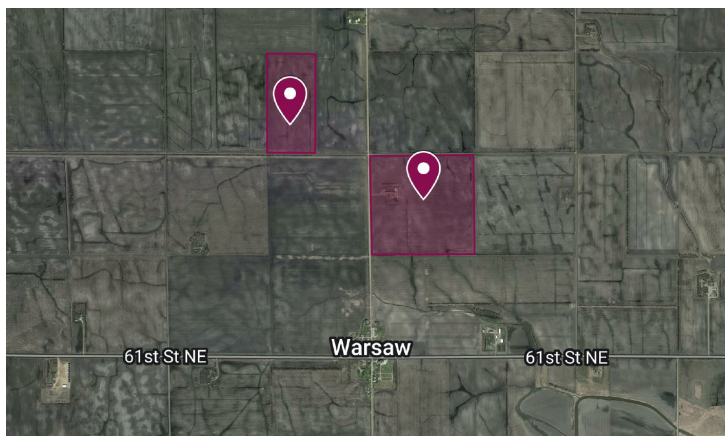


LAND FOR SALE



Walsh County, North Dakota

Approximately 240.4 Acres +/- in Pulaski & Harriston Townships



Imagery ©2025 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

LAND LOCATION

From the intersection of Walsh County Highways 15 and 4 in Warsaw, one-half mile north on County 4 will place you at the southwest corner of the Parcel #1.

TIMED ONLINE AUCTION

Opens: 1 pm (Central Time) Tues, February 25, 2025

Closes: 1 pm (Central Time) Wed, February 26, 2025

Location: bid.acresandshares.com

BROKER'S COMMENTS

Red River Valley Sugarbeet Ground! Parcel #2 has more FSA tillable acres than deeded acres. Seller is reserving 50% minerals, if any.

LEGAL DESCRIPTION

Walsh County, Pulaski & Harriston Townships

Parcel #1) NW1/4 of Section 30, T156 R51 (less farmstead)

Parcel #2) W1/2SE1/4 of Section 24, T156 R52 (less tract)

PROPERTY INFORMATION

Parcel #1) 162.52 deeded acres / 154.84 FSA tillable acres

Parcel #2) 77.88 deeded acres / 77.95 FSA tillable acres

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO (PARCEL 1)

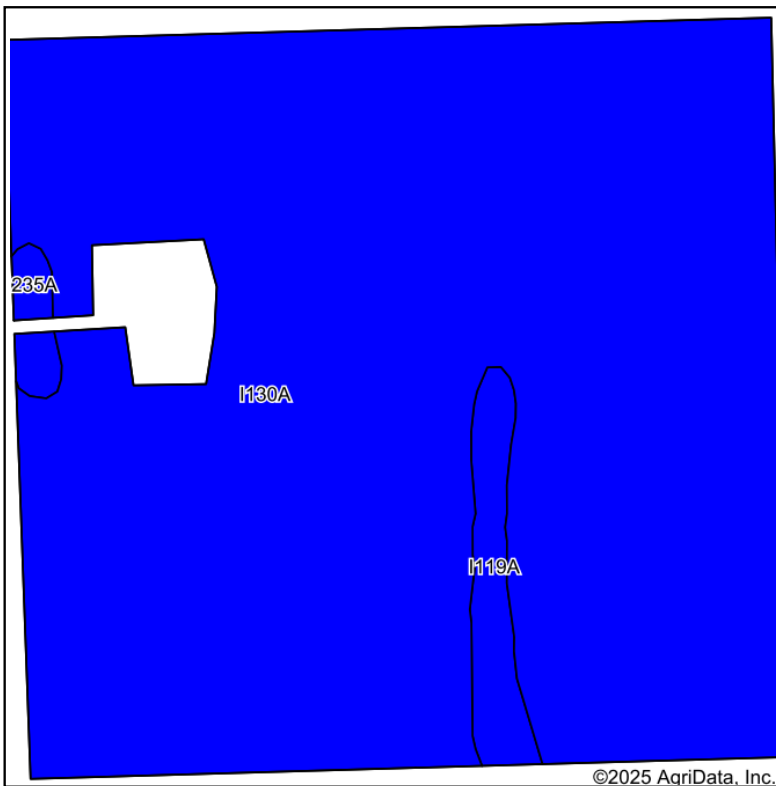
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	63.38	61
Corn	10.4	133
Soybeans	39.16	36

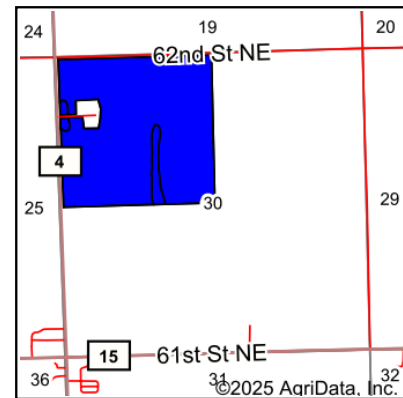
2024 DISCOUNTED REAL ESTATE TAXES
 \$3,115.02 (includes \$360 special assessments)

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.

