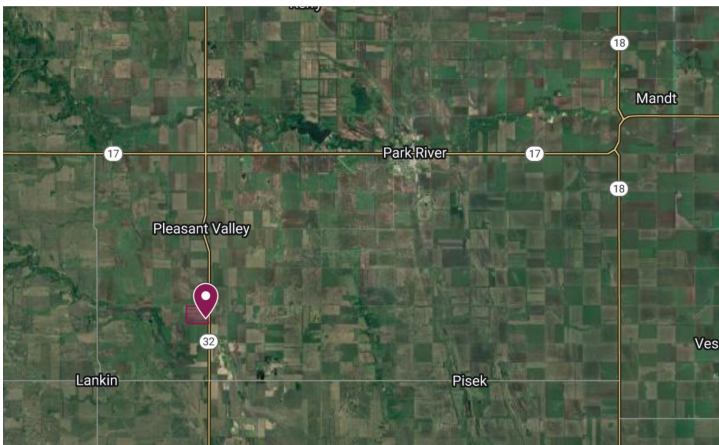


LAND FOR SALE



Walsh County, North Dakota

Approximately 180 Acres in Vernon Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

LAND LOCATION

From the intersection of N.D. Highway 32 and Walsh County Highway 15 east of Lankin, one and a half miles north on 32 will place you at the southeast corner of the property.

TIMED ONLINE AUCTION

Opens: Tuesday, November 12, 2024 at 1:00 PM

Closes: Wednesday, November 13, 2024 at 1:00 PM

Location: bid.acresandshares.com

BROKER'S COMMENTS

Highly productive farmland with potato and dry bean crop history. Subject to lease for 2025 farming season, please contact broker for details. Buyer will receive 2025 cash rent. Seller reserving 50% minerals, if any. Pasture acreage in southwest corner of property is excluded from sale.

LEGAL DESCRIPTION

Walsh County, Vernon Township

E1/2E1/2NW1/4 & NE1/4 of Section 17 (less tracts), T156 R56

PROPERTY INFORMATION

Approximately 180 acres / 171.03 FSA tillable acres

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

PROPERTY INFORMATION

Approximately 180 acres / 171.03 FSA tillable acres

2023 REAL ESTATE TAXES

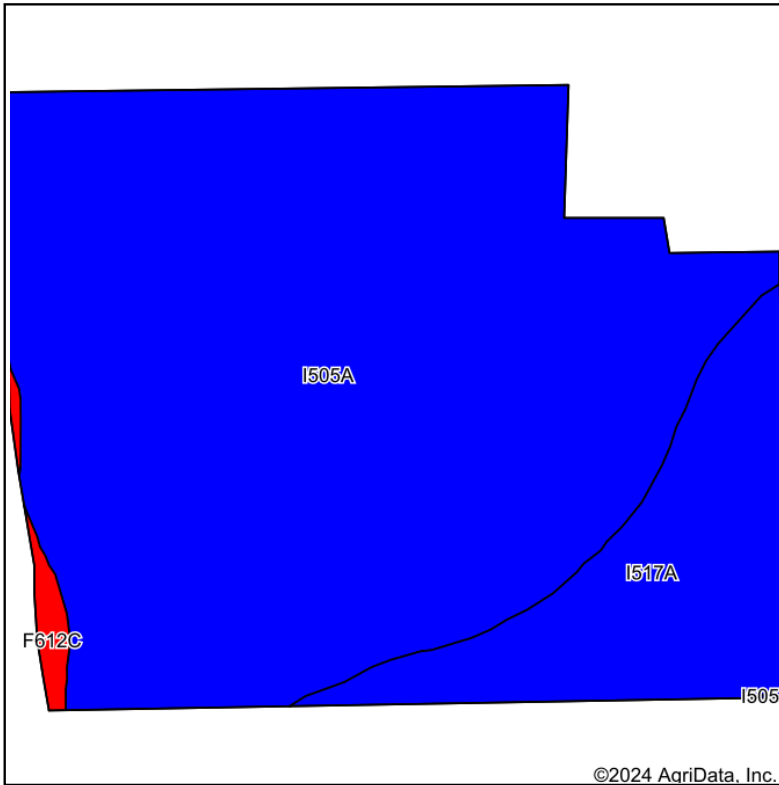
\$3,222.67 (includes \$548.94 special assessments)

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.

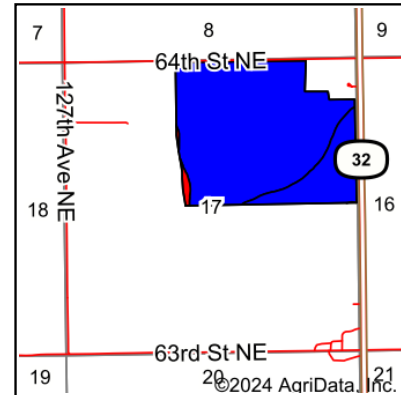
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	85.04	53
Barley	45.64	54
Soybeans	1.56	33

SOIL MAP



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Walsh**
 Location: **17-156N-56W**
 Township: **Vernon**
 Acres: **177.83**
 Date: **10/10/2024**

ACRES & SHARES LLC
 LAND, BEET STOCK, BROKERAGE.

Maps Provided By:
surety®
CUSTOMIZED ONLINE MAPPING
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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
I505A	Walsh silt loam, 0 to 2 percent slopes	145.98	82.1%		IIc	4037	90
I517A	Walsh clay loam, 0 to 2 percent slopes	29.85	16.8%		IIc	4097	89
F612C	Barnes-Buse loams, 3 to 9 percent slopes, very stony	2.00	1.1%		VIc	2774	39
Weighted Average					2.04	4032.9	89.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

AERIAL MAP



Walsh County, North Dakota

Farm 12784

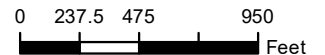


- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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

S17 T156N R56W
 Phy Cnty: Walsh



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.**

Terms and Conditions

Auction Type:	Timed online auction. Bid(s) placed within last five minutes of auction will extend auction for five minutes. Bid extensions continue and auction will not end until there are no bids for five minutes.
Bidder Registration:	bid.acresandshares.com
Auction Open:	1:00 pm (Central Time) Tuesday, November 12, 2024.
Auction Close:	1:00 pm (Central Time) Wednesday, November 13, 2024.
Terms:	Cash sale. No Contingencies including financing. Property is being sold "AS IS, WHERE IS." Sellers reserve the right to accept or reject any and all bids and modify bidding requirements.
Real Estate Taxes:	Seller will pay 2024 real estate taxes. Buyer responsible for 2025 and future real estate taxes.
Possession:	Upon expiration of 2025 farm lease, please contact broker for details. Buyer to receive 2025 cash rent.
Minerals:	Seller is reserving 50% mineral rights, if any.
Agency Disclosure:	Acres & Shares, LLC is representing the Seller. Any Buyer representation will be at Buyer's expense.
Buyer Due Diligence:	Buyer has completed Due Diligence prior to the auction and is not relying on any statements made by the Seller or Seller's broker except those contained in the auction marketing materials.
Successful Bidder:	Signed Purchase Agreement(s) within 24 hours. Ten (10) percent earnest money provided by check or wire.
Closing:	December 20, 2024. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty Deed and updated abstract of title or title insurance evidencing marketable title. The Title Team closing fee will be split 50% Buyer / 50% Seller. Buyer responsible for fees associated with financing.
Updated Information:	Please check acresandshares.com for any brochure updates.