

Steven C. Ekman, pc

ATTORNEY AT LAW

910 Hill Avenue
PO Box 70
Grafton ND 58237

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Attorney licensed in North Dakota and Minnesota

September 5, 2024

RE: Farmland For Sale
Joliette 'S' Township (Pembina County)
Owner: The Robinson/Bell Family

Dear Prospective Land Purchaser:

The enclosed advertisement is now or will be appearing in local publications and on-line at Agweek.com. I hope you will be interested in bidding. The auction will be held online at stevenekmanlaw.com on October 15, 2024. Bidding will be open from 12:00 p.m. to 4:00 p.m. Bids should be in the total amount and not per acre.

Also enclosed are copies of the plat, the aerial map, the soils map and information regarding the real estate tax and crop history.

As there is a lease in place for 2025 and 2026; please contact us if you would like a copy of the lease which will be assigned to the new owner.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Steven C. Ekman

SCE/cc
Enclosures

*Real Estate Transactions - Farm Transactions - Business Transactions - Estate Planning -
Wills & Trusts - Taxation - Contracts - Partnerships - Corporations - Farmland*

FARMLAND FOR SALE

JOLIETTE 'S' TOWNSHIP, PEMBINA COUNTY, NORTH DAKOTA

The Robinson/Bell Family offers for sale the following-described property located in Joliette 'S' Township, Pembina County, North Dakota:

Northwest Quarter (NW1/4) of Section Eighteen (18), Township One Hundred Sixty-One (161), Range Fifty-One (51) (containing 164.29 tillable acres, more or less)

This parcel is subject to a Farm Lease for the years 2025 and 2026.

Bid Procedure: Bidding will be held online at stevenekmanlaw.com on **October 15, 2024 as Parcel #1. Bidding will be open from 12:00 p.m. to 4:00 p.m. Bids should be in the total amount and not per acre.** The right is reserved to waive irregularities and to reject any or all bids.

Terms: 10% of the purchase price will be due upon acceptance of a bid, and the balance due thirty (30) days later.

For further information, contact:

Steven C. Ekman
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Grafton ND 58237
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(701) 352-1855 (Fax)



LEGAL DESCRIPTION

NW1/4 18-161-51

2023 REAL ESTATE TAXES

\$3,000.69

MAPS

Attached are copies of the aerial, soils, and crop history regarding the above-described land.

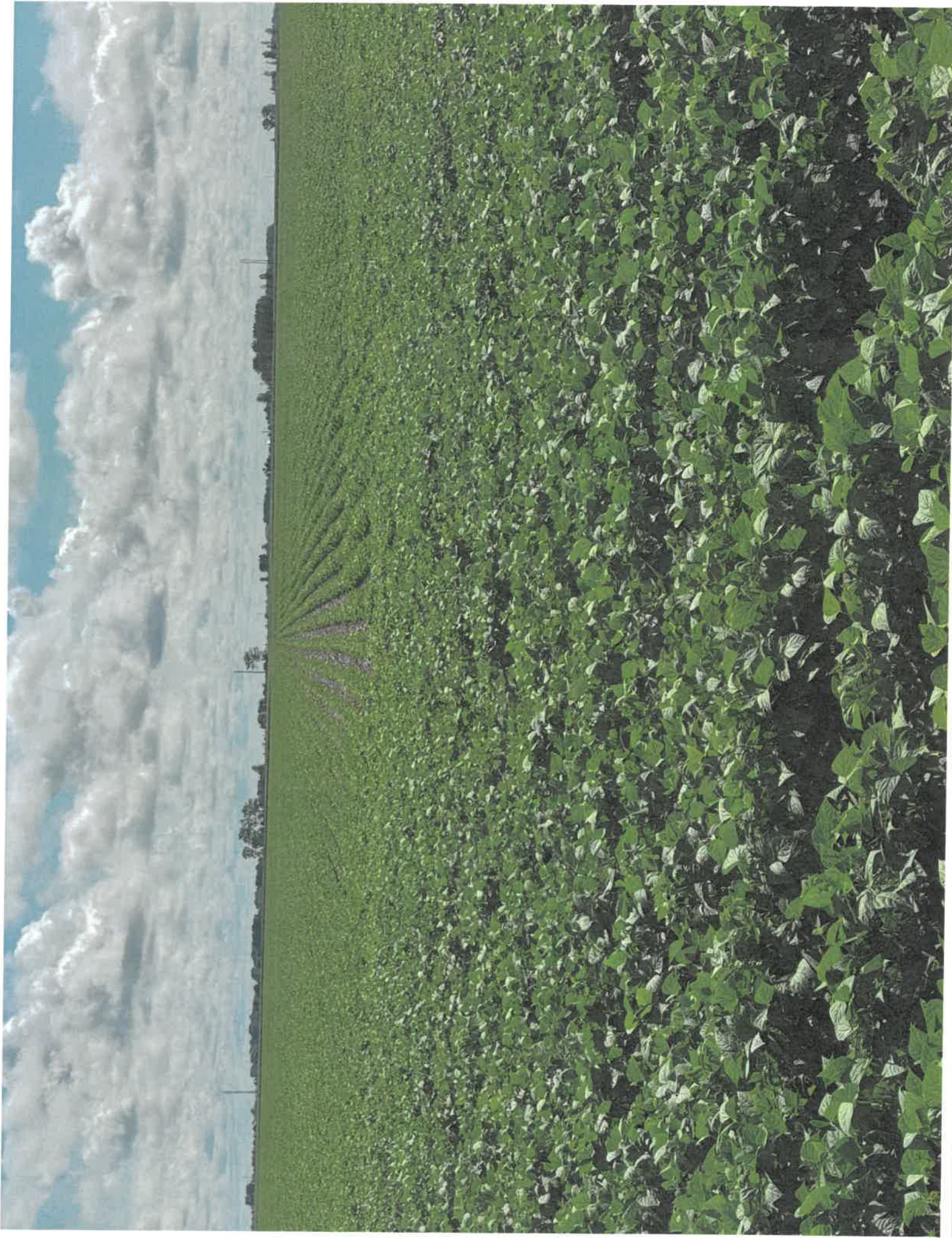
FSA INFORMATION - CROP HISTORY**Tillable Acres: 164.29**

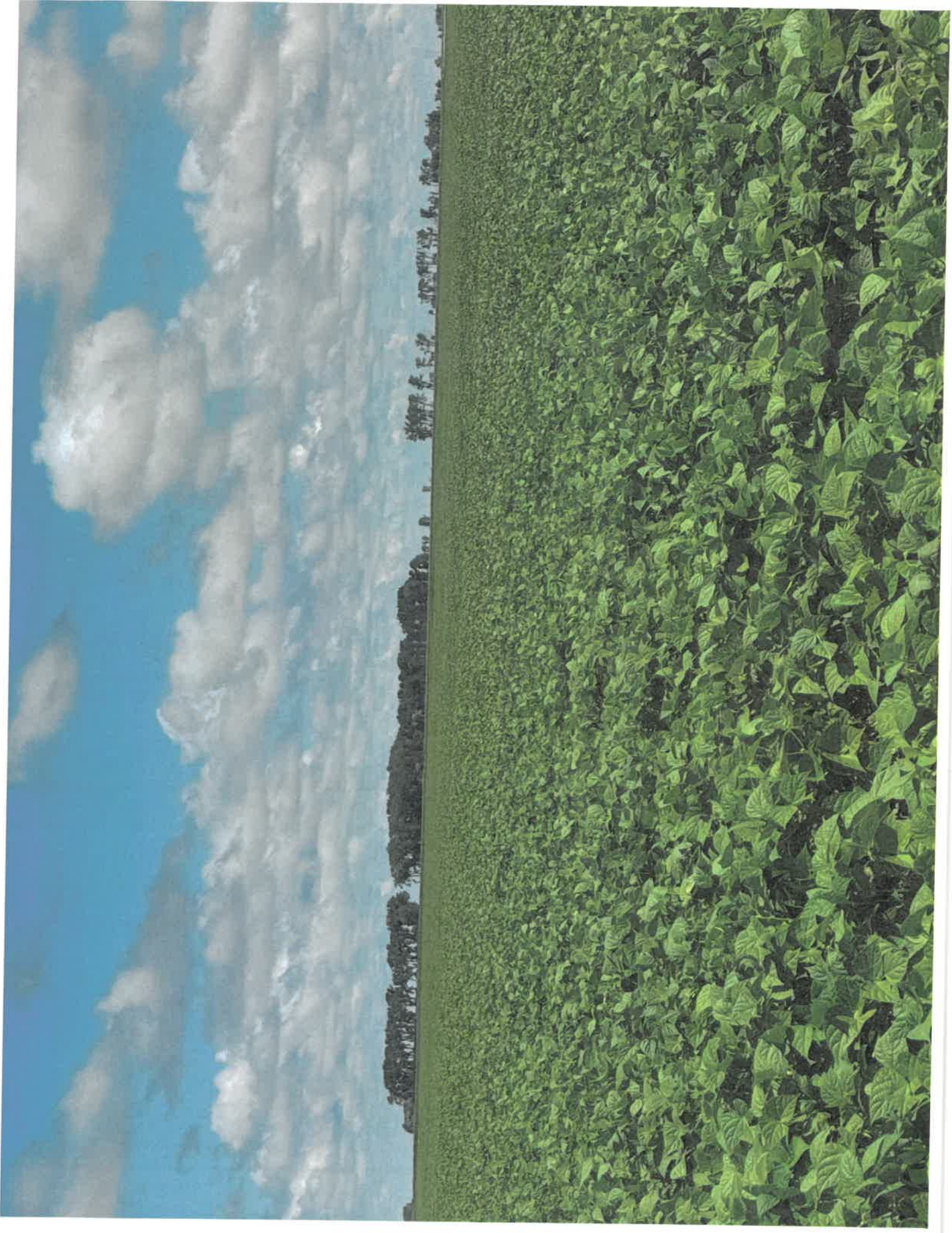
	Base	Yield
Wheat	194.40	51
Barley	28.40	67
Canola	5.60	1056

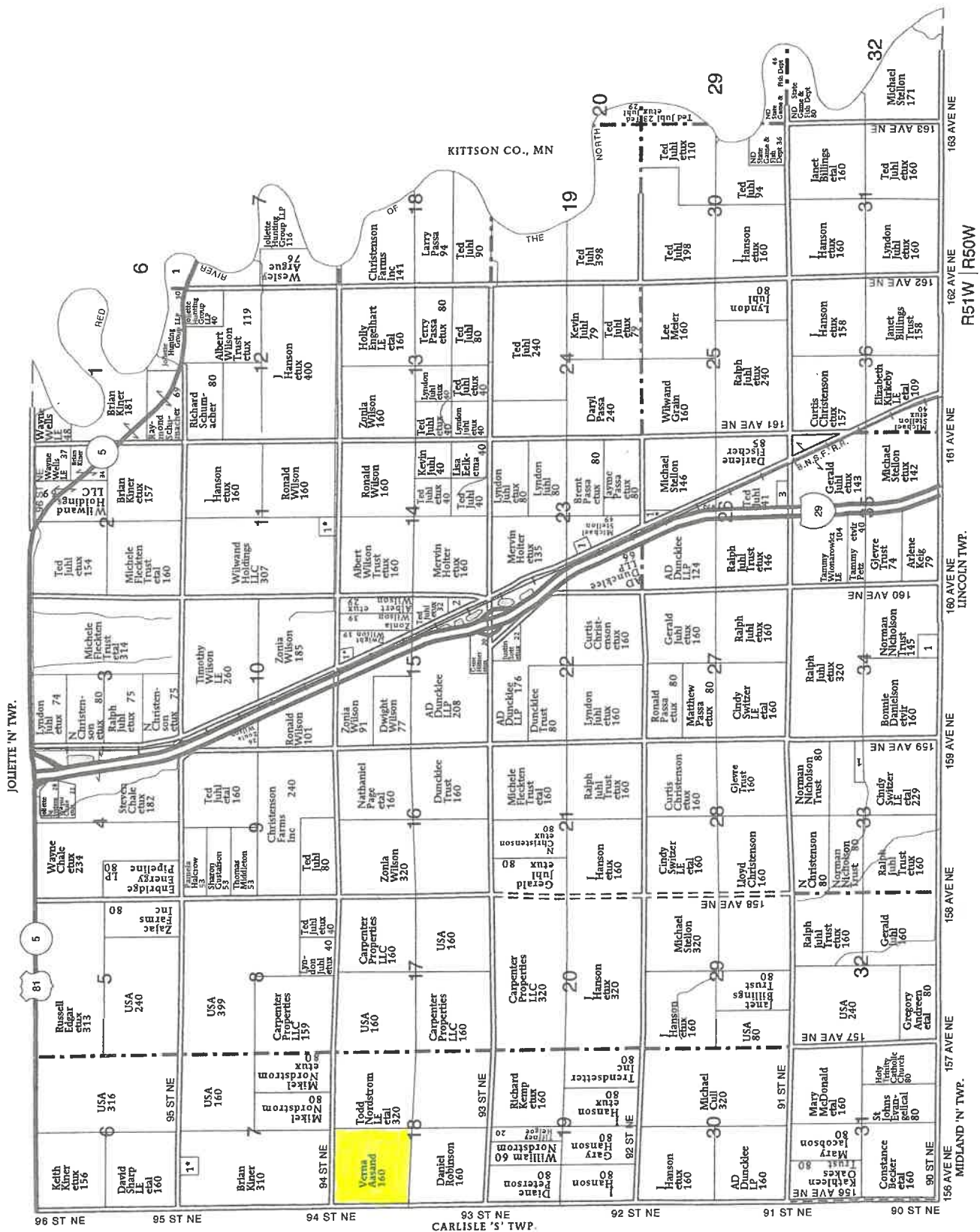
3-Year Cropping History

	2021	2022	2023
Corn	164.29		
Pinto Beans		164.29	
Corn			164.29

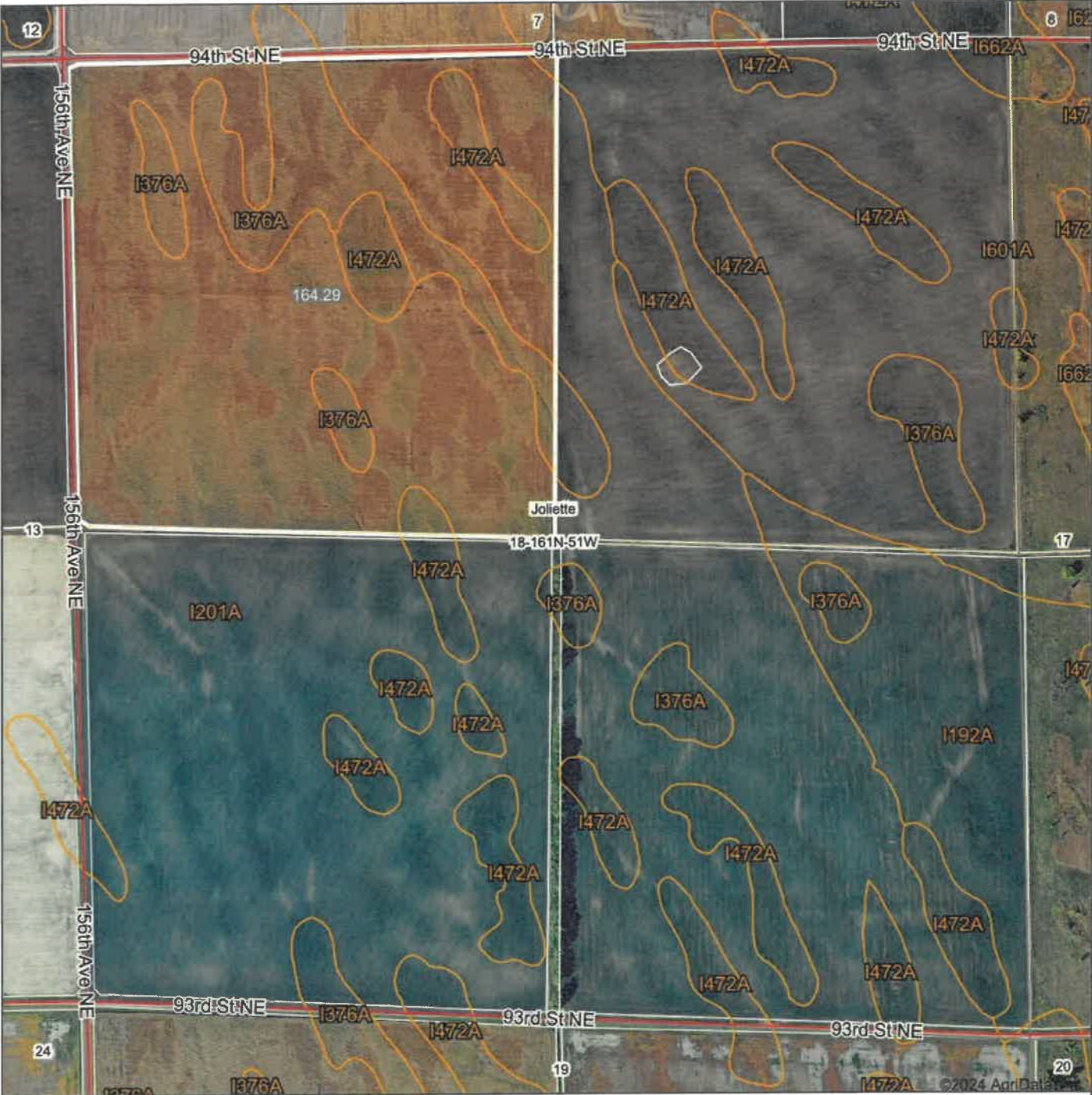
(Base/Yield is the average of both Parcels 1 & 2)



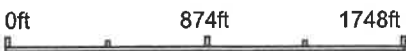




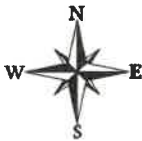
Aerial Map



Boundary Center: 48° 46' 17.49, -97° 17' 17.66



18-161N-51W
Pembina County
North Dakota

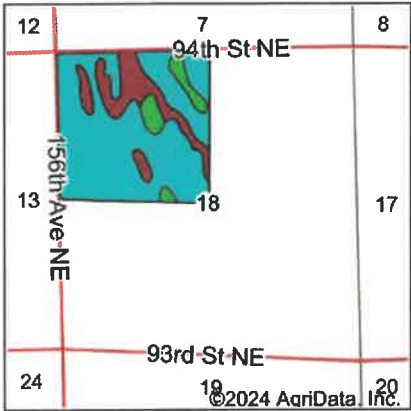
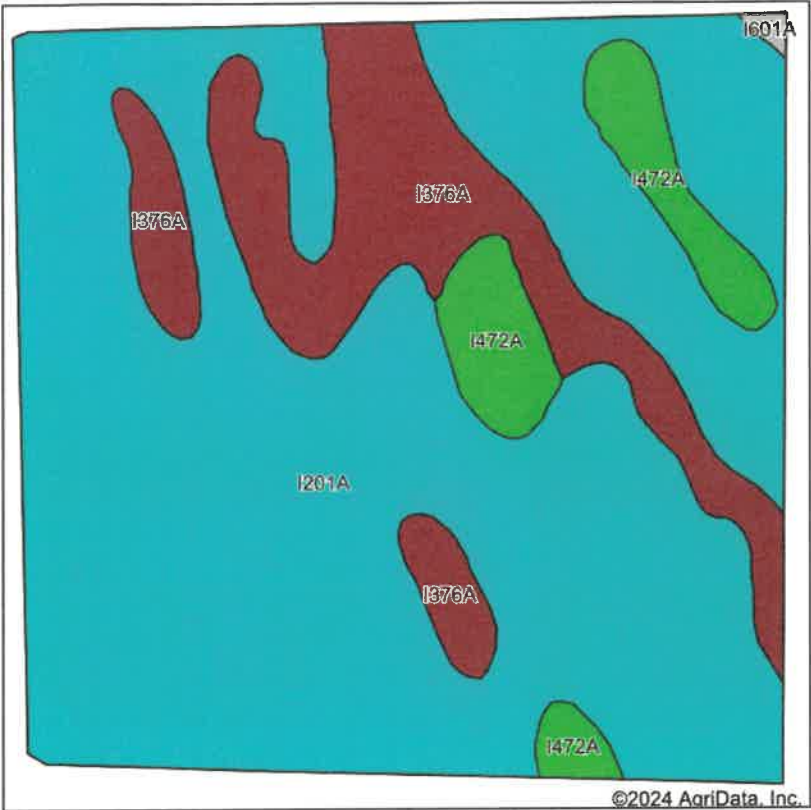


9/4/2024

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPS
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
County: **Pembina**
Location: **18-161N-51W**
Township: **Joliette**
Acres: **164.29**
Date: **9/4/2024**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: ND067, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I201A	Glyndon silt loam, 0 to 2 percent slopes	124.57	75.8%		Ile	92	56
I376A	Colvin silty clay loam, 0 to 1 percent slopes	28.35	17.3%		IIw	68	43
I472A	Perella silty clay loam, 0 to 1 percent slopes	11.04	6.7%		IIw	88	48
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	0.33	0.2%		IIIs	52	40
Weighted Average					2.00	87.5	*n 53.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

4 Year Crop History

Owner/Operator:

Date: 9/4/2024

Address:

Farm Name:

Address:

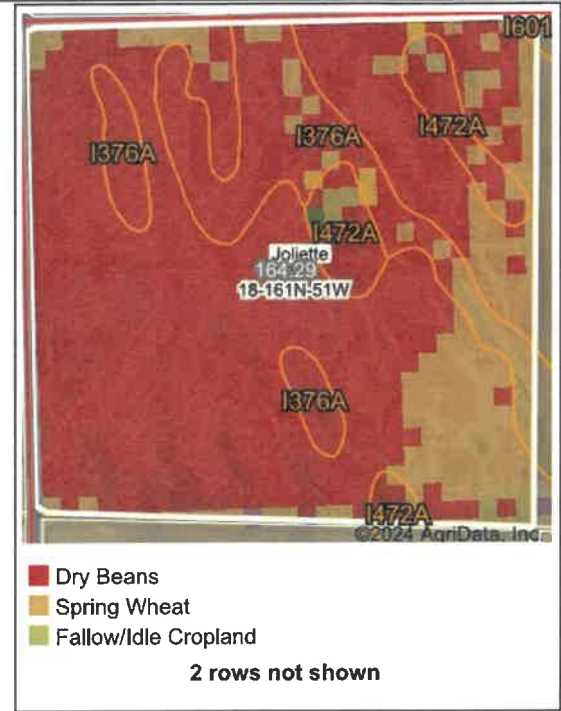
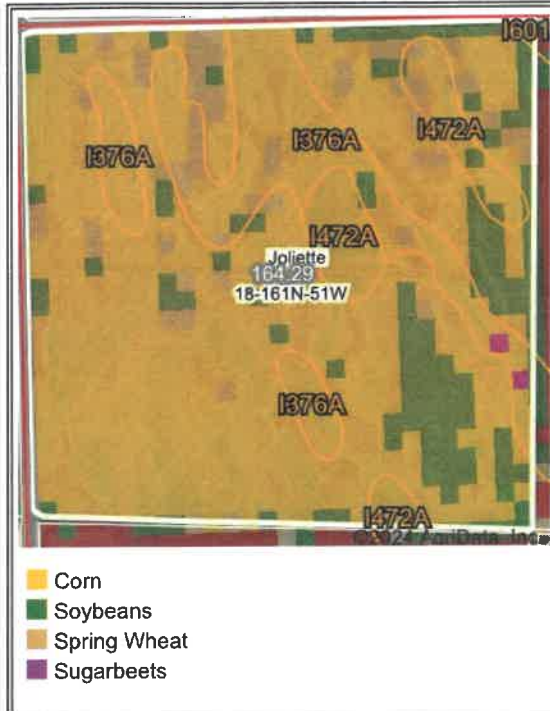
Field ID:

Phone:

Acct. #:

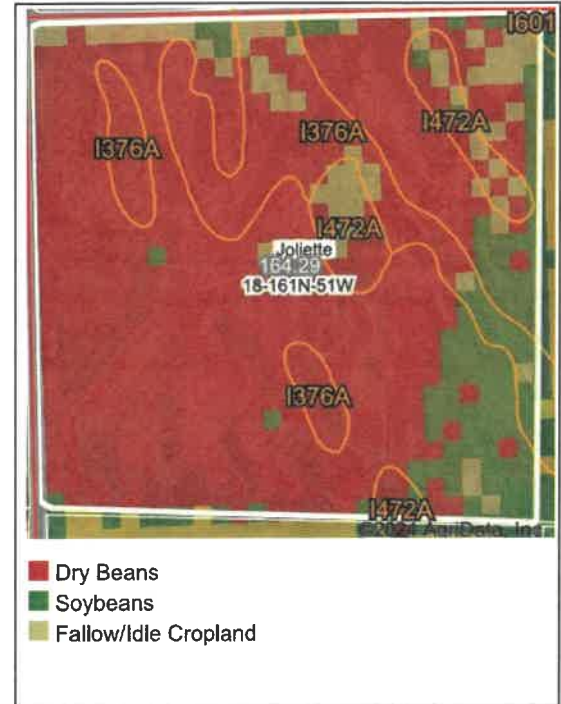
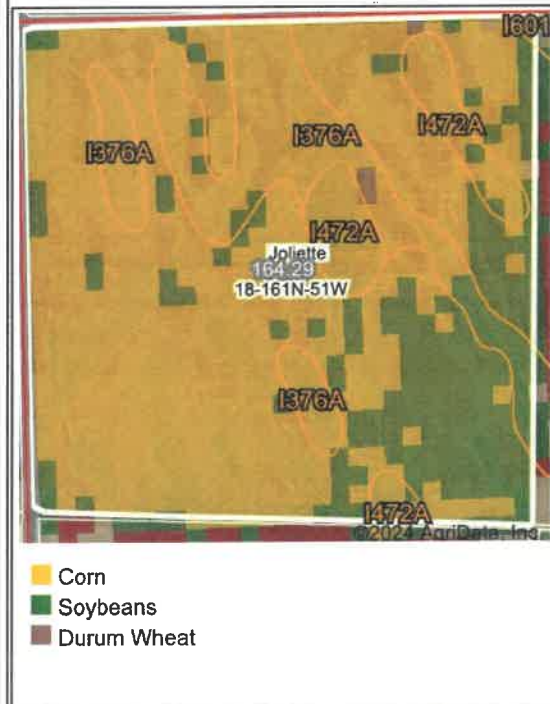
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 46' 17.49, -97° 17' 17.66

State: ND

County: Pembina

Legal: 18-161N-51W Twnshp: Joliette

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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FARMLAND FOR SALE

JOLIETTE 'S' TOWNSHIP, PEMBINA COUNTY, NORTH DAKOTA

The Robinson/Bell Family offers for sale the following-described property located in Joliette 'S' Township, Pembina County, North Dakota:

Southwest Quarter (SW1/4) of Section Eighteen (18), Township One Hundred Sixty-One (161), Range Fifty-One (51) (containing 154.16 tillable acres, more or less)

This parcel is subject to a Farm Lease for the years 2025 and 2026.

Bid Procedure: Bidding will be held online at stevenekmanlaw.com on **October 15, 2024 as Parcel #2. Bidding will be open from 12:00 p.m. to 4:00 p.m. Bids should be in the total amount and not per acre.** The right is reserved to waive irregularities and to reject any or all bids.

Terms: 10% of the purchase price will be due upon acceptance of a bid, and the balance due thirty (30) days later.

For further information, contact:

Steven C. Ekman
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(701) 352-0916 (Telephone)
(701) 352-1855 (Fax)



LEGAL DESCRIPTION

SW1/4 18-161-51

2023 REAL ESTATE TAXES

\$3,594.49

MAPS

Attached are copies of the aerial, soils, and crop history regarding the above-described land.

FSA INFORMATION - CROP HISTORY**Tillable Acres: 154.16**

	Base	Yield
Wheat	194.40	51
Barley	28.40	67
Canola	5.60	1056

3-Year Cropping History

	2021	2022	2023
Pinto Beans	154.16		
Wheat		154.16	
Pinto Beans			154.16

(Base/Yield is the average of both Parcels 1 & 2)

LEGAL DESCRIPTION

SW1/4 18-161-51

2023 REAL ESTATE TAXES

\$3,594.49

MAPS

Attached are copies of the aerial, soils, and crop history regarding the above-described land.

FSA INFORMATION - CROP HISTORY**Tillable Acres: 154.16**

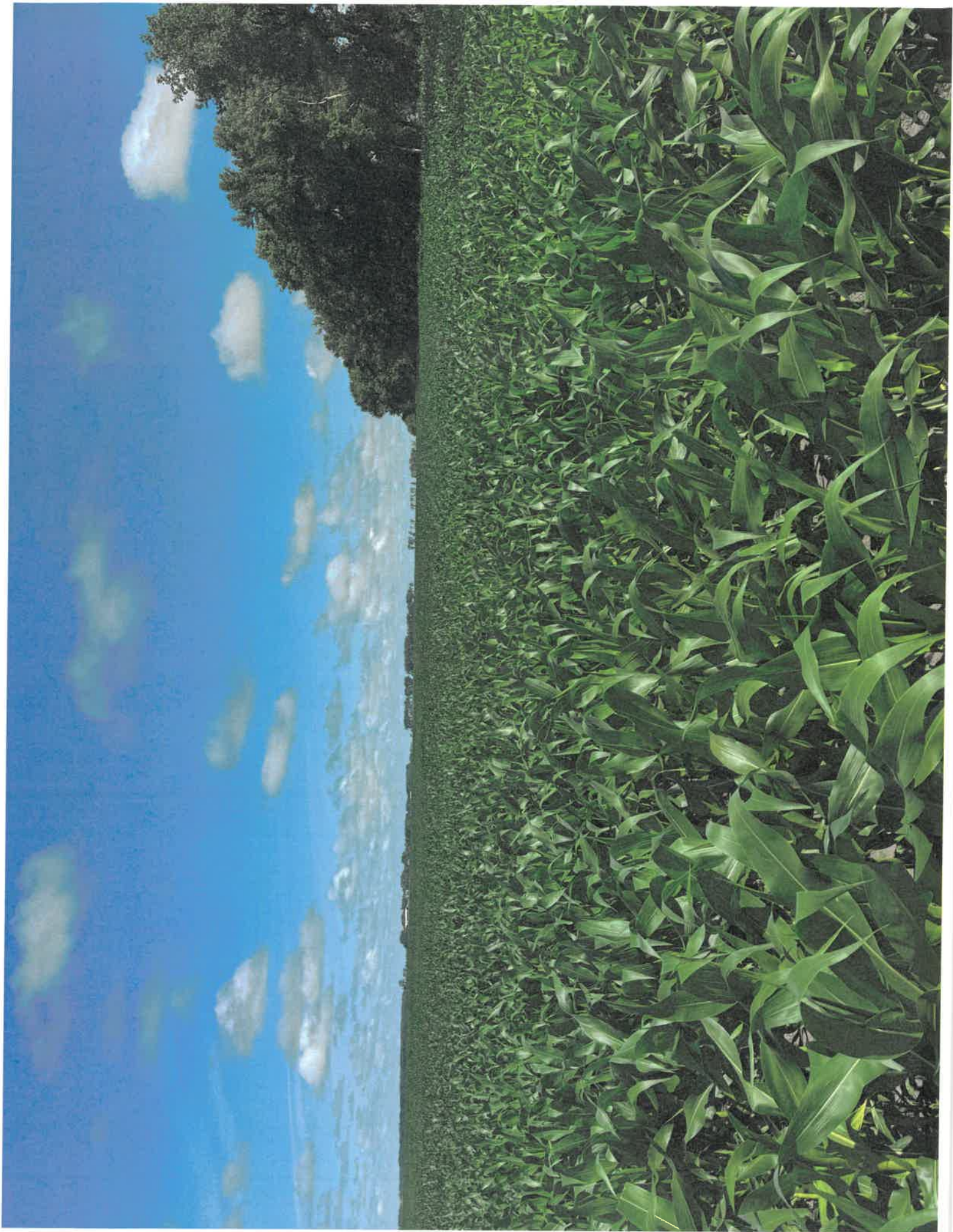
	Base	Yield
Wheat	194.40	51
Barley	28.40	67
Canola	5.60	1056

