

Steven C. Ekman, pc

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Attorney licensed in North Dakota and Minnesota

September 18, 2024

RE: Farmland For Sale
Fertile Township (Walsh County)
Owner: The Mastre 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 22, 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; 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

FERTILE TOWNSHIP, WALSH COUNTY, NORTH DAKOTA

The Mastre Family offers for sale the following-described property located in Fertile Township, Walsh County, North Dakota:

The East Half of the Northeast Quarter (E1/2NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-One (21), Township One Hundred Fifty-Seven (157), Range Fifty-Four (54) (containing 107.56 tillable acres, more or less) LESS yard

This parcel is subject to a Farm Lease for the year 2025 for \$190/acre payable March 1, 2025.

Bid Procedure: Bidding will be held online at stevenekmanlaw.com on **October 22, 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:

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(701) 352-1855 (Fax)



LEGAL DESCRIPTION

E1/2NE1/4 & NE1/4SE1/4
21-157-54

2023 REAL ESTATE TAXES

\$2,598.88

MAPS

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

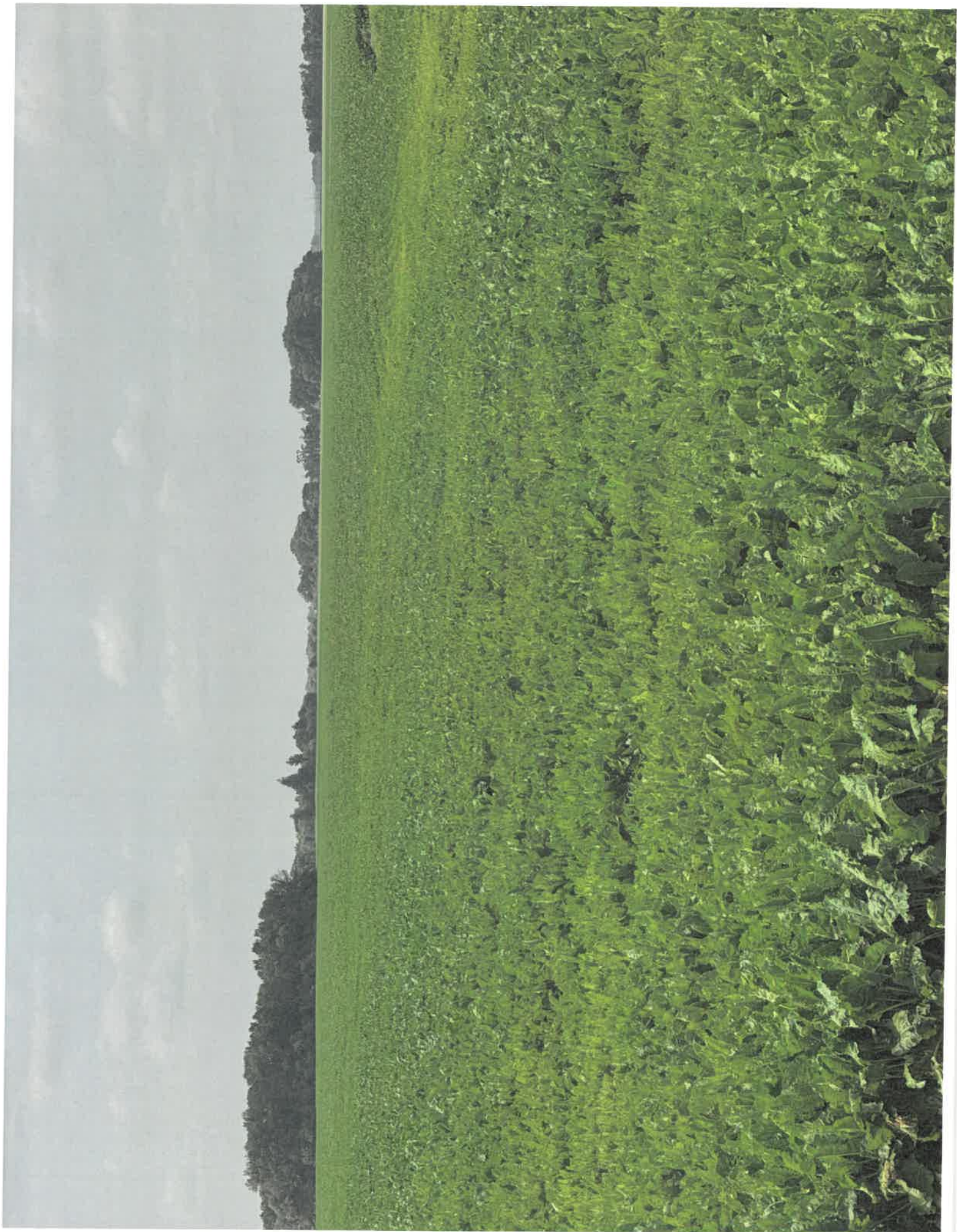
FSA INFORMATION - CROP HISTORY**Tillable Acres: 107.56**

	Base	Yield
Corn	133.64	124
Soybeans	62.26	30

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

3-Year Cropping History

	2022	2023	2024
Soybeans	26.64		
Field Peas	74.90		
Idle	2.34		
Sugarbeets	3.00		
Wheat		101.54	
Field Peas		5.34	
Wheat			5.34
Sugarbeets			99.60
Idle			2.62





R-54-W

143rd AVE NE

143rd AVE NE



66th ST NE

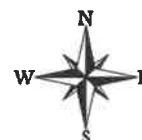
Aerial Map



Boundary Center: 48° 24' 25.93, -97° 36' 13.57

0ft 824ft 1647ft

21-157N-54W
Walsh County
North Dakota



9/10/2024

Maps Provided By:

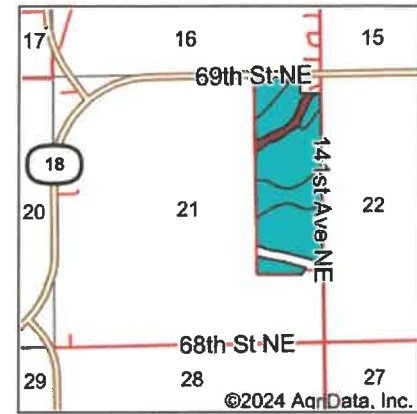
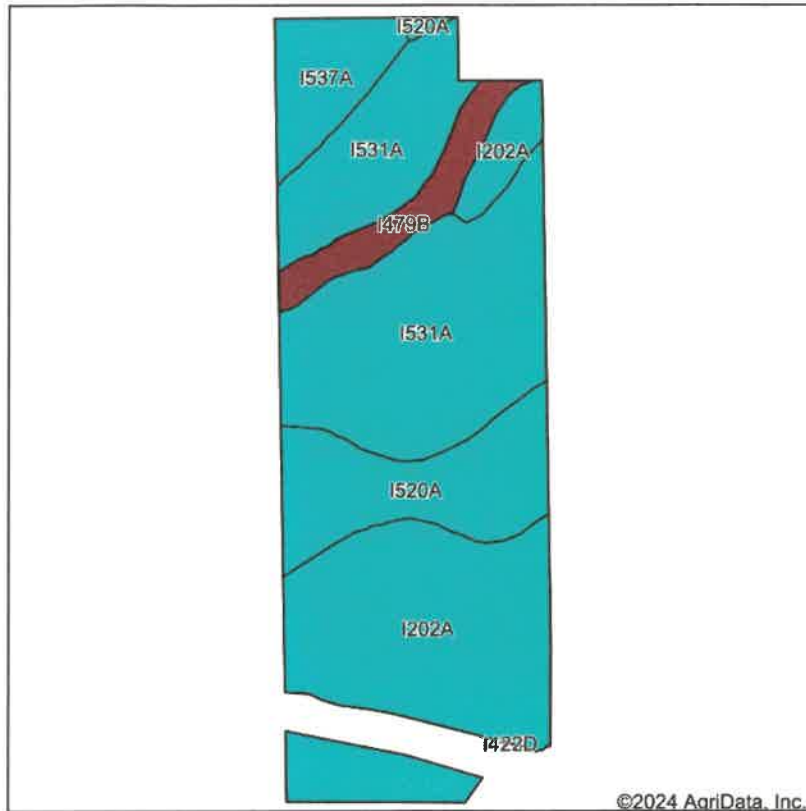


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Walsh**
 Location: **21-157N-54W**
 Township: **Fertile**
 Acres: **106.88**
 Date: **9/10/2024**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: ND099, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I531A	Overly silty clay loam, 0 to 1 percent slopes, fans	41.79	39.1%		IIC		95	63
I202A	Gardena silt loam, 0 to 2 percent slopes	36.10	33.8%		IIE	IIE	95	69
I520A	Bearden silty clay loam, levees and splays, 0 to 2 percent slopes	15.40	14.4%		IIE		96	68
I537A	Overly silty clay, 0 to 1 percent slopes, fans	7.47	7.0%		IIE		92	55
I479B	Fairdale-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	6.12	5.7%		IIC		63	42
Weighted Average					2.00	*-	93.1	*n 64

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

4 Year Crop History

Owner/Operator:

Date: 9/10/2024

Address:

Farm Name:

Address:

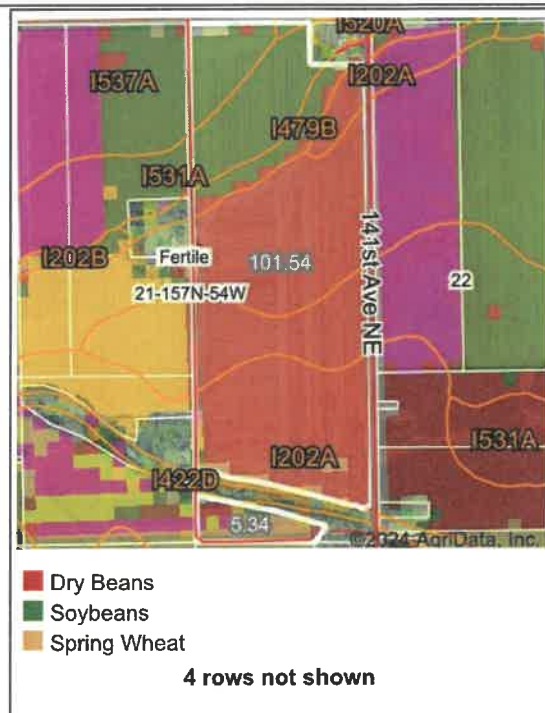
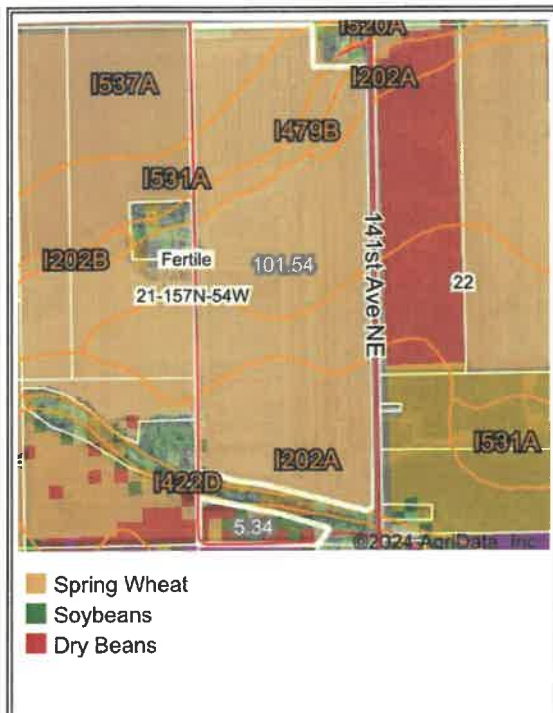
Field ID:

Phone:

Acct. #:

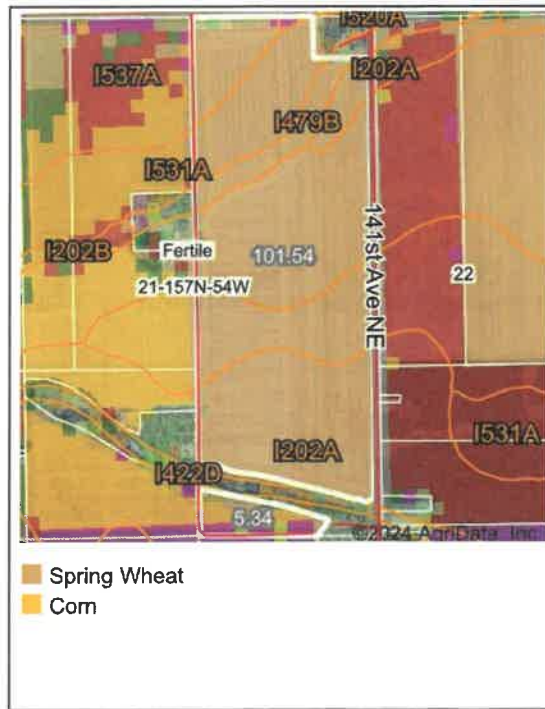
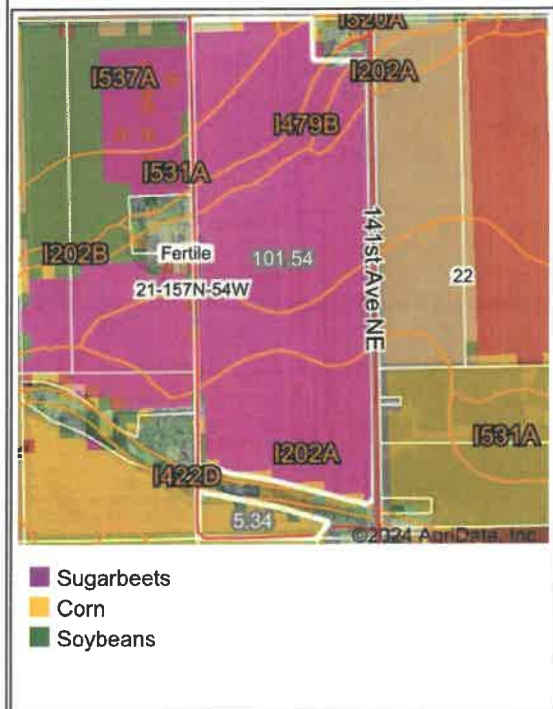
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 24' 25.93, -97° 36' 13.57

State: ND

County: Walsh

Legal: 21-157N-54W Twnshp: Fertile

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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FARMLAND FOR SALE

FERTILE TOWNSHIP, WALSH COUNTY, NORTH DAKOTA

The Mastre Family offers for sale the following-described property located in Fertile Township, Walsh County, North Dakota:

The West Half of the West Half of the Northwest Quarter (W1/2W1/2NW1/4) of Section Twenty-Two (22), Township One Hundred Fifty-Seven (157), Range Fifty-Four (54) (containing 38.16 tillable acres, more or less)

This parcel is subject to a Farm Lease for the year 2025 for \$190/acre payable March 1, 2025.

Bid Procedure: Bidding will be held online at stevenekmanlaw.com on **October 22, 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:

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Attorney at Law
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Grafton ND 58237
(701) 352-0916 (Telephone)
(701) 352-1855 (Fax)



LEGAL DESCRIPTION

W1/2W1/2NW1/4
22-157-54

2023 REAL ESTATE TAXES

\$884.28

MAPS

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

FSA INFORMATION - CROP HISTORY

Tillable Acres: 38.16

3-Year Cropping History

	Base	Yield
Corn	133.64	124
Soybeans	62.26	30

	2022	2023	2024
Sugarbeets	38.16		
Field Peas		38.16	
Wheat			38.16

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

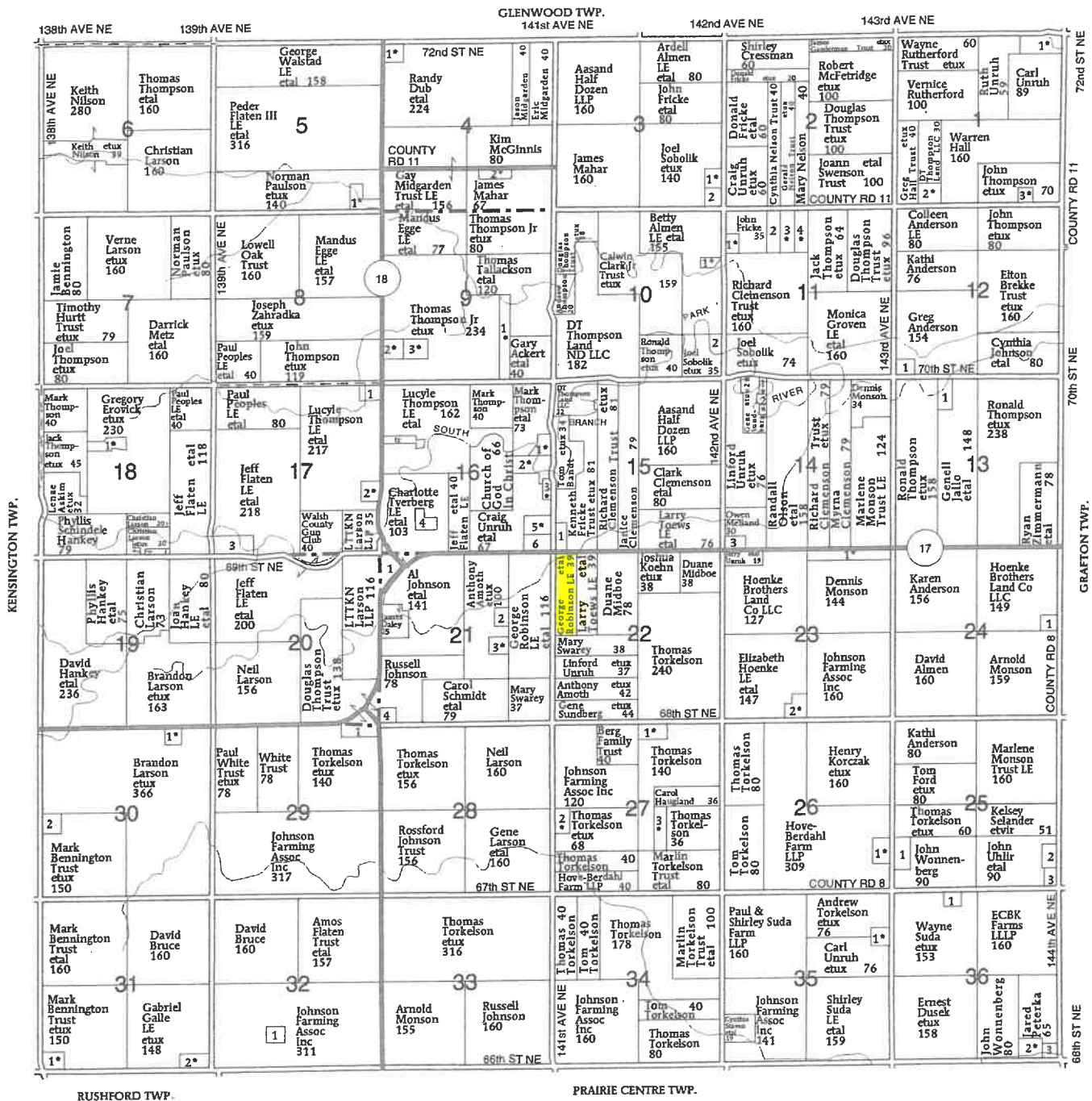




T-157-N

FERTILE PLAT
(Landowners)

R-54-W



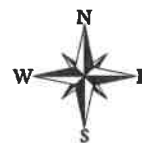
Aerial Map



Boundary Center: 48° 24' 31.99, -97° 35' 58.39

0ft 822ft 1643ft

22-157N-54W
Walsh County
North Dakota



9/10/2024

Maps Provided By:

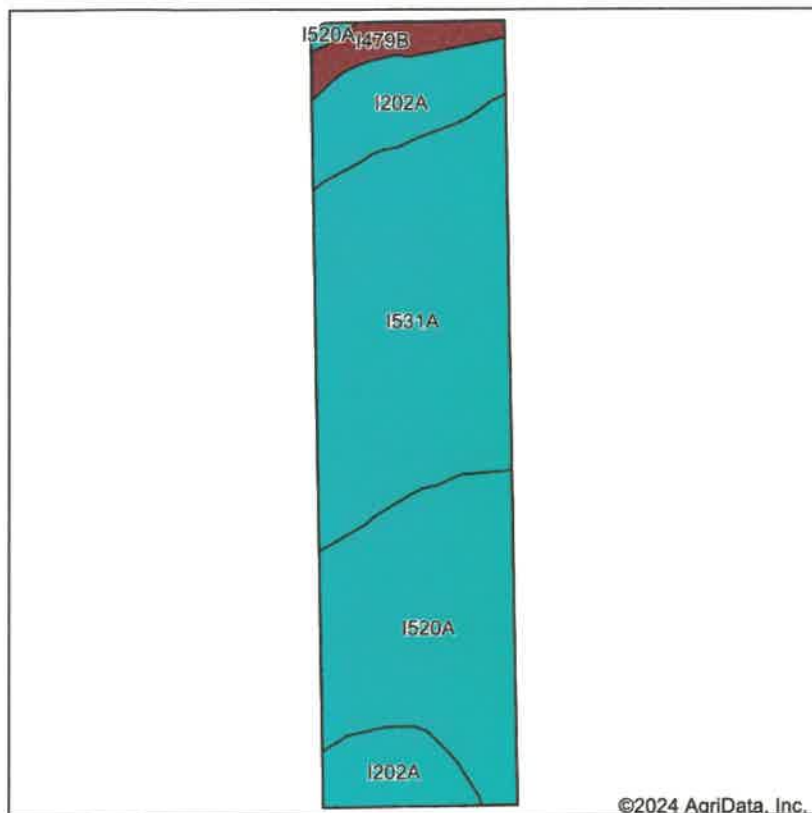


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Walsh**
 Location: **22-157N-54W**
 Township: **Fertile**
 Acres: **38.16**
 Date: **9/10/2024**

Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: ND099, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index*	*n NCCPI Soybeans
I531A	Overly silty clay loam, 0 to 1 percent slopes, fans	17.45	45.7%		IIC		95	63
I520A	Bearden silty clay loam, levees and splays, 0 to 2 percent slopes	12.54	32.9%		IIE		96	68
I202A	Gardena silt loam, 0 to 2 percent slopes	6.57	17.2%		IIE	IIE	95	69
I479B	Fairdale-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	1.60	4.2%		IIC		63	42
Weighted Average					2.00	*-	94	*n 64.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

4 Year Crop History

Owner/Operator:

Date: 9/10/2024

Address:

Farm Name:

Address:

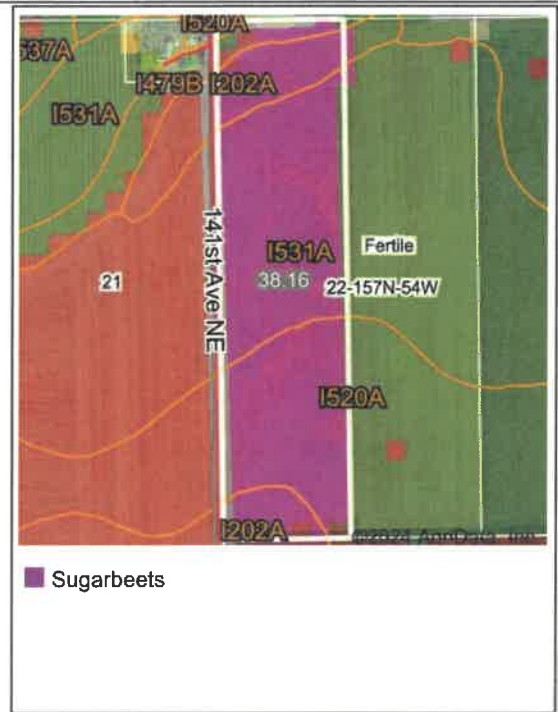
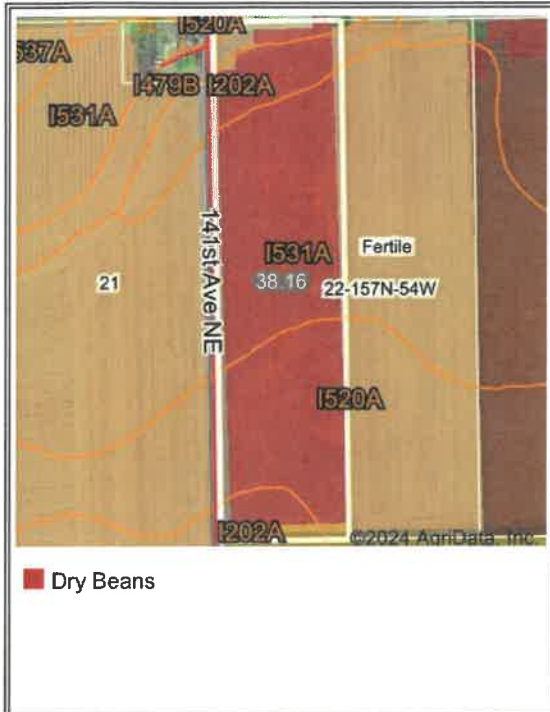
Field ID:

Phone:

Acct. #:

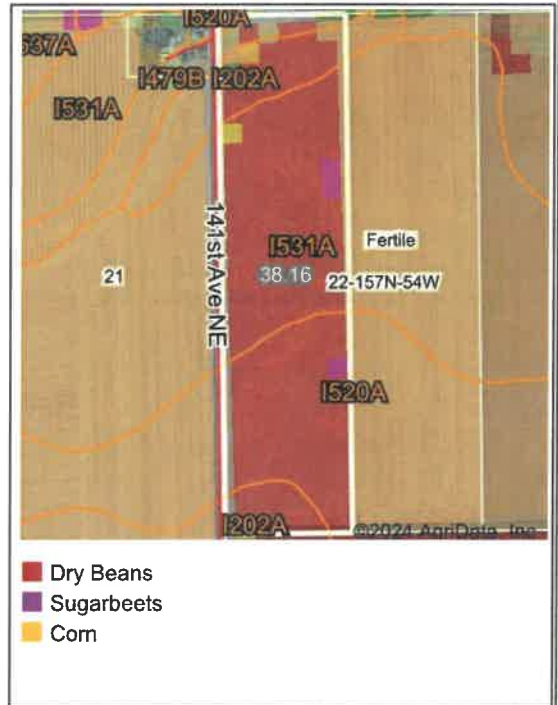
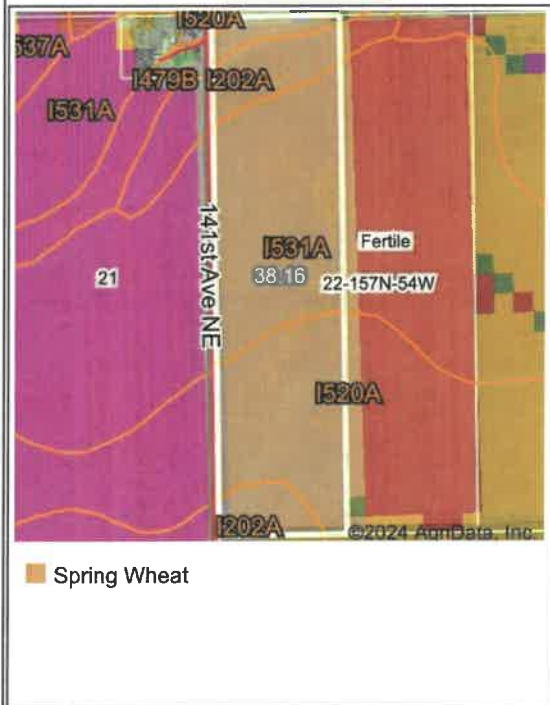
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 24' 31.99, -97° 35' 58.39

State: ND

County: Walsh

Legal: 22-157N-54W Twnshp: Fertile

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:

