/4)

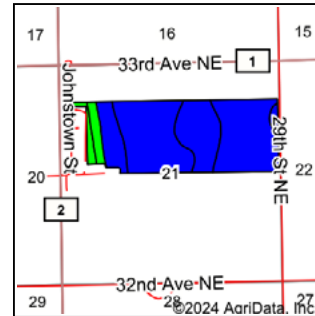
Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

## PARCEL 1 - SOIL MAP



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **North Dakota**  
County: **Grand Forks**  
Location: **21-154N-53W**  
Township: **Johnstown**  
Acres: **179.66**  
Date: **5/20/2024**

**ACRES & SHARES**<sup>LLC</sup>  
LAND, BEET STOCK, BROKERAGE.

Maps Provided By:  
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: ND035, Soil Area Version: 27									
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	
I193A	Bearden-Perella silty clay loams, 0 to 2 percent slopes	114.57	63.8%	Blue		Ile	4460	90	
I119A	Bearden silty clay loam, 0 to 2 percent slopes	50.21	27.9%	Blue		Ile	4240	90	
I202A	Gardena silt loam, 0 to 2 percent slopes	7.42	4.1%	Green		Ile	4225	95	
I201A	Glyndon silt loam, 0 to 2 percent slopes	4.95	2.8%	Yellow		Ile	4298	92	
I165A	Bearden-Perella silty clays, 0 to 2 percent slopes	2.51	1.4%	Blue		Ile	4496	89	
<b>Weighted Average</b>						<b>2.00</b>	<b>*-</b>	<b>4384.9</b>	<b>90.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# PARCEL 1 - AERIAL MAP



Walsh County, North Dakota

Farm 13109



Common Land Unit  PLSS

- Cropland
- Tract Boundary
- 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

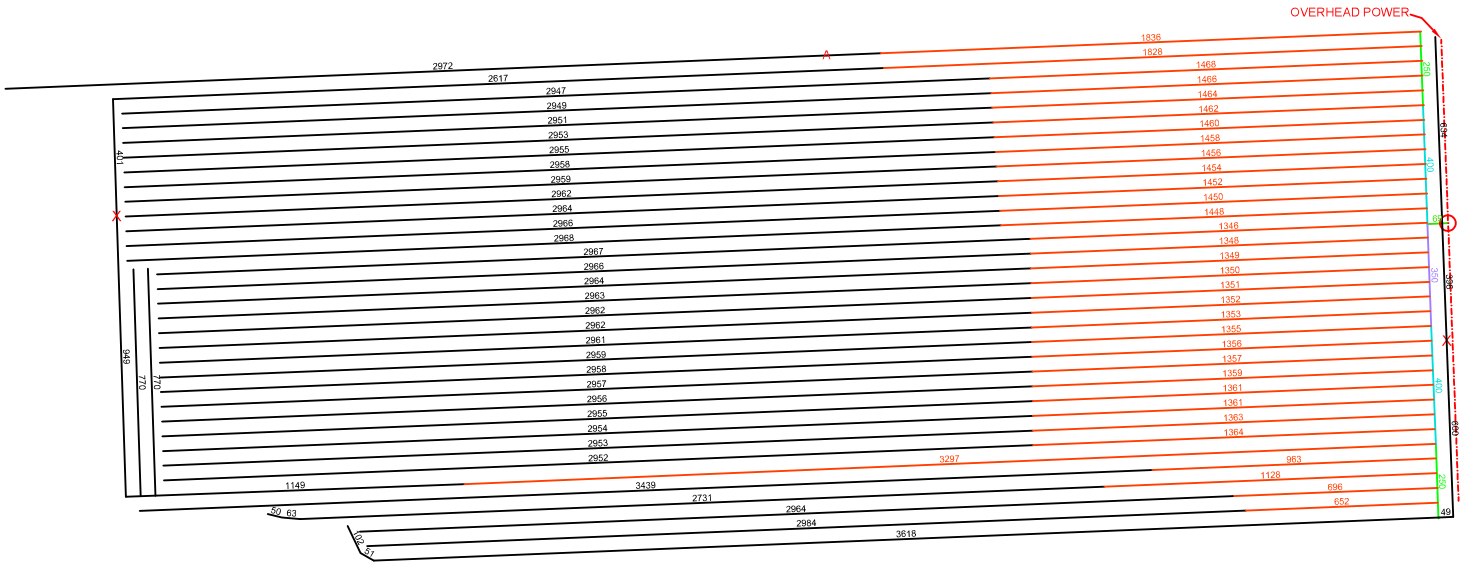
**2024 Program Year**  
Map Created March 26, 2024

