

FARMLAND FOR SALE
ELORA TOWNSHIP, PEMBINA COUNTY, NORTH DAKOTA

Susan Rinde, Emily Lawrence, and Anne Lawrence offer for sale the following-described property located in Elora Township, Pembina County, North Dakota:

The Southwest Quarter (SW1/4) of Section Twelve (12), Township One Hundred Fifty-Nine (159), Range Fifty-Four (54) (containing 151.73 tillable acres, more or less)

Bid Procedure: Bidding will be held online at ***stevenekmanlaw.com*** on **October 24, 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.** 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
Attorney at Law
910 Hill Ave, PO Box 70
Grafton ND 58237
(701) 352-0916 (Telephone)
(701) 352-1855 (Fax)



LEGAL DESCRIPTION

SW1/4 12-159-54

2023 REAL ESTATE TAXES

\$2,734.67

MAPS

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

FSA INFORMATION - CROP HISTORY

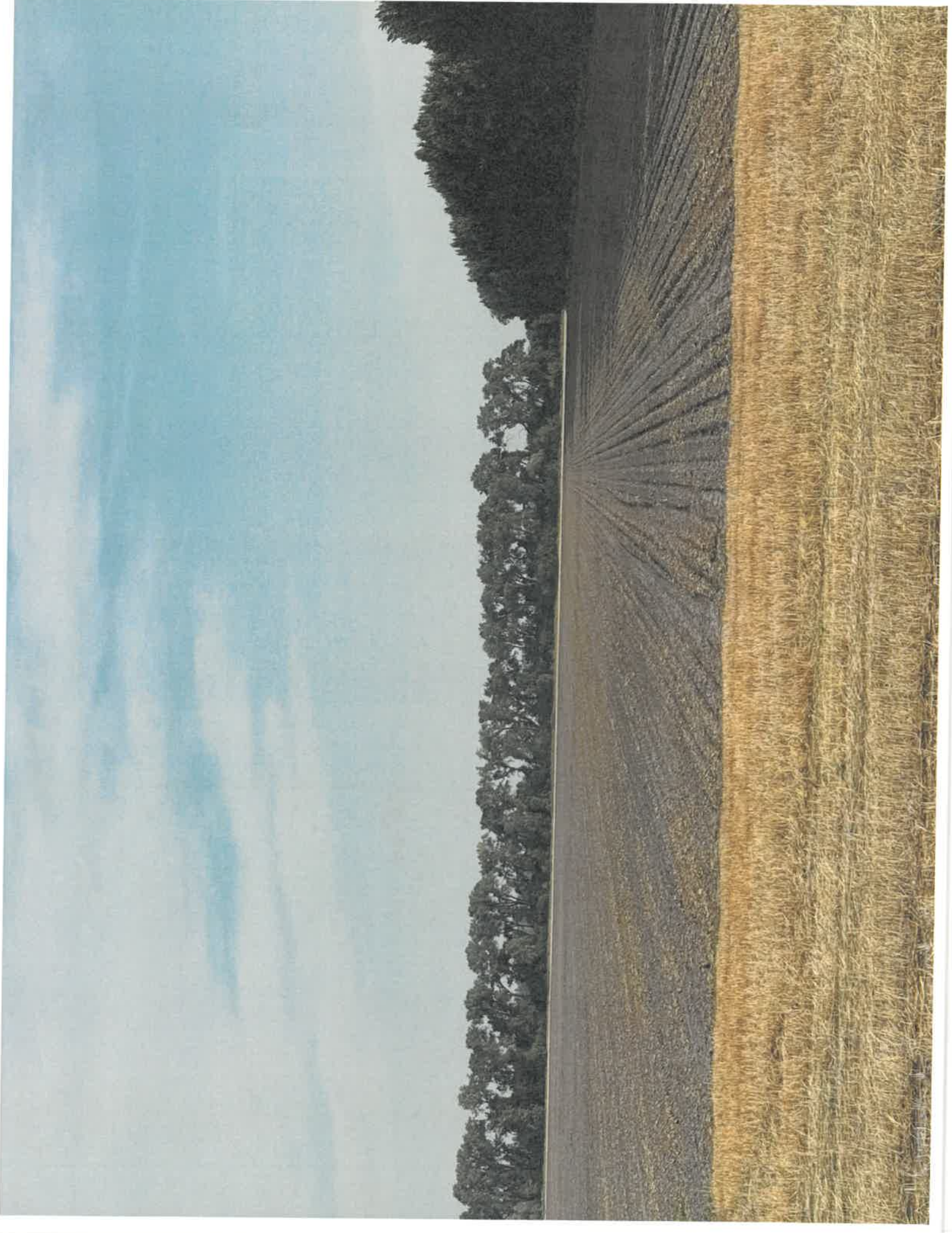
Tillable Acres: 151.73

	Base	Yield
Wheat	55.02	52
Soybeans	29.71	32

3-Year Cropping History

	2022	2023	2024
Wheat	151.73		
Potatoes		151.73	
Sugarbeets			151.73

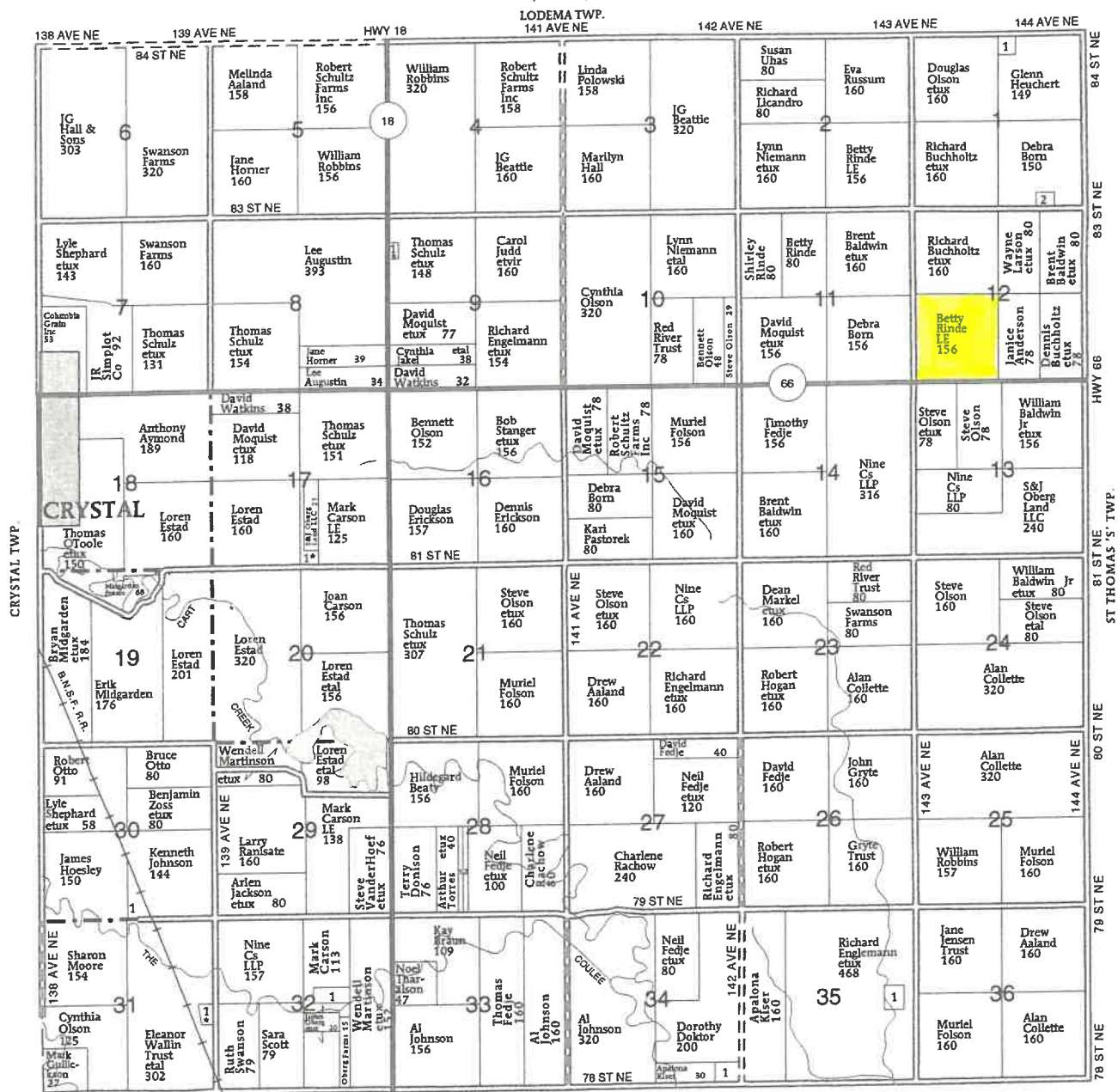




T-159-N

ELORA PLAT

