

*Steven C. Ekman, pc*

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Attorney licensed in North Dakota and Minnesota

September 30, 2024

RE: Farmland For Sale  
Gerrard Township (Towner County)  
Owner: The Family of Eileen Loe

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 [stevanekmanlaw.com](http://stevanekmanlaw.com) on October 30, 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.

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

Sincerely,



Steven C. Ekman

SCE/cc  
Enclosures

**FARMLAND FOR SALE**  
GERRARD TOWNSHIP, TOWNER COUNTY, NORTH DAKOTA

**The Family of Eileen Loe** offers for sale the following-described property located in Gerrard Township, Towner County, North Dakota:

**The West Half of the Northwest Quarter (W1/2NW1/4) and Southwest Quarter (SW1/4) of Section Five (5), Township One Hundred Fifty-Nine (159), Range Sixty-Seven (67) LESS a 2.04 acre parcel and a 1.997 acre parcel both located in the NW1/4NW1/4 (containing 182.17 tillable acres, more or less.)**

**Bid Procedure:** Bidding will be held online at *stevenekmanlaw.com* on **October 30, 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**

W1/2NW1/4 &amp; SW 5-159-67

**2023 REAL ESTATE TAXES**

\$1,511.61

**MAPS**

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

**FSA INFORMATION****Tillable Acres: 182.17**

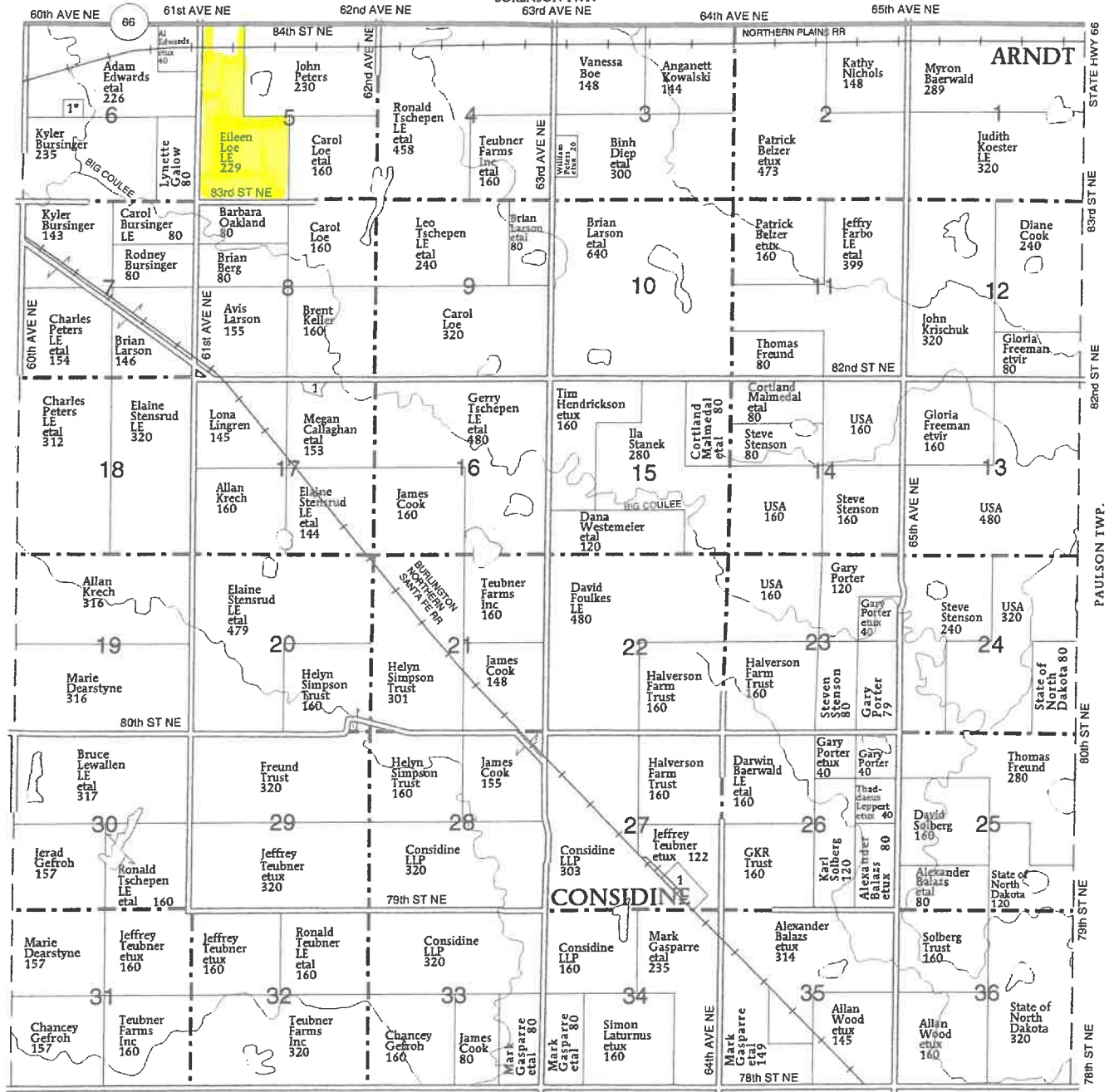
	<b>Base</b>	<b>Yield</b>
Wheat	113.07	57
Soybeans	26.39	36
Canola	46.94	1789

T-159-N

# GERRARD PLAT

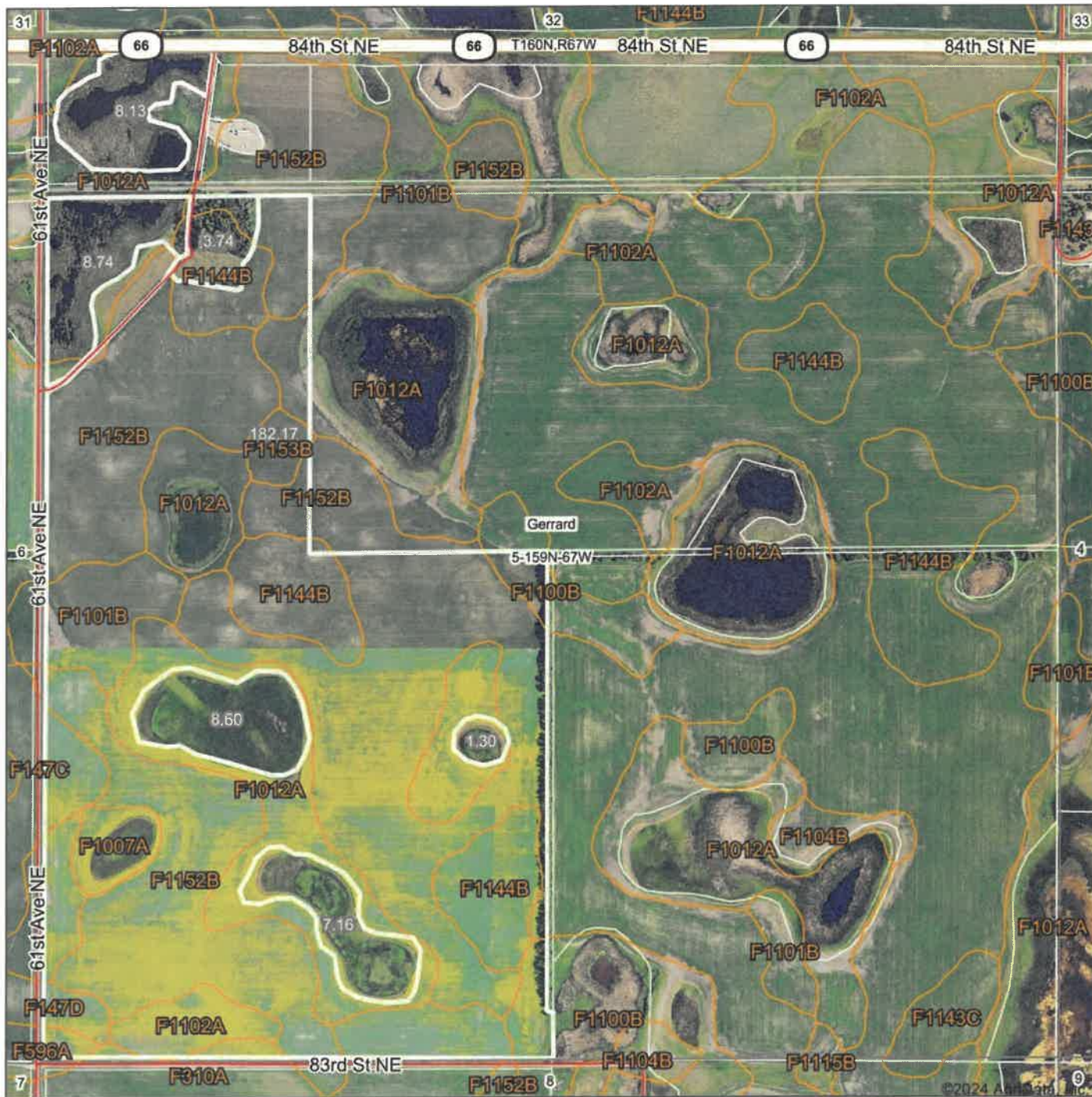
R-67-W

(Landowners)  
SORENSEN TWP.  
63rd AVE NE



OLSON TWP.

# Aerial Map



Boundary Center: 48° 37' 27.34, -99° 20' 8



**5-159N-67W**  
**Towner County**  
**North Dakota**

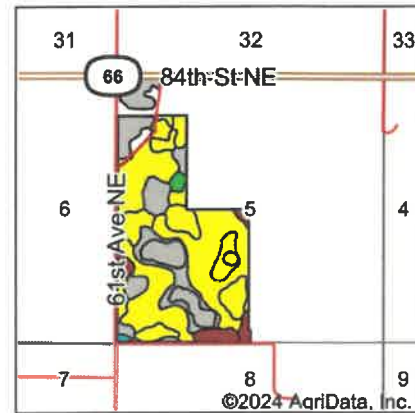
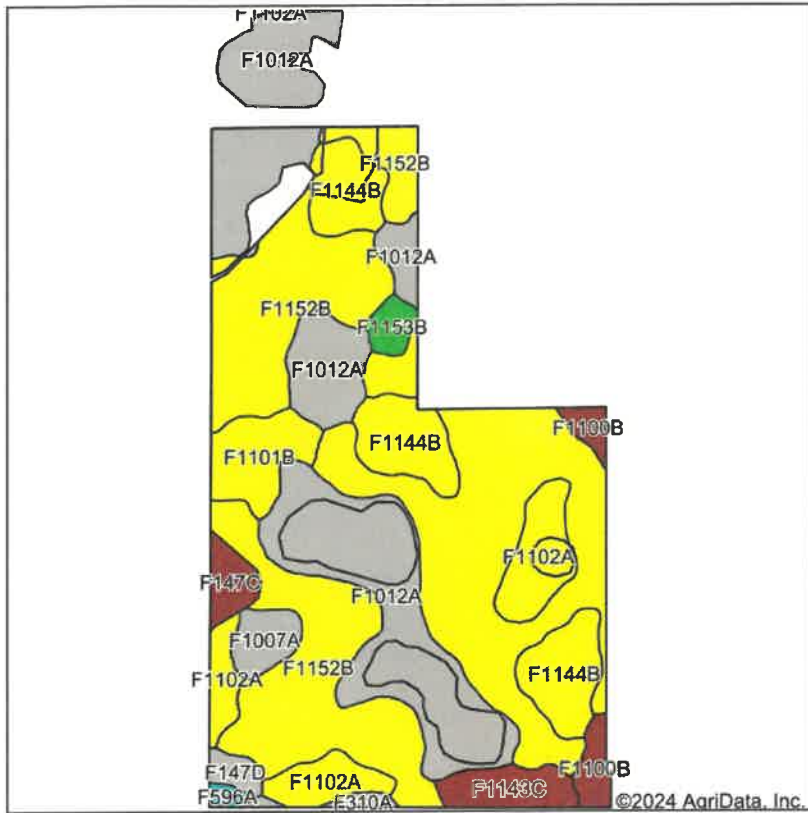


9/30/2024

Maps Provided By:  
  
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: **Towner**  
 Location: **5-159N-67W**  
 Township: **Gerrard**  
 Acres: **219.84**  
 Date: **9/30/2024**

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

Area Symbol: ND095, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	99.08	44.9%		Ile	77	57	
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	56.14	25.5%		Vw	33	15	
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	20.82	9.5%		Ile	71	53	
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	14.40	6.6%		Ile	72	49	
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	7.62	3.5%		Ile	73	52	
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	5.09	2.3%		IVe	65	53	
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	4.08	1.9%		IVe	63	43	
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	3.71	1.7%		IVw	48	41	
F147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	3.07	1.4%		IVe	60	51	
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	2.19	1.0%		Ile	82	57	
F147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	1.74	0.8%		VIe	46	49	
F310A	Brantford-Divide, shaly, loams, 0 to 2 percent slopes	1.11	0.5%		IIs	58	36	
F596A	Darnen loam, 0 to 2 percent slopes	0.79	0.4%		IIc	94	57	
<b>Weighted Average</b>						<b>2.94</b>	<b>63.2</b>	<b>*n 44.3</b>

\*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: 9/30/2024

Address:

Farm Name:

Address:

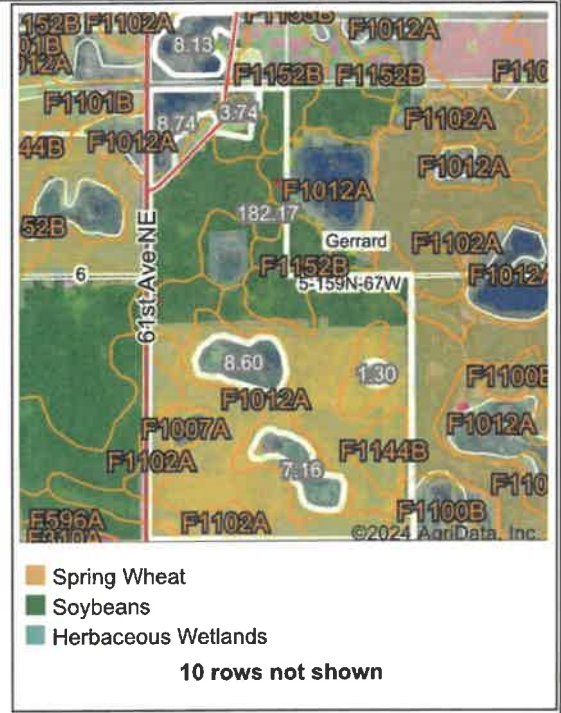
Field ID:

Phone:

Acct. #:

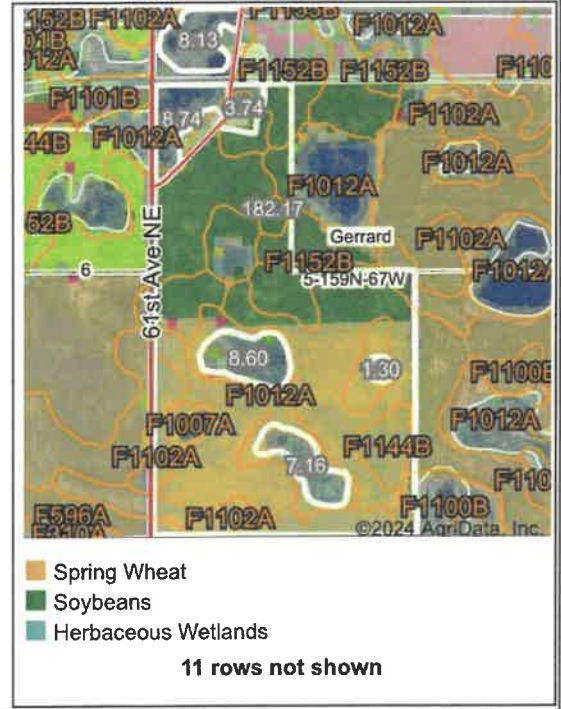
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 37' 27.34, -99° 20' 8

State: ND County: Towner

Legal: 5-159N-67W Twnshp: Gerrard

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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