**S21 T154N R53W**  
Phy Cnty: Grand Forks



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.**

# PARCEL 1 - DRAIN TILE MAP



		56113 State Hwy 56 West Concord, MN 55985 507 527-2294 www.ellingsoncompanies.com		Miller_Johnstown_21_Final 174522 Revision: 10-27-17 Job# 174522 Drawn by: Adam J.	
Existing Tile	-----	104227 Ft. 4" Perf	-----	0 Ft. 3" NP	-----
Ditches & WAW	- - - - -	46764 Ft. 5" Perf	-----	0 Ft. 4" NP	-----
Parcel Boundry	-----	0 Ft. 6" Perf	-----	0 Ft. 5" NP	-----
Elec & Tele Cable	- - - - -	500 Ft. 8" Perf	-----	0 Ft. 6" NP	-----
Gas Line	-----	0 Ft. 10" Perf	-----	0 Ft. 8" NP	-----
Trees	● ● ● ●	800 Ft. 12" Perf	-----	0 Ft. 10" NP	-----
		0 Ft. 15" Perf	-----	0 Ft. 12" NP	-----
		0 Ft. 18" Perf	-----	0 Ft. 15" NP	-----
		350 Ft. 12" DW	-----	0 Ft. 18" NP	-----
		69 Ft. 15" DW	-----		
		0 Ft. 18" DW	-----		
				0 Ft. 3" Sock	-----
				0 Ft. 4" Sock	-----
				0 Ft. 5" Sock	-----
				0 Ft. 6" Sock	-----
				0 Ft. 8" Sock	-----
				0 Ft. 10" Sock	-----
				0 Ft. 12" Sock	-----
				0 Ft. 15" Sock	-----
				0 Ft. 18" Sock	-----
		John Miller <span style="float: right;">Renter:</span> State: ND County: Grand Forks Twp: Johnstown Sec: 21 Acres: 173 Spacings: 50 D-C: 3/8			

## PARCEL 2 - INFO



### PROPERTY INFORMATION

314.29 deeded acres / 304.65 FSA tillable acres

### BROKER'S COMMENTS

87.4 and 90.3 Productivity Indexes.

### 2023 DISCOUNTED REAL ESTATE TAXES

\$4,244.36 (no special assessments)

### FSA INFORMATION

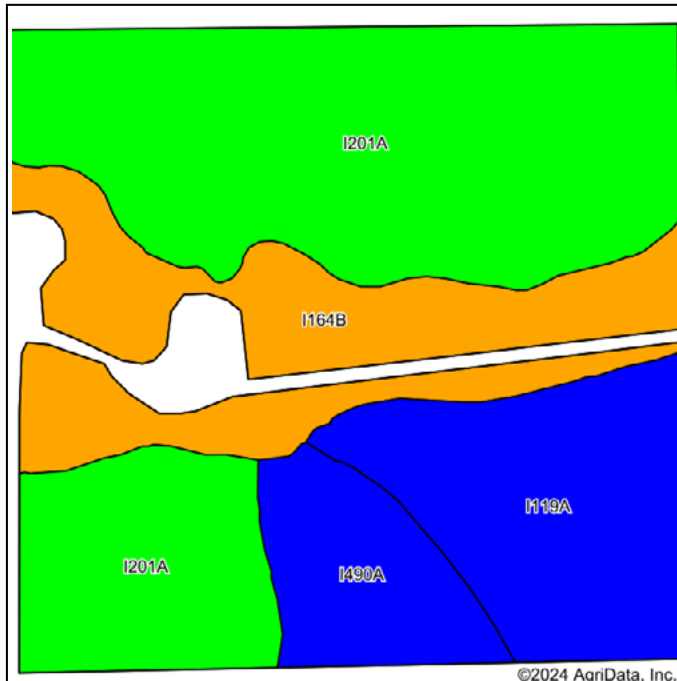
CROP	BASE (acres)	YIELD (bushels)
Wheat	133.51	64
Corn	18.24	132
Soybeans	3.30	34

