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ATTORNEY AT LAW

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Attorney licensed in North Dakota and Minnesota

October 22, 2024

RE: Farmland For Sale
Drayton Township (Pembina County)
Owner: Donald and Dorothy Anderson Family Land LLLP

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 19, 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
DRAYTON TOWNSHIP, PEMBINA COUNTY, NORTH DAKOTA

The Donald and Dorothy Anderson Family Land LLLP offers for sale the following-described property located in Drayton Township, Pembina County, North Dakota:

Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township One Hundred Fifty-Nine (159), Range Fifty-One (51), containing 151.57 tillable acres, more or less, including farmsite.

Bid Procedure: Bidding will be held online at ***stevenekmanlaw.com*** on **November 19, 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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(701) 352-0916 (Telephone)
(701) 352-1855 (Fax)



LEGAL DESCRIPTION

SW1/4 29-159-51

2023 REAL ESTATE TAXES

\$2,987.83

MAPS

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

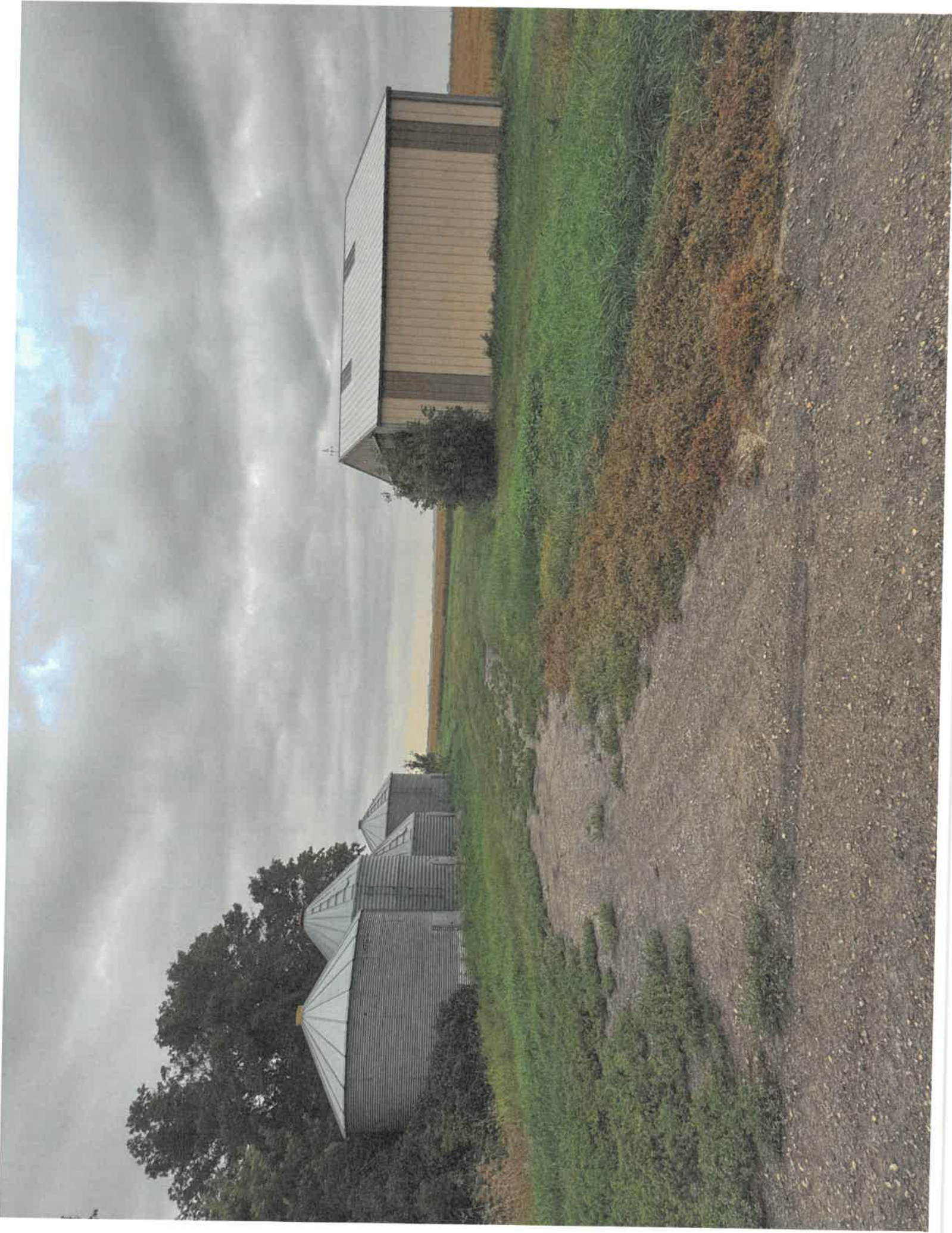
FSA INFORMATION - CROP HISTORY**Tillable Acres: 151.57**

