

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^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
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

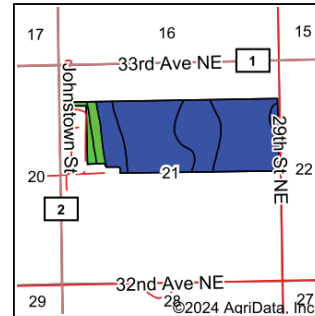
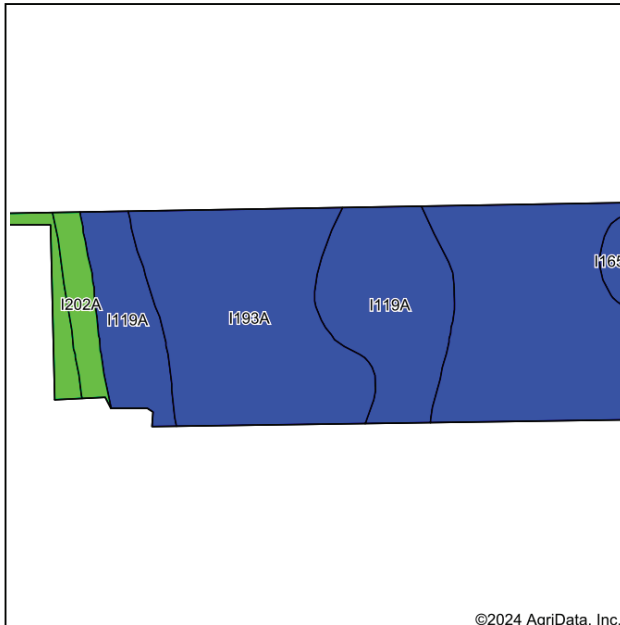
CROP	BASE (acres)	YIELD (bushels)
Wheat	78.8	64
Corn	10.77	132
Soybeans	1.95	34

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



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

ACRES & SHARES^{LLC}
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	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%			Ile	4460	90	
I119A	Bearden silty clay loam, 0 to 2 percent slopes	50.21	27.9%			Ile	4240	90	
I202A	Gardena silt loam, 0 to 2 percent slopes	7.42	4.1%			Ile	4225	95	
I201A	Glyndon silt loam, 0 to 2 percent slopes	4.95	2.8%			Ile	4298	92	
I165A	Bearden-Perella silty clays, 0 to 2 percent slopes	2.51	1.4%			Ile	4496	89	
Weighted Average						2.00	*-	4384.9	90.2

*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

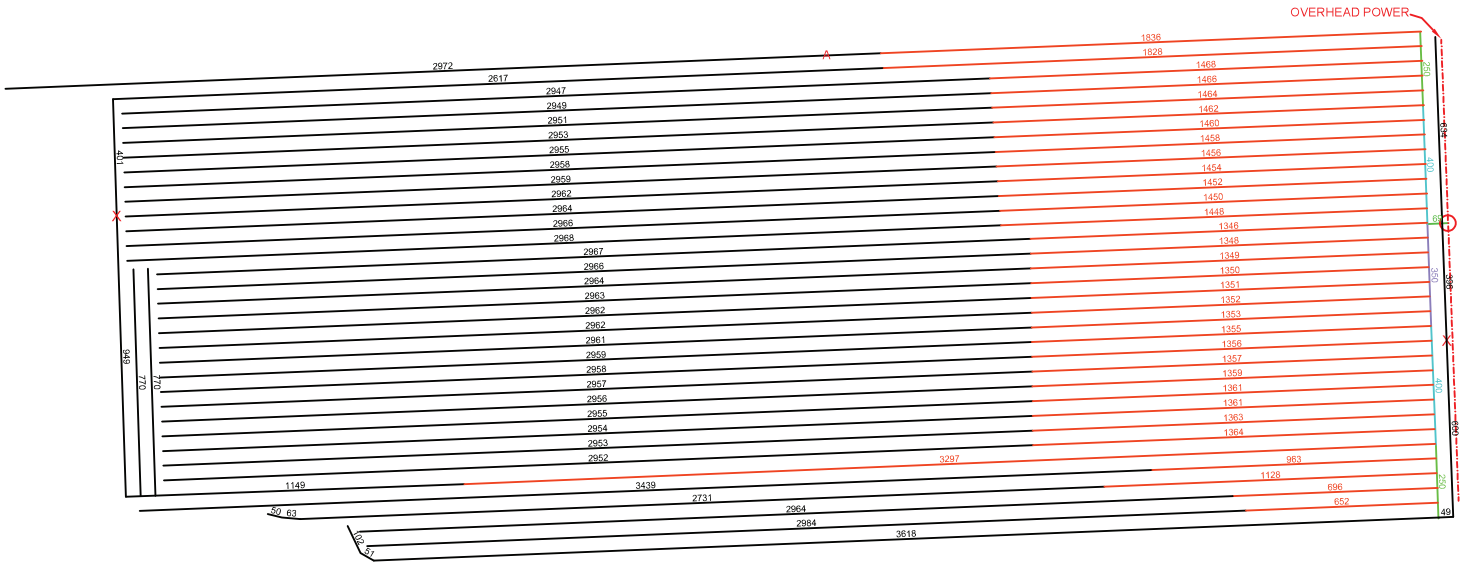
2024 Program Year
 Map Created March 26, 2024