### LEGAL DESCRIPTION

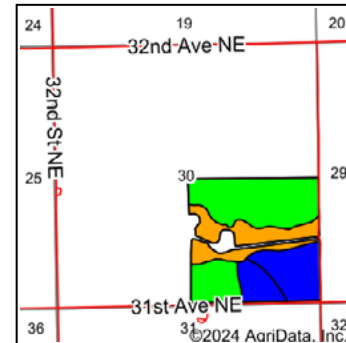
Grand Forks County, Johnstown Township  
SE1/4 of Section 30 & NE1/4 of Section 31, T154 R53, less farmstead in Section 31

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.

## PARCEL 2 - SOIL MAP



Soils data provided by USDA and NRCS.



State: **North Dakota**  
County: **Grand Forks**  
Location: **30-154N-53W**  
Township: **Johnstown**  
Acres: **143.82**  
Date: **5/20/2024**

**ACRES & SHARES**<sup>LLC</sup>  
LAND, BEET STOCK, BROKERAGE.

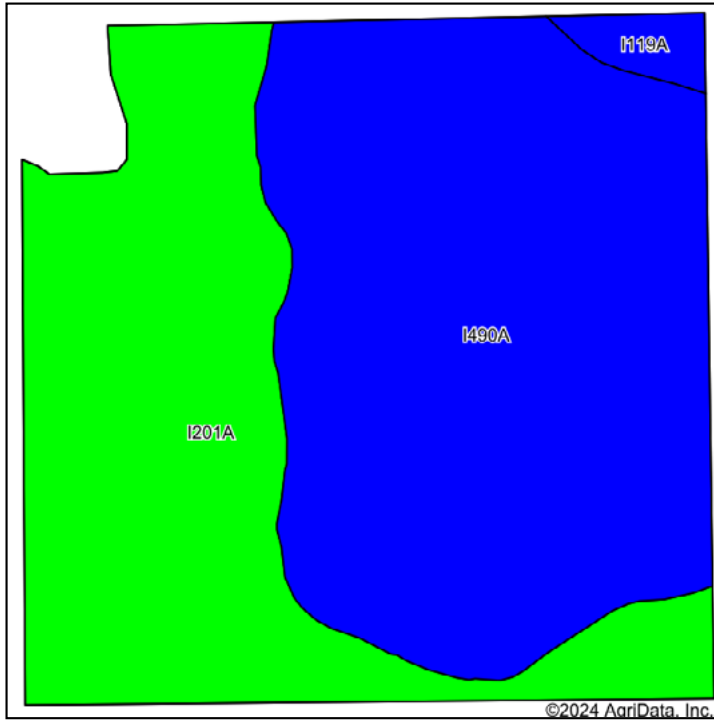
Maps Provided By:



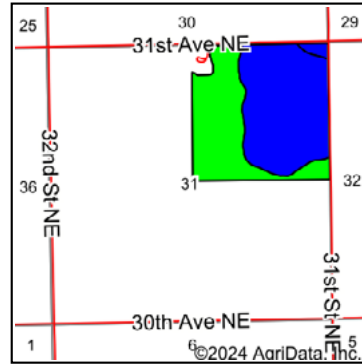
Area Symbol: ND035, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	72.74	50.6%		Ile	4298	92
I164B	Zell-Gardena silt loams, 2 to 6 percent slopes	31.66	22.0%		Ile	3450	74
I119A	Bearden silty clay loam, 0 to 2 percent slopes	26.43	18.4%		Ile	4240	90
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	12.99	9.0%		Ile	4479	89
<b>Weighted Average</b>					<b>2.00</b>	<b>4117</b>	<b>87.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**PARCEL 2 - SOIL MAP (CONTINUED)**



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **31-154N-53W**  
 Township: **Johnstown**  
 Acres: **150**  
 Date: **5/23/2024**

