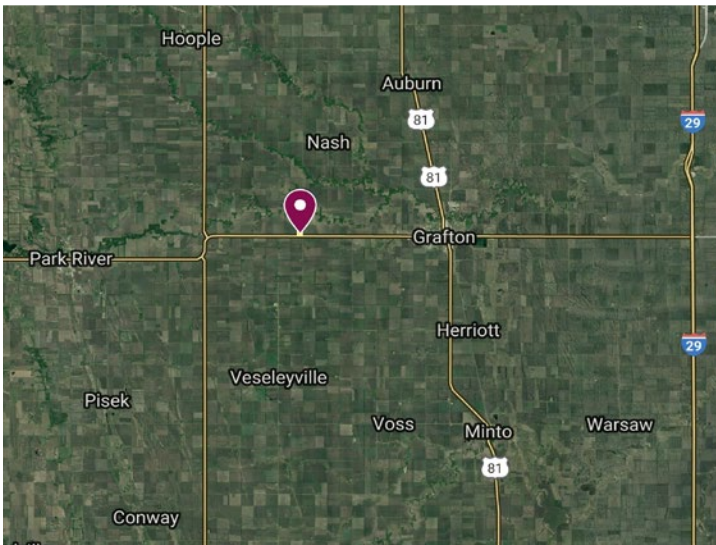


# LAND FOR SALE



## Walsh County, North Dakota

**77.99 +/- Acres in Fertile Township**



Map data ©2019 Google, Imagery ©2019 TerraMetrics

### LIST PRICE

\$370,000

### LEGAL DESCRIPTION

Walsh County, Fertile Township  
E1/2SE1/4 of Section 13, T157 R54

### LAND LOCATION

From the intersection of ND Highways 17 and 18 between Grafton and Park River, 3.6 miles east will place you at the southwest corner of the property. Or from the intersection of Hill Avenue and Highway 17 in Grafton, 5.7 miles west will place you at the southeast corner of the property.



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

LAND. BEET STOCK. BROKERAGE.

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



## PROPERTY INFORMATION

77.99 acres / 74.54 tillable acres (based on field borders provided by FSA as of 5/21/2008)

## FSA INFORMATION

FSA Information for both parcels combined:

CROP	BASE (acres)	YIELD (bushels)
Wheat	22.62	61
Flax	8.13	149
Barley	13.97	34

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.

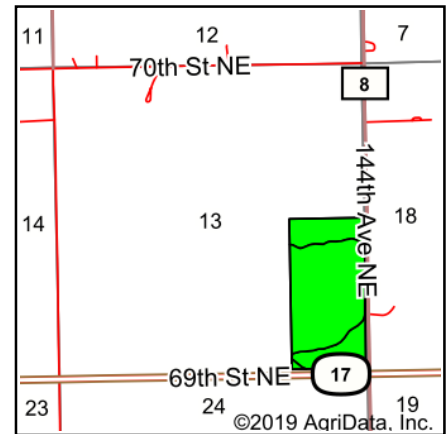
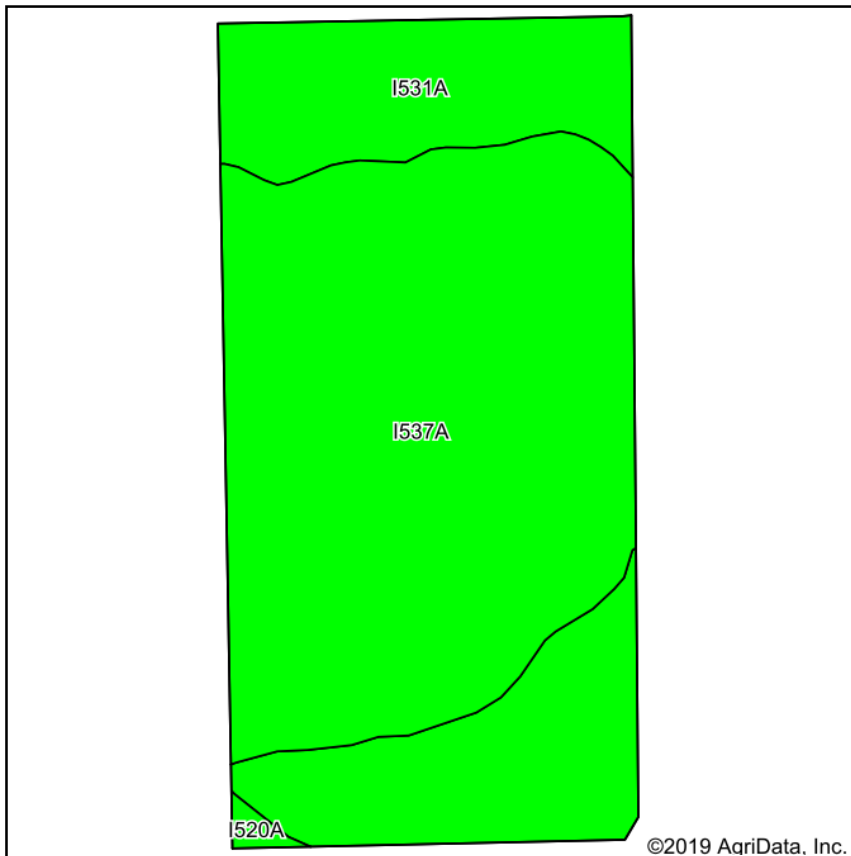
## 2019 REAL ESTATE TAXES

\$2,820.69  
(includes \$1,091.86 in special assessments)

## BROKER'S COMMENTS

Red River Valley land for sale. Seller reserving 50% of minerals.

## SOIL MAP



State: **North Dakota**  
 County: **Walsh**  
 Location: **13-157N-54W**  
 Township: **Fertile**  
 Acres: **74.54**  
 Date: **1/17/2019**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 www.AqriDataInc.com



Area Symbol: ND099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I537A	Overly silty clay, 0 to 1 percent slopes, fans	49.24	66.1%		Ile	92
I531A	Overly silty clay loam, 0 to 1 percent slopes, fans	24.86	33.4%		Ilc	95
I520A	Bearden silty clay loam, levees and splays, 0 to 2 percent slopes	0.44	0.6%		Ile	96
<b>Weighted Average</b>						<b>93</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

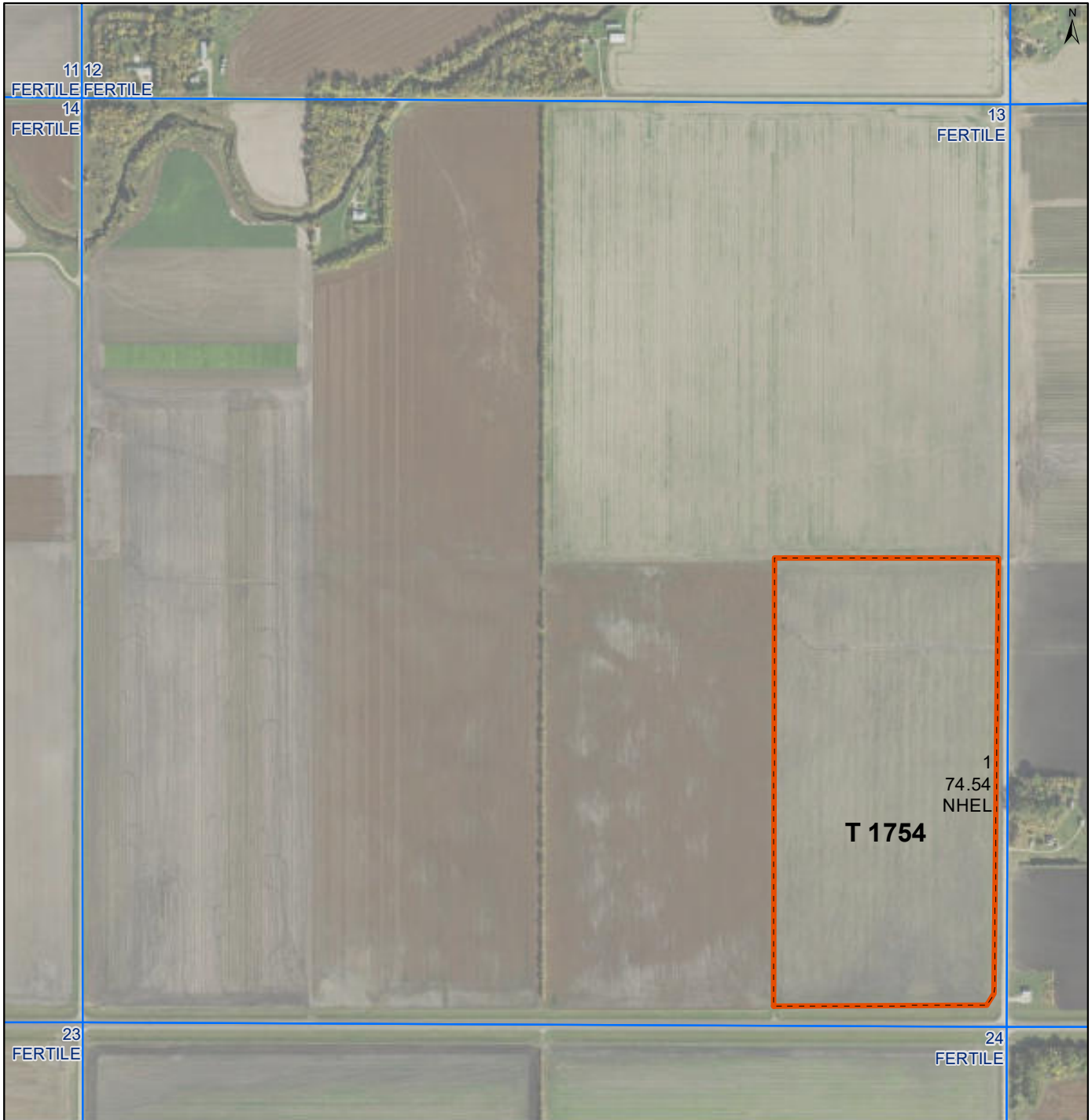
Soils data provided by USDA and NRCS.

# AERIAL MAP



Walsh County, North Dakota

Farm 10898



**Common Land Unit** PLSS

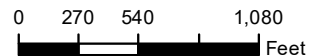
- Cropland
- Tract Boundary

**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

**2018 Program Year**  
Map Created April 03, 2018  
**S13 T157N R54W**



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