S21 T154N R53W
 Phy Cnty: Grand Forks



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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	-----	0 Ft. 3" Perf	-----	0 Ft. 3" NP	-----
Ditches & WAW	- - - - -	104227 Ft. 4" Perf	-----	0 Ft. 4" NP	-----
Parcel Boundary	-----	46764 Ft. 5" Perf	-----	0 Ft. 5" NP	-----
Elec & Tele Cable	- - - - -	0 Ft. 6" Perf	-----	0 Ft. 6" NP	-----
Gas Line	-----	500 Ft. 8" Perf	-----	0 Ft. 8" NP	-----
Trees	● ● ● ●	0 Ft. 10" Perf	-----	0 Ft. 10" NP	-----
		800 Ft. 12" Perf	-----	0 Ft. 12" NP	-----
		0 Ft. 15" Perf	-----	0 Ft. 15" NP	-----
		0 Ft. 18" Perf	-----	0 Ft. 18" NP	-----
		350 Ft. 12" DW	-----		
		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 Renter: 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

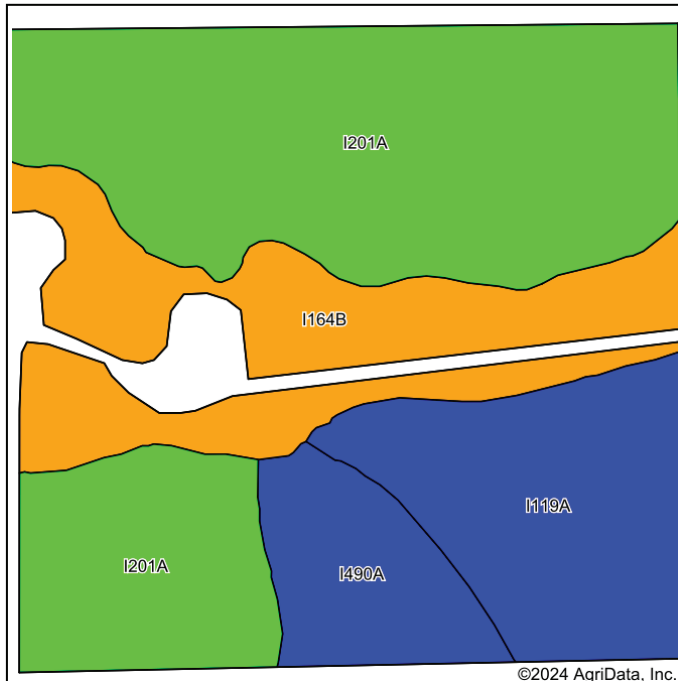
CROP	BASE (acres)	YIELD (bushels)
Wheat	133.51	64
Corn	18.24	132
Soybeans	3.30	34

LEGAL DESCRIPTION

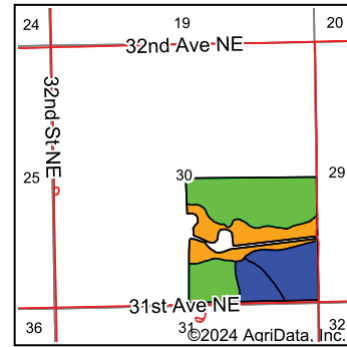
Grand Forks County, Johnstown Township
SE1/4 of Section 30 & NE1/4 of Section 31, T154 R53, less farmstead in Section 31