**ACRES & SHARES LLC**  
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



Area Symbol: ND035, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	85.89	57.2%		Ile	4479	89
I201A	Glyndon silt loam, 0 to 2 percent slopes	61.44	41.0%		Ile	4298	92
I119A	Bearden silty clay loam, 0 to 2 percent slopes	2.67	1.8%		Ile	4240	90
<b>Weighted Average</b>					<b>2.00</b>	<b>4400.6</b>	<b>90.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 2 - AERIAL MAP



Walsh County, North Dakota

Farm 13110

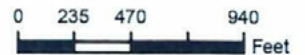


- Common Land Unit**
- Tract Boundary
  - PLSS
  - Non-Cropland
  - Cropland
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

**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

**S30 T154N R53W**  
 Phy Cnty: Grand Forks



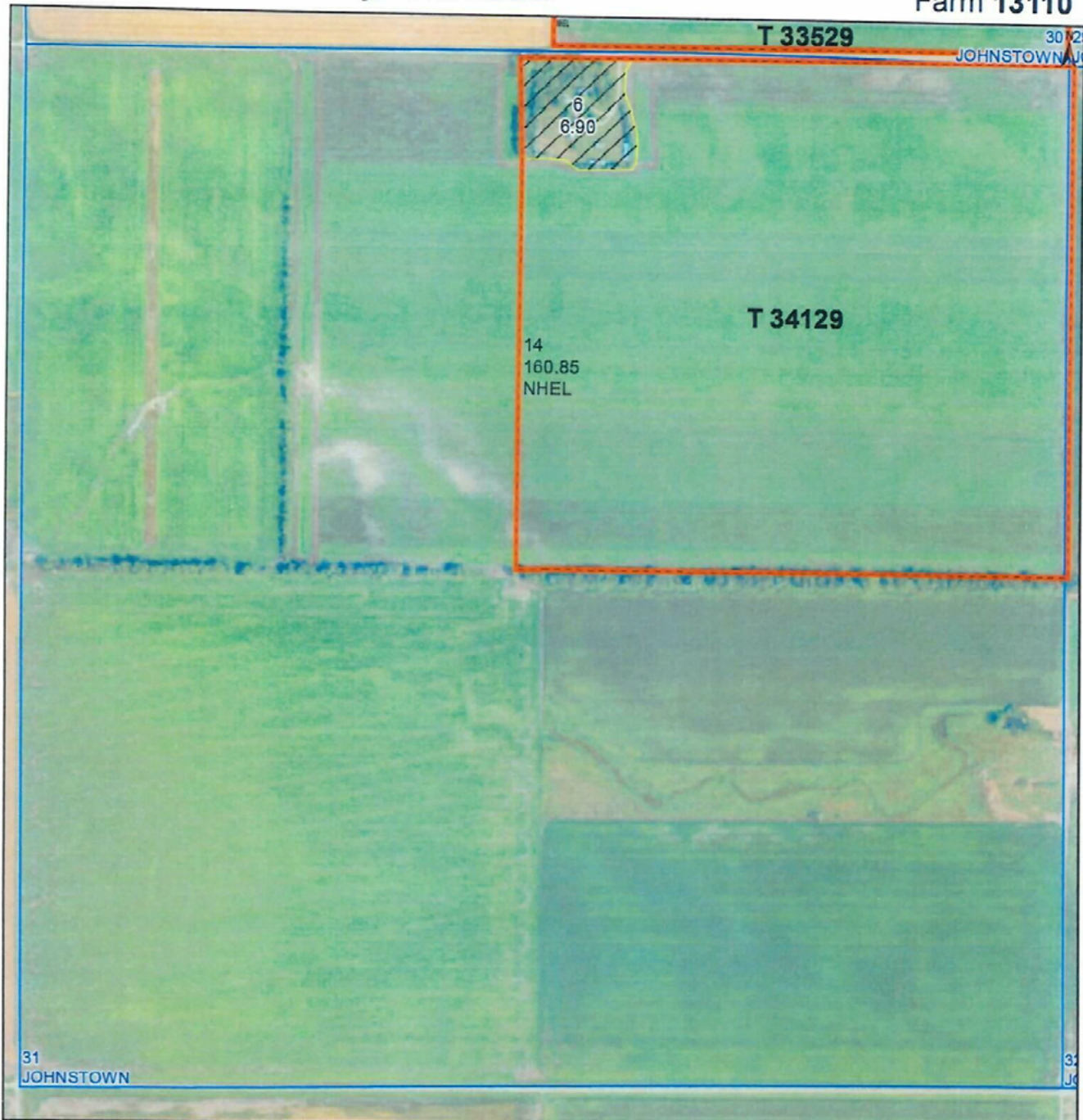
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.**