SOIL MAP (PARCEL 1)



Soils data provided by USDA and NRCS.



State: **North Dakota**

County: **Walsh**

Location: **30-156N-51W**

Township: **Pulaski**

Acres: **155.08**

Date: **1/12/2025**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:
surety®
CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: ND099, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	148.90	96.0%		IIw	3035	82
I119A	Bearden silty clay loam, 0 to 2 percent slopes	4.64	3.0%		Ile	4240	90
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	1.54	1.0%		IIIw	3030	86
Weighted Average					2.01	3071	82.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

LAND INFO (PARCEL 2)

FSA INFORMATION

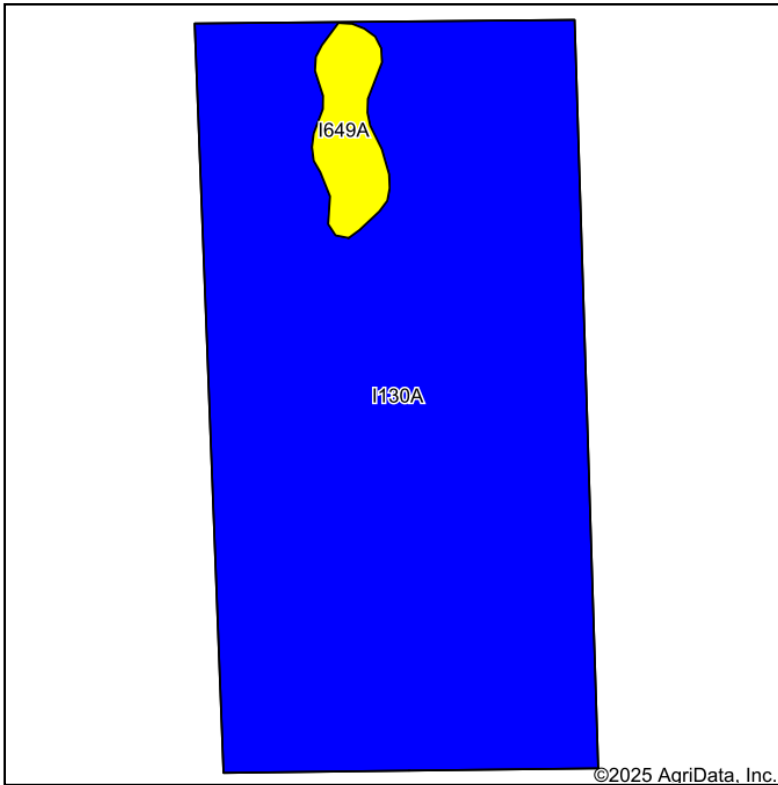
CROP	BASE (acres)	YIELD (bushels)
Wheat	32.05	61
Corn	5.26	133
Soybeans	19.8	36

2024 DISCOUNTED REAL ESTATE TAXES

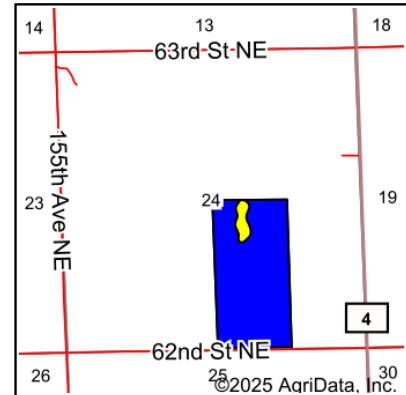
\$3,658.71 (includes \$2,299.85 special assessments)

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.

SOIL MAP (PARCEL 2)



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Walsh**
 Location: **24-156N-52W**
 Township: **Harriston**
 Acres: **77.86**
 Date: **1/12/2025**

ACRES & SHARES LLC
 LAND, BEET STOCK, BROKERAGE.

