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Attorney licensed in North Dakota and Minnesota

October 9, 2024

RE: Farmland For Sale
Prairie Centre Township (Walsh County)
Owner: Sharon Nelson and James Nelson

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 November 14, 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
PRAIRIE CENTRE TOWNSHIP, WALSH COUNTY, NORTH DAKOTA

Sharon Nelson and James Nelson offer for sale the following-described property located in Prairie Centre Township, Walsh County, North Dakota:

North Half of the Northwest Quarter (N1/2NW1/4) of Section Four (4), Township One Hundred Fifty-Six (156), Range Fifty-Four (54) (containing 84.84 tillable acres, more or less)

Bid Procedure: Bidding will be held online at ***stevenekmanlaw.com*** on **November 14, 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:

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(701) 352-0916 (Telephone)
(701) 352-1855 (Fax)**



LEGAL DESCRIPTION

N1/2NW1/4 4-156-54

2023 REAL ESTATE TAXES

\$3,324.28

MAPS

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

FSA INFORMATION - CROP HISTORY**Tillable Acres: 84.84**

	Base	Yield
Wheat	74.09	57
Soybeans	52.71	34

3-Year Cropping History

	2022	2023	2024
Sugarbeets	77.70		
Idle	7.17		
Wheat		84.84	
Potatoes			80.00
Idle			4.84

(Base/Yield is the average of N1/2N1/2 4-156-54)





T-156-N

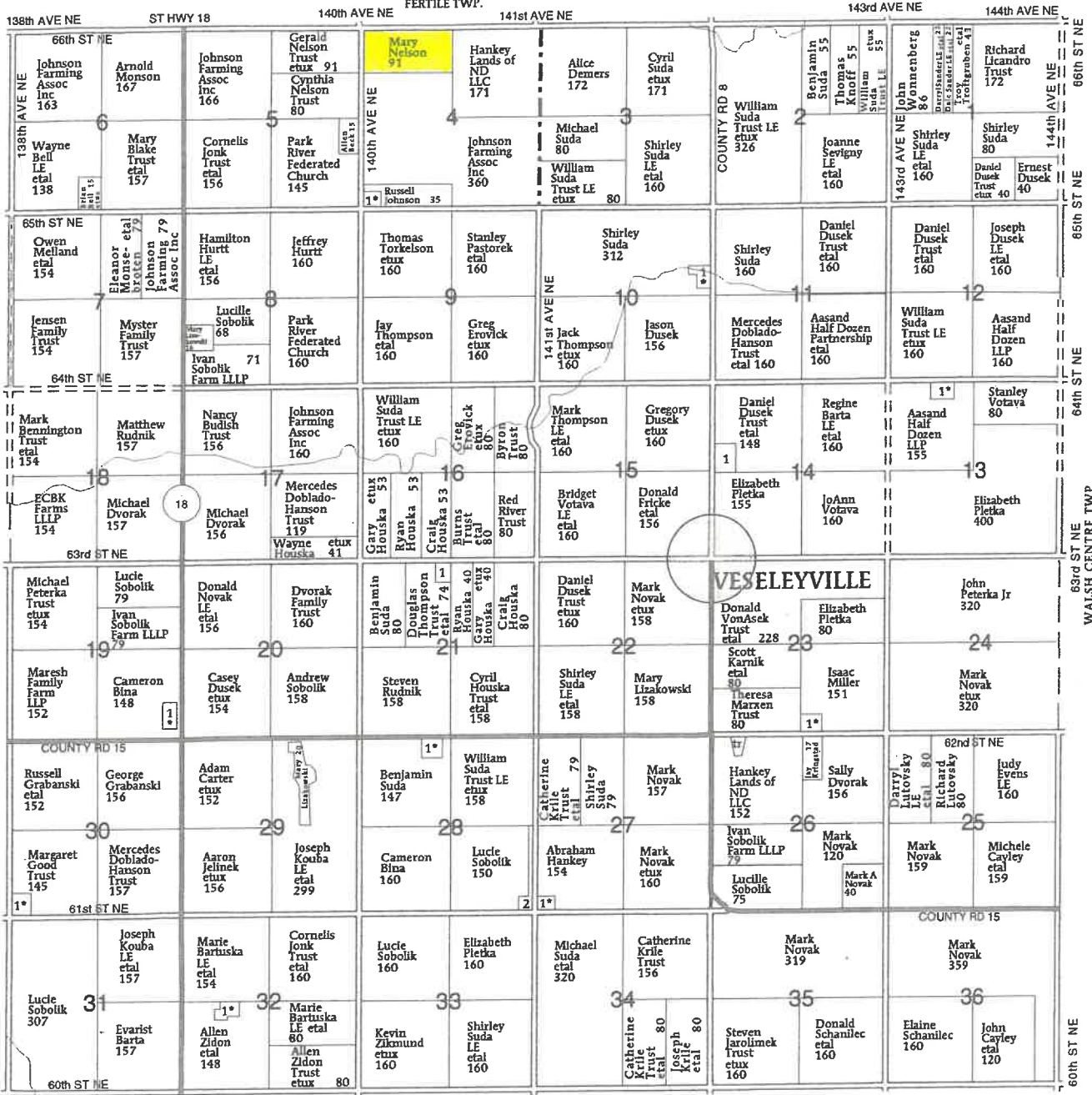
PRAIRIE CENTRE PLAT

R-54-W

(Landowners)

FERTILE TWP.

GRAFTON TWP.



OPS TWP.

Aerial Map



Boundary Center: 48° 22' 1.58, -97° 35' 42.1



10/7/2024

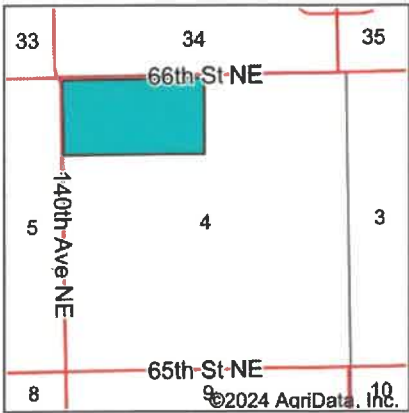
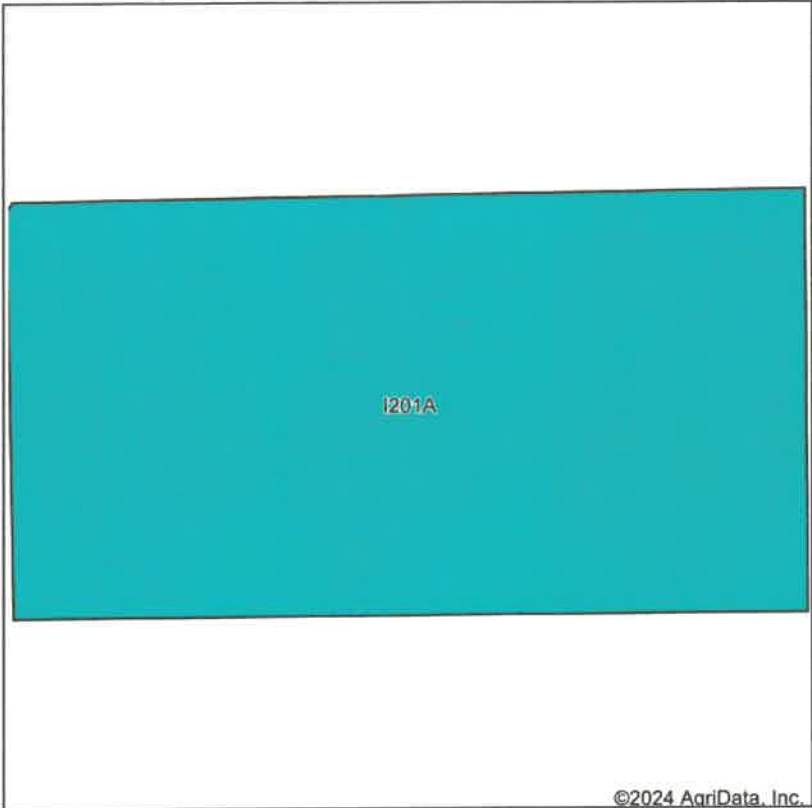
Maps Provided By:

CUSTOMER ONLINE MAPPING
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4-156N-54W
Walsh County
North Dakota

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

Soils Map



State: **North Dakota**
County: **Walsh**
Location: **4-156N-54W**
Township: **Prairie Centre**
Acres: **84.84**
Date: **10/7/2024**

Maps Provided By:



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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	Productivity Index *n NCCPI Soybeans
I201A	Glyndon silt loam, 0 to 2 percent slopes	84.84	100.0%		Ile	92
Weighted Average					2.00	92
						*n 55

*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: 10/7/2024

Address:

Farm Name:

Address:

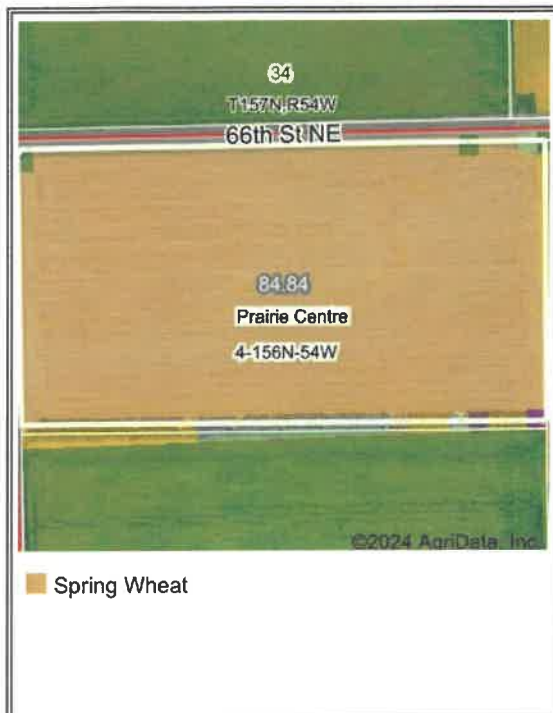
Field ID:

Phone:

Acct. #:

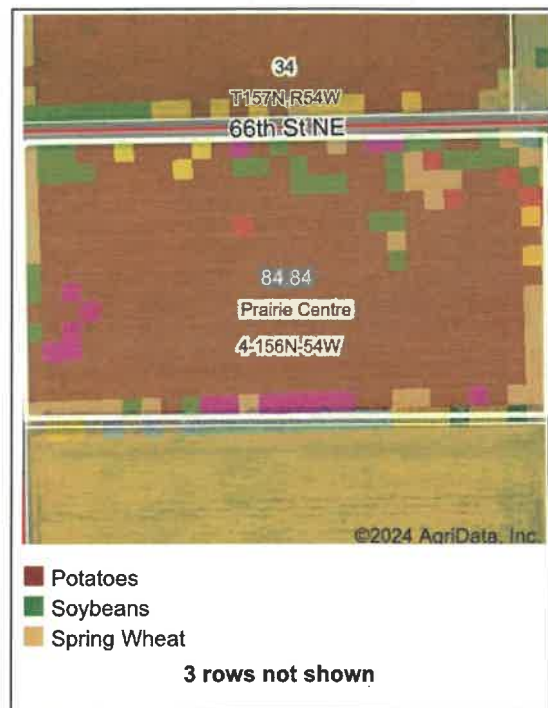
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 22' 1.58, -97° 35' 42.1

State: ND

County: Walsh

Legal: 4-156N-54W

Twnshp: Prairie Centre



Maps Provided By:



CUSTOMER ONLINE MAPPING

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