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 LLC
LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



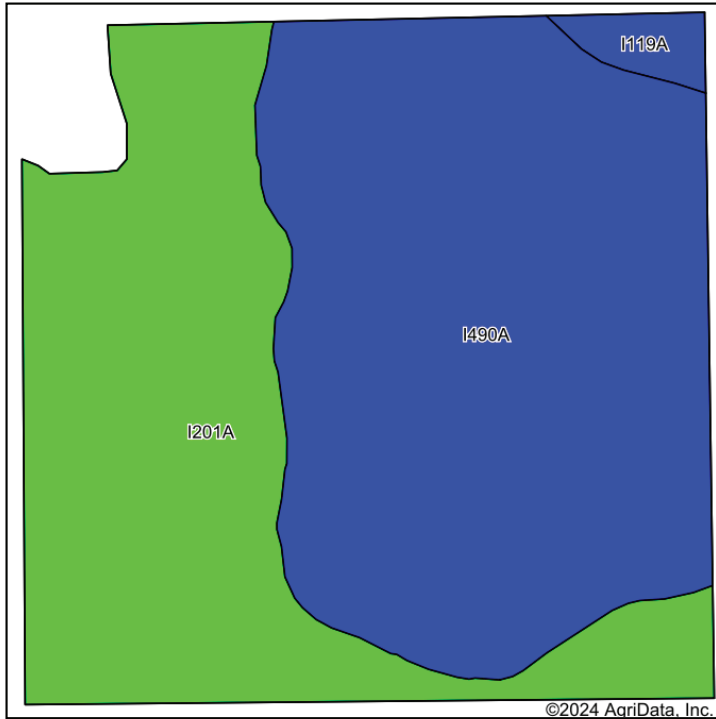
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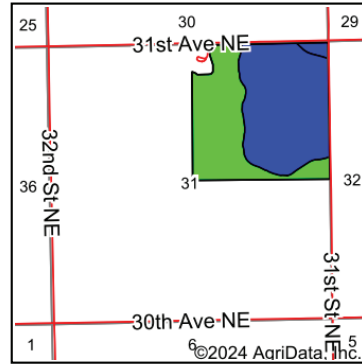
Area Symbol: ND035, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	72.74	50.6%		Ile	4298	92
I164B	Zell-Gardena silt loams, 2 to 6 percent slopes	31.66	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
Weighted Average					2.00	4117	87.4

*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:  
 CUSTOMIZED ONLINE MAPPING
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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
Weighted Average					2.00	4400.6	90.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 2 - AERIAL MAP