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Area Symbol: ND099, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	74.66	95.9%		IIw	3035	82
I649A	Grano-Hegne silty clays, 0 to 1 percent slopes	3.20	4.1%		IIIw	1050	69
Weighted Average					2.04	2953.4	81.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

AERIAL MAP (PARCEL 1)



Walsh County, North Dakota

Farm 13964

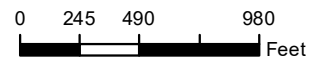


- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Tract Boundary**
- PLSS**

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

S30 T156N R51W
 Phy Cnty: Walsh



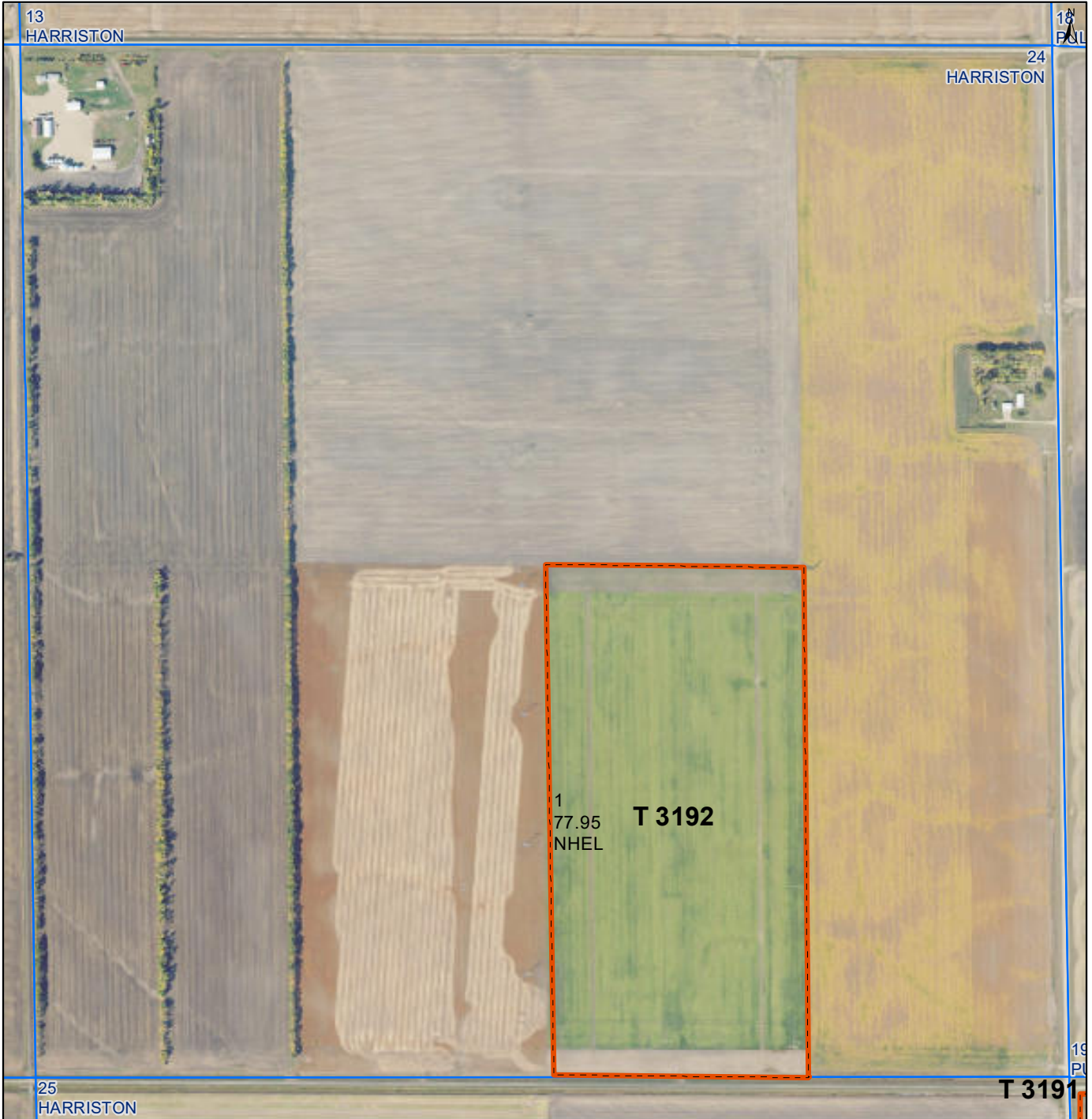
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

AERIAL MAP (PARCEL 2)



Walsh County, North Dakota

Farm 13964



Common Land Unit PLSS

- Cropland
- Tract Boundary

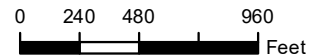
Wetland Determination Identifiers

- 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

S24 T156N R52W
 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, February 25, 2025.
- Auction Close:** 1:00 pm (Central Time) Wednesday, February 26, 2025.
- 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 has paid 2024 real estate taxes. Buyer responsible for 2025 and future real estate taxes.
- Possession:** At closing.
- 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:** April 3, 2025. 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.