3-Year Cropping History

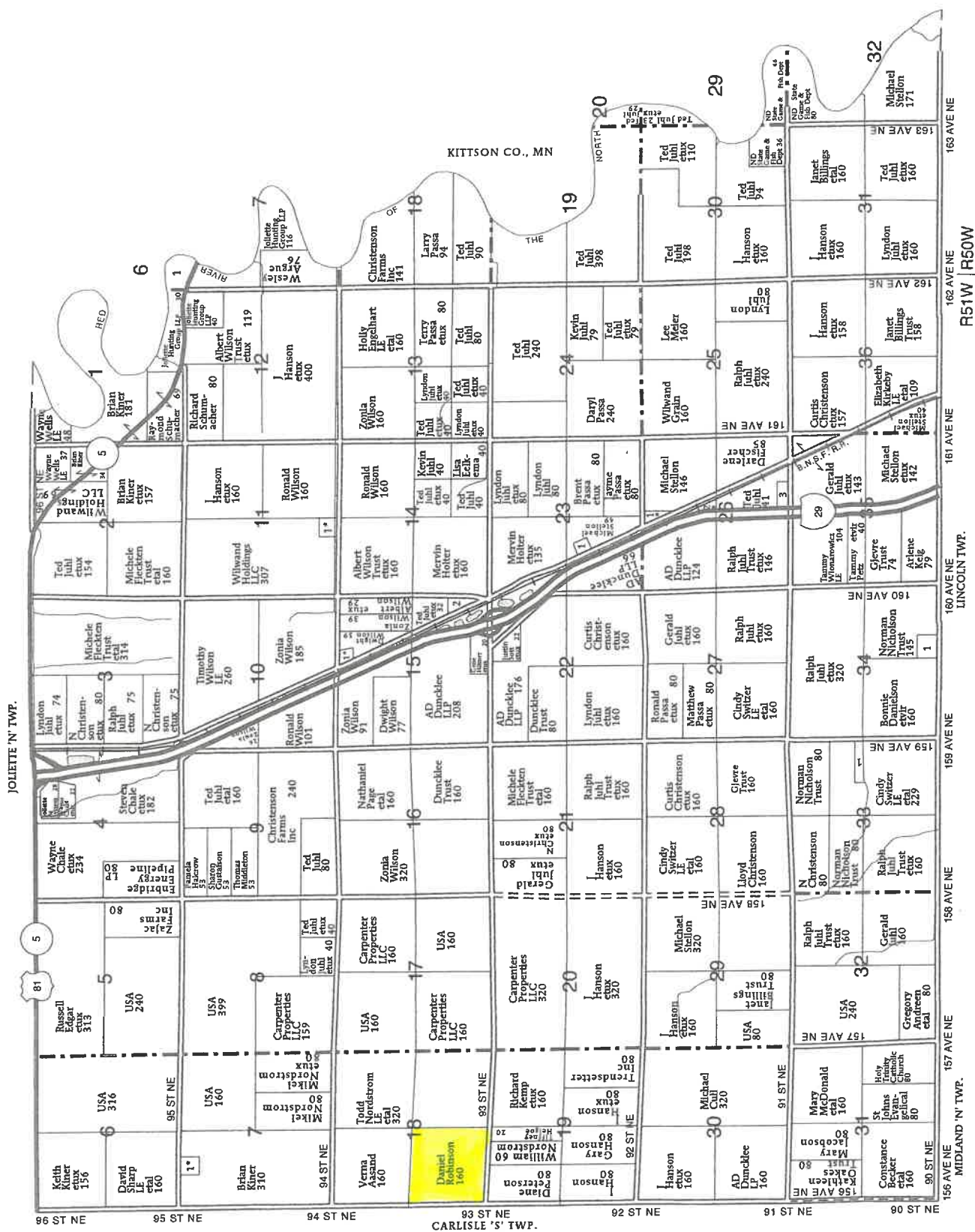
	2021	2022	2023
Pinto Beans	154.16		
Wheat		154.16	
Pinto Beans			154.16

(Base/Yield is the average of both Parcels 1 & 2)





(Landowners)



0ft	874ft	1748ft
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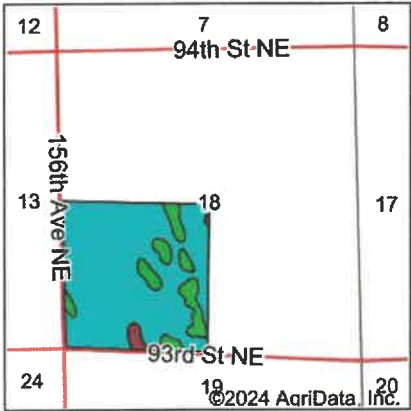
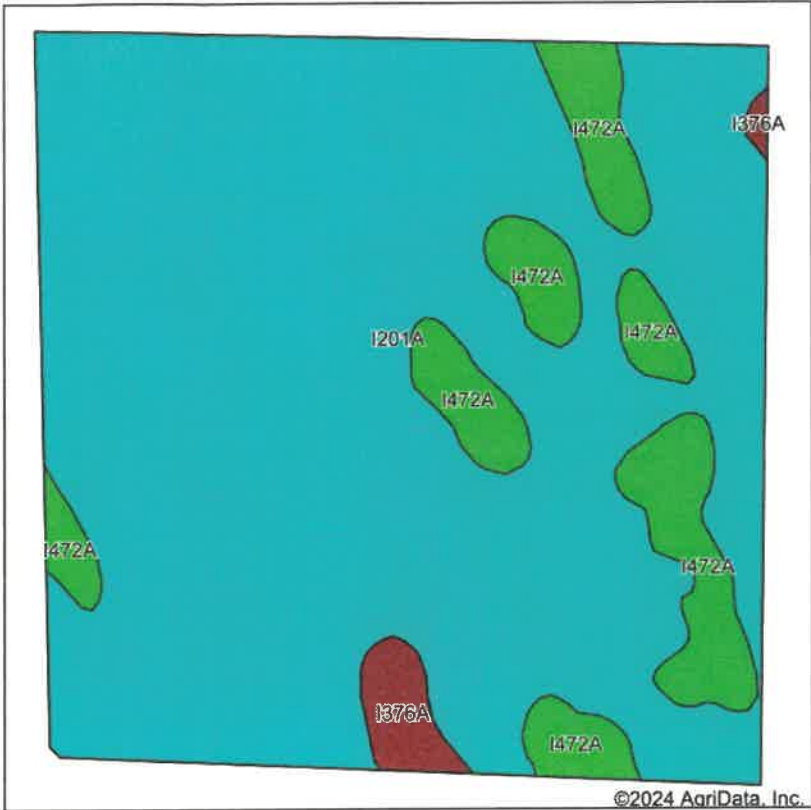
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
County: **Pembina**
Location: **18-161N-51W**
Township: **Joliette**
Acres: **154.16**
Date: **9/4/2024**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: ND067, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I201A	Glyndon silt loam, 0 to 2 percent slopes	131.96	85.6%		Ile	92	56
I472A	Perella silty clay loam, 0 to 1 percent slopes	19.27	12.5%		IIw	88	48
I376A	Colvin silty clay loam, 0 to 1 percent slopes	2.93	1.9%		IIw	68	43
Weighted Average					2.00	91	*n 54.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

4 Year Crop History

Owner/Operator:

Date: 9/4/2024

Address:

Farm Name:

Address:

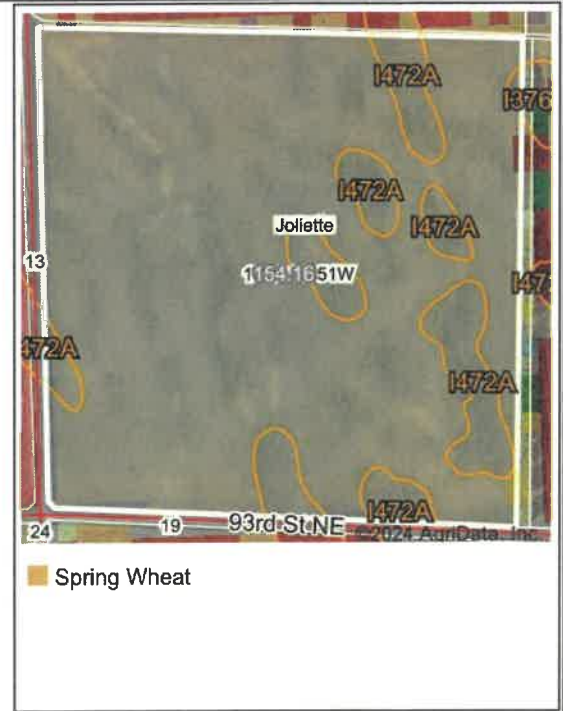
Field ID:

Phone:

Acct. #:

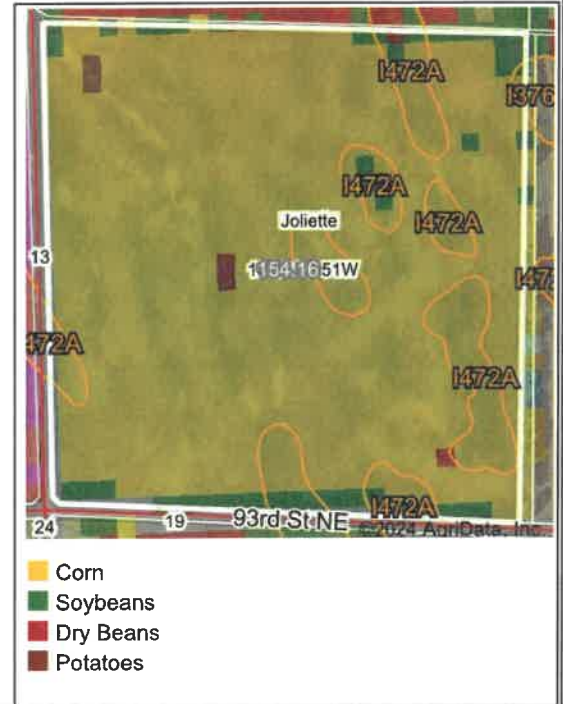
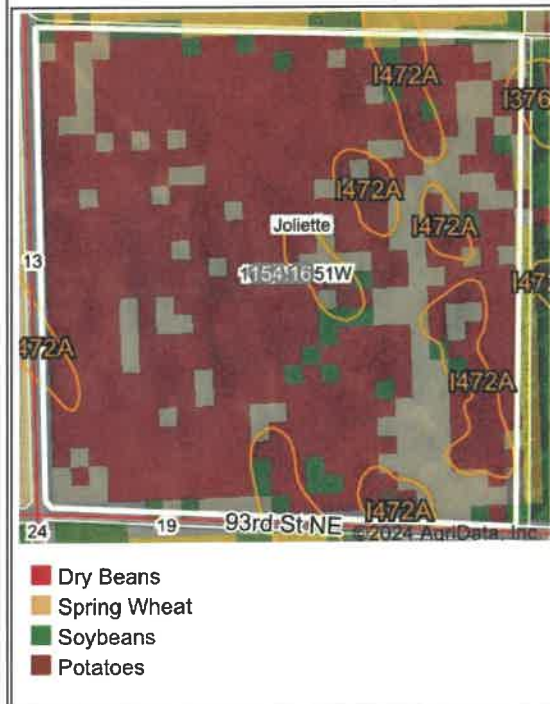
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 45' 51.45, -97° 17' 18.15

State: ND

County: Pembina

Legal: 18-161N-51W Twnshp: Joliette

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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