PARCEL 2 - AERIAL MAP (CONTINUED)



Walsh County, North Dakota

Farm 13110



**Common Land Unit**

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

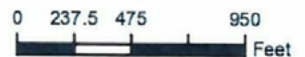
**Tract Boundary**

**PLSS**

**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

**S31 T154N R53W**  
 Phy Cnty: Grand Forks



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## PARCEL 3 - LAND INFO



### PROPERTY INFORMATION

241.31 deeded acres / 223.96 FSA tillable acres

### BROKER'S COMMENTS

87.7 Productivity Index.

### 2023 DISCOUNTED REAL ESTATE TAXES

\$3,320.74 (no special assessments)

### FSA INFORMATION

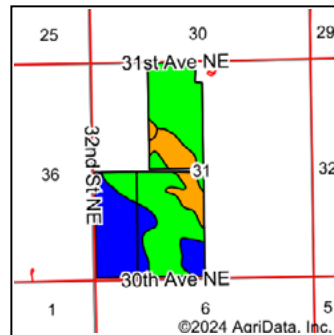
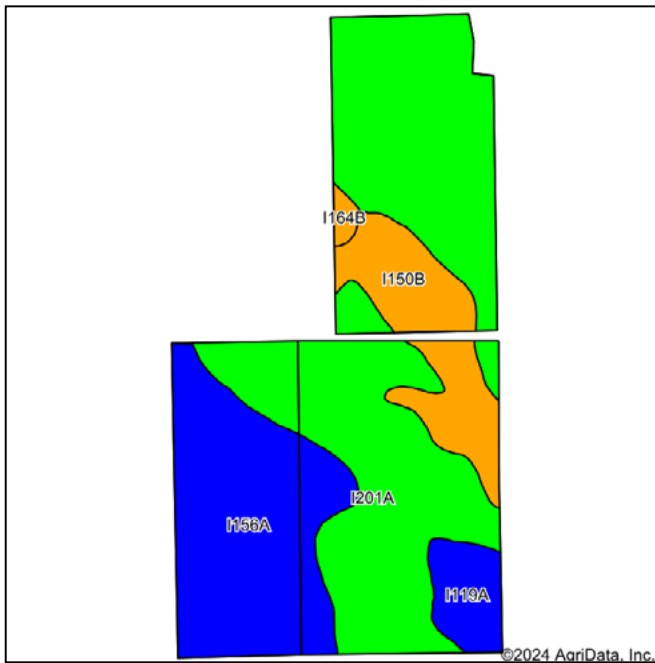
CROP	BASE (acres)	YIELD (bushels)
Wheat	98.15	64
Corn	13.42	132
Soybeans	2.43	34

### LEGAL DESCRIPTION

Grand Forks County, Johnstown Township  
E1/2NW1/4 & SW1/4 of Section 31, T154 R53, less farmstead

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.

## PARCEL 3 - SOIL MAP



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **31-154N-53W**  
 Township: **Johnstown**  
 Acres: **230.83**  
 Date: **5/20/2024**

**ACRES & SHARES**<sup>LLC</sup>  
 LAND, BEET STOCK, BROKERAGE.



Soils data provided by USDA and NRCS.

Area Symbol: ND035, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	127.81	55.4%		Ile	4298	92
I156A	Antler silt loam, 0 to 2 percent slopes	61.09	26.5%		Ile	4115	83
I150B	Zell-LaDelle silt loams, 1 to 6 percent slopes	29.27	12.7%		Ille	0	79
I119A	Bearden silty clay loam, 0 to 2 percent slopes	10.94	4.7%		Ile	4240	90
I164B	Zell-Gardena silt loams, 2 to 6 percent slopes	1.72	0.7%		Ile	3450	74
<b>Weighted Average</b>					<b>2.13</b>	<b>3695.5</b>	<b>87.7</b>

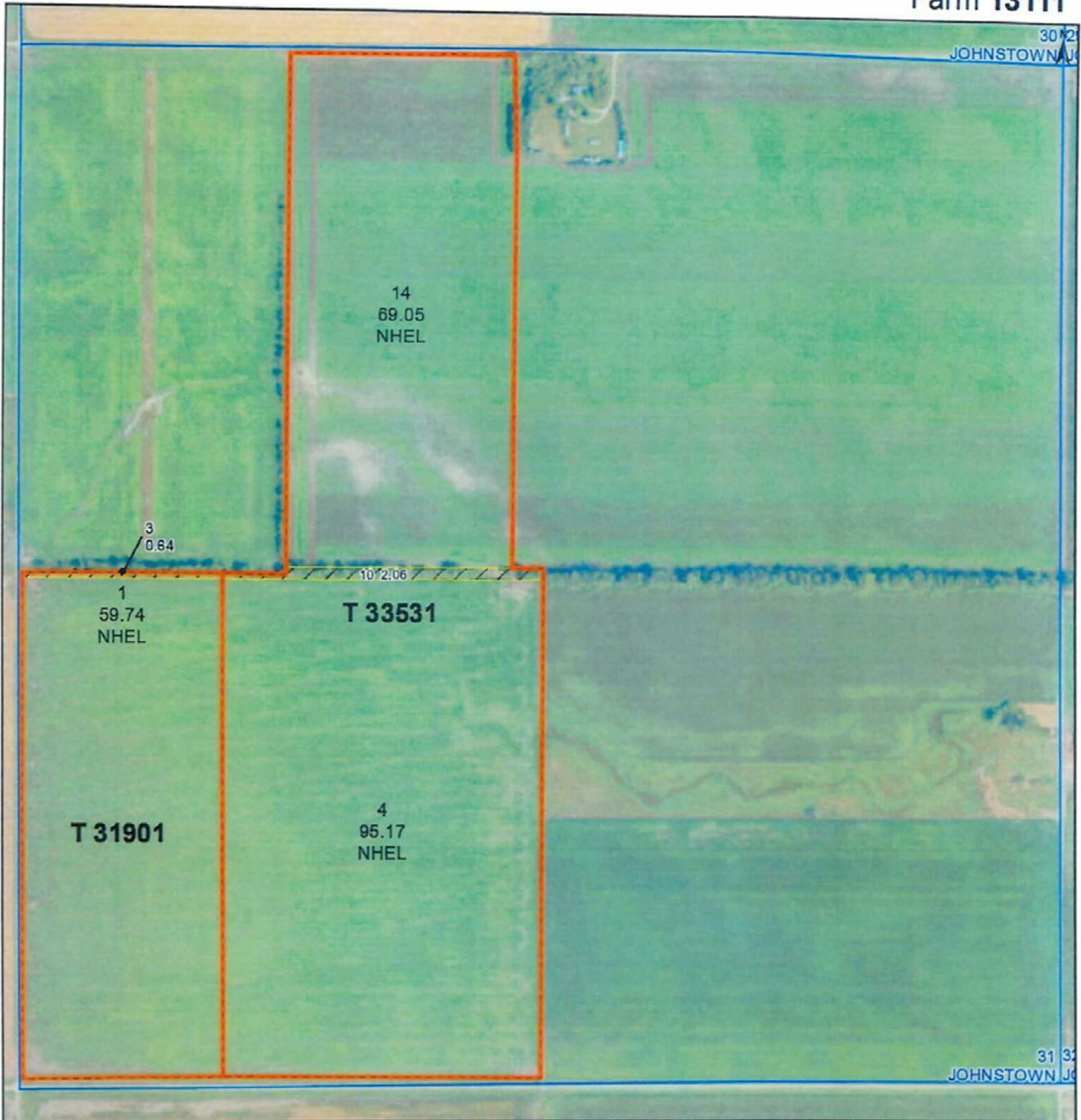
\*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 3 - AERIAL MAP



Walsh County, North Dakota

Farm 13111

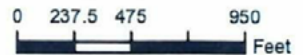


- Common Land Unit**
- Non-Cropland
  - Cropland
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- Tract Boundary**
- Tract Boundary
  - PLSS

**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

**S31 T154N R53W**  
 Phy Cnty: Grand Forks



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# PARCELS 2 & 3 - DRAIN TILE MAP