Walsh County, North Dakota

Farm 13110

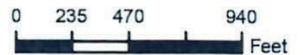


- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Tract Boundary**
- PLSS**

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

S30 T154N R53W
 Phy Cnty: Grand Forks



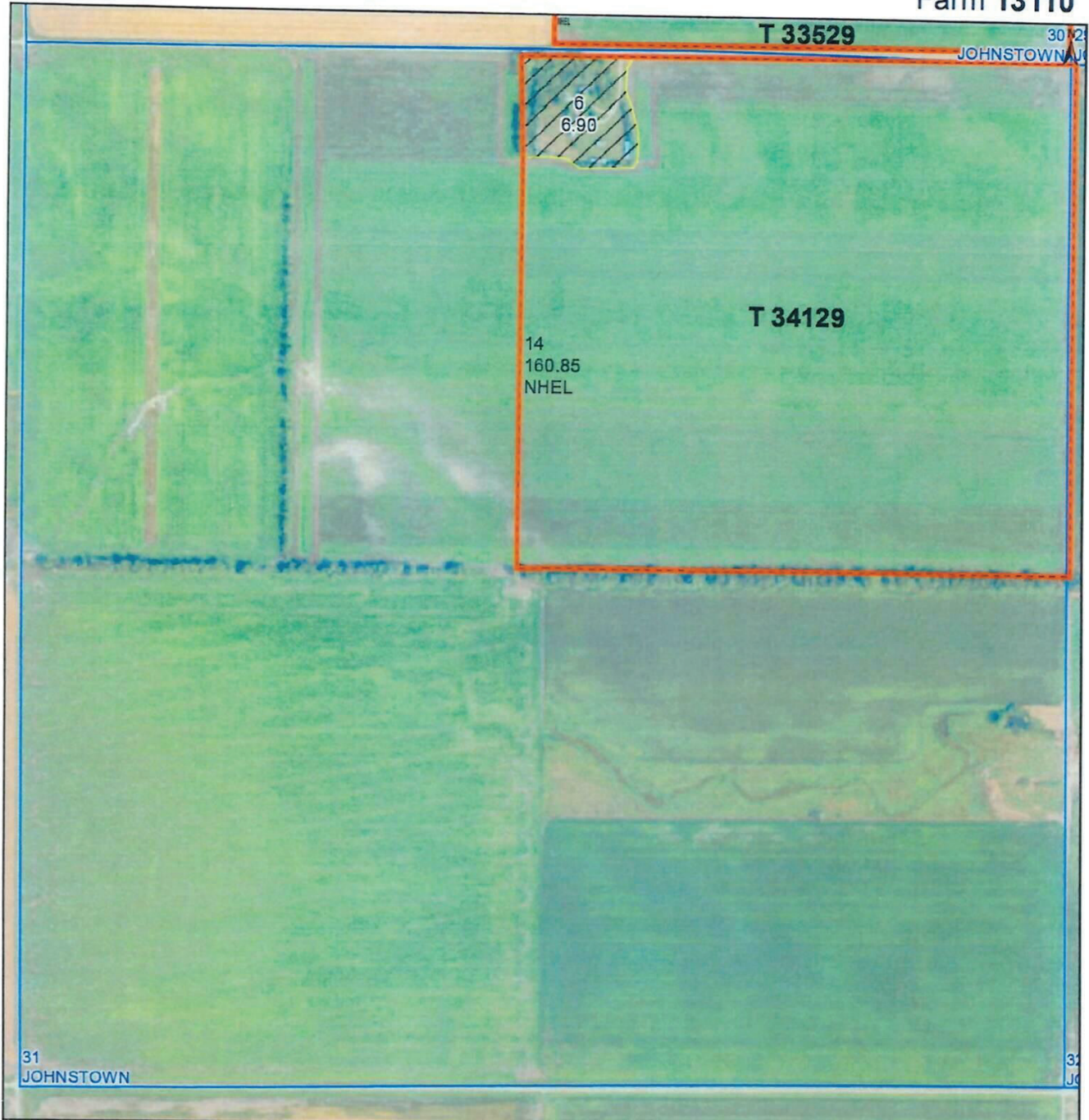
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PARCEL 2 - AERIAL MAP (CONTINUED)



Walsh County, North Dakota

Farm 13110

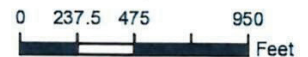


- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Tract Boundary** Tract Boundary
- PLSS** PLSS

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

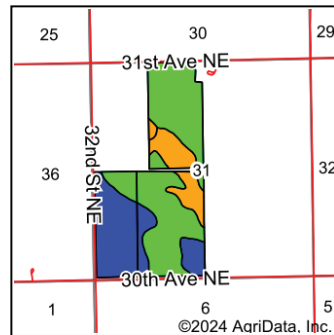
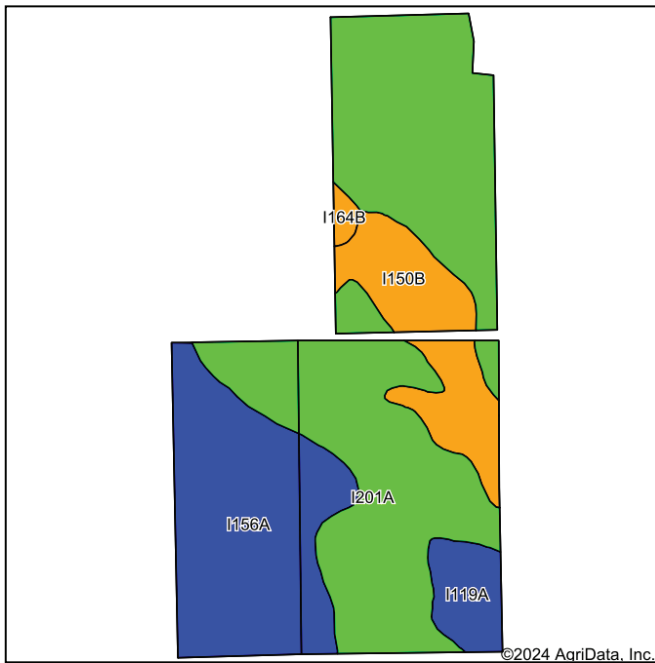
CROP	BASE (acres)	YIELD (bushels)
Wheat	98.15	64
Corn	13.42	132
Soybeans	2.43	34

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 LLC
 LAND, BEET STOCK, BROKERAGE.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
Weighted Average					2.13	3695.5	87.7

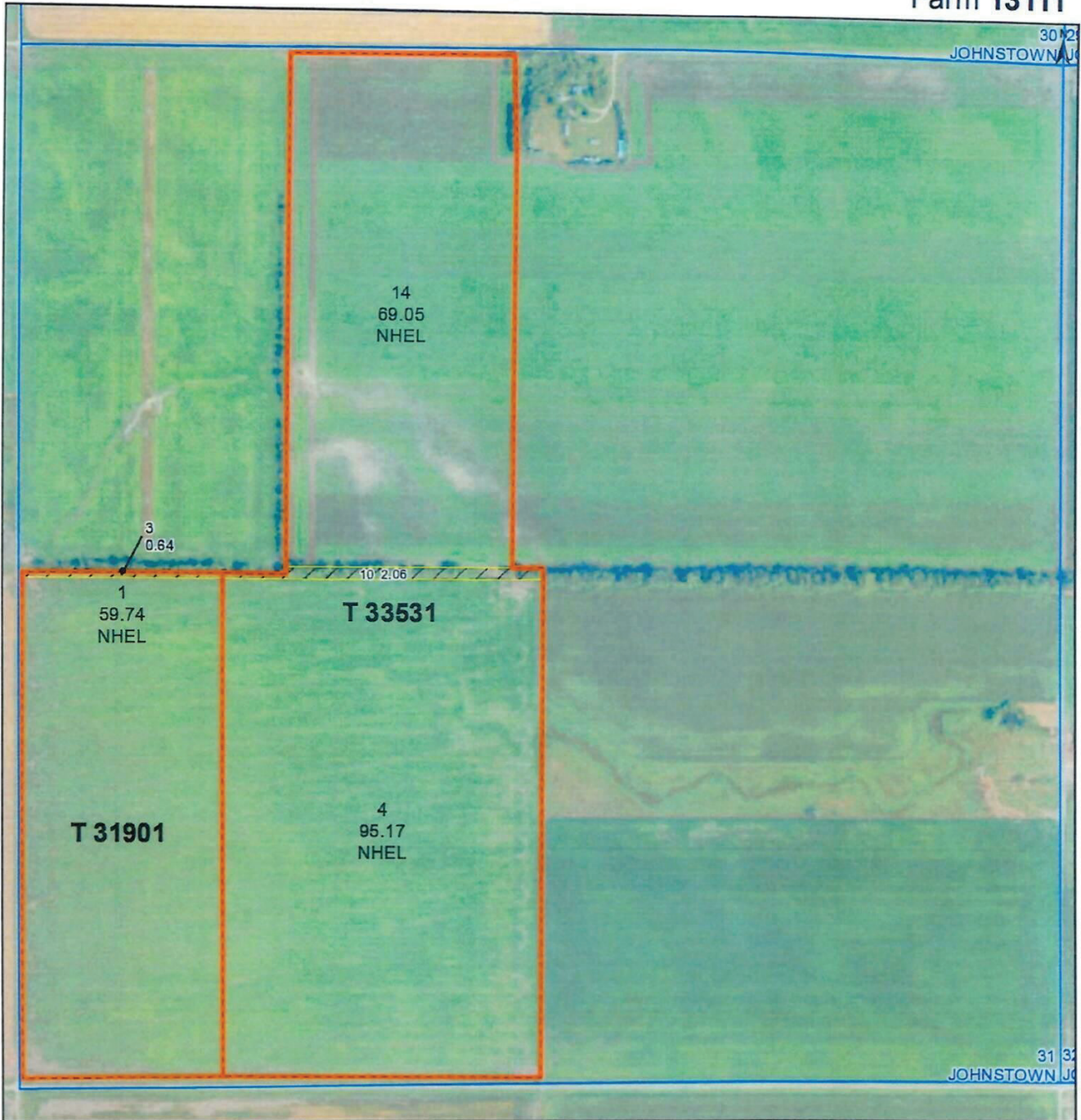
*c: Using Capabilities Class Dominant Condition Aggregation Method

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**
- 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