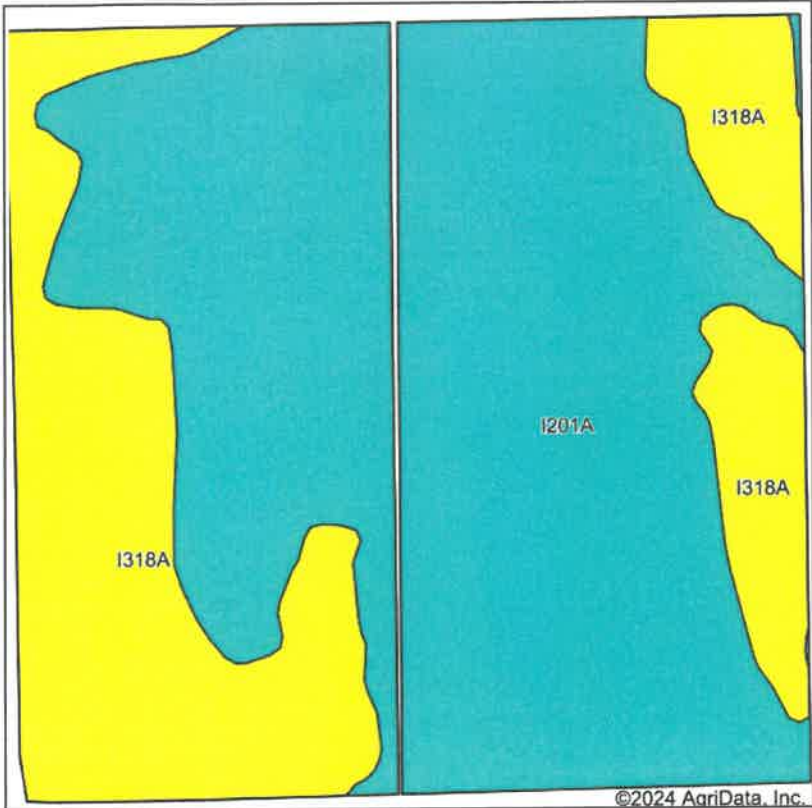
R-54-W



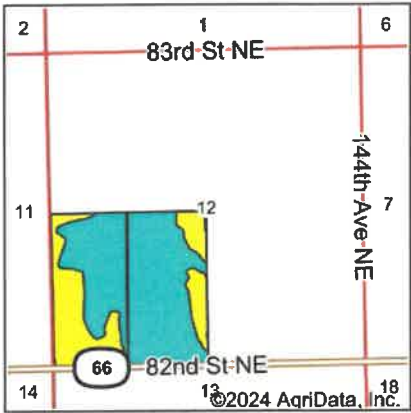
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
County: **Pembina**
Location: **12-159N-54W**
Township: **Elora**
Acres: **151.73**
Date: **9/18/2024**

Maps Provided By:



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	103.03	67.9%		Ile	92	56
I318A	Borup silt loam, 0 to 1 percent slopes	48.70	32.1%		IIw	72	42
Weighted Average					2.00	85.6	*n 51.5

*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: 9/18/2024

Address:

Farm Name:

Address:

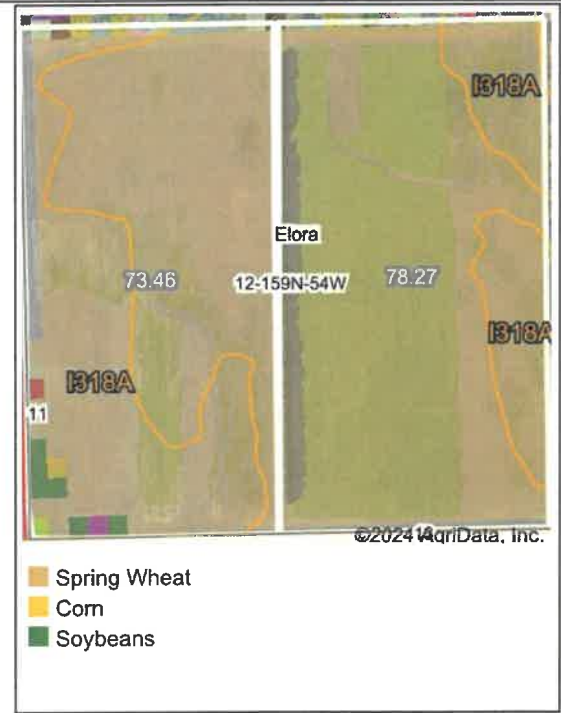
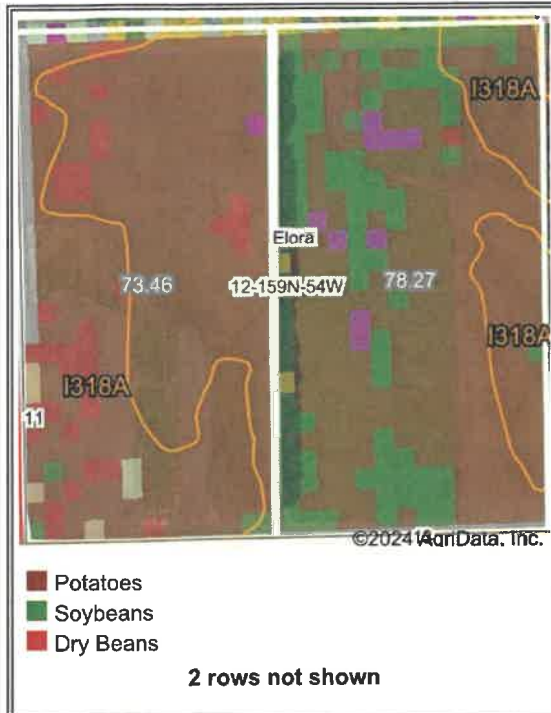
Field ID:

Phone:

Acct. #:

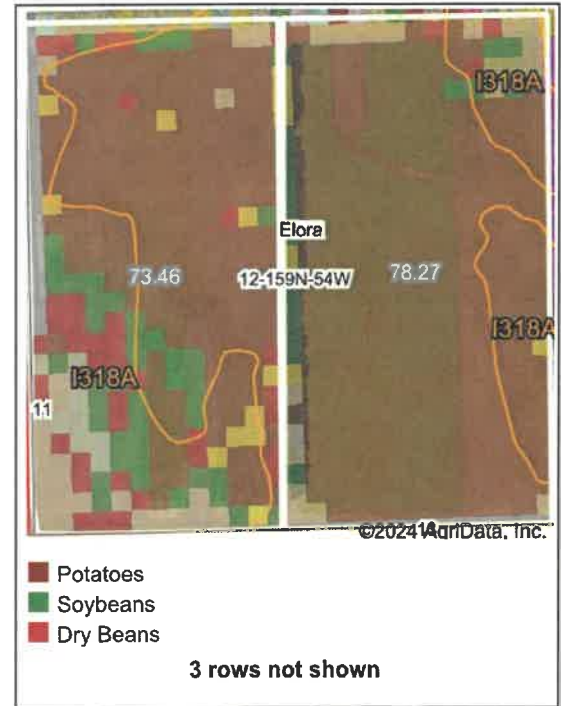
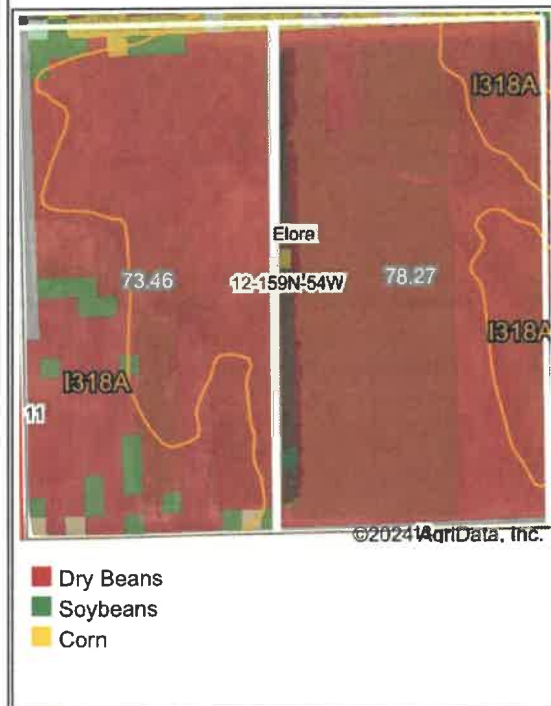
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 36' 16.88, -97° 33' 6.61

State: ND

County: Pembina

Legal: 12-159N-54W Twnshp: Elora

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:



surety
CUSTOMER ONLINE MAPPING

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