	Base	Yield
Wheat	79.33	62
Corn	10.47	128
Sunflowers	1.36	1106
Barley	1.56	65

4-Year Cropping History

	2021	2022	2023	2024
Pinto Beans	151.57			
Wheat		151.57		
Sugarbeets			151.57	
Canola				151.57



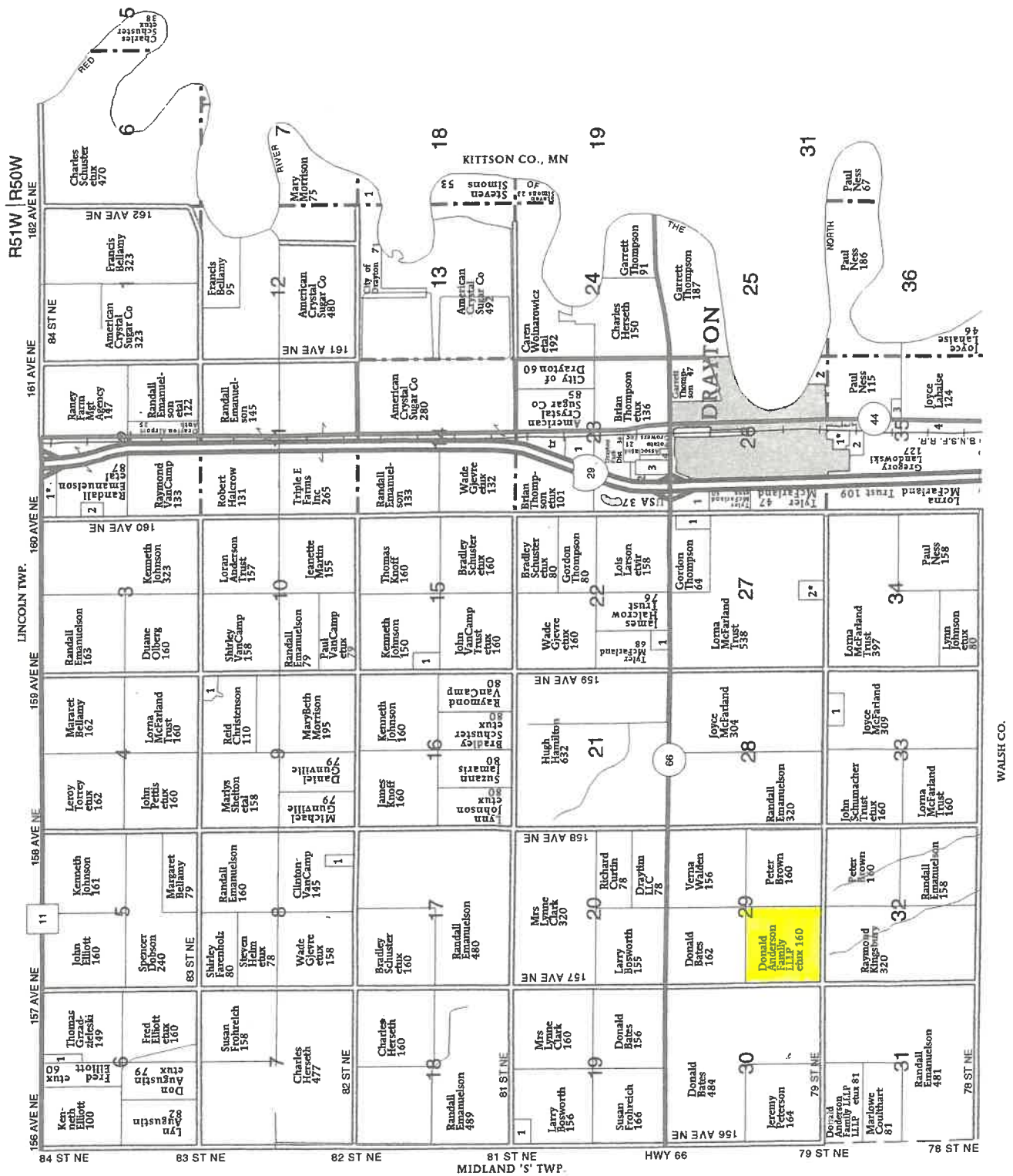


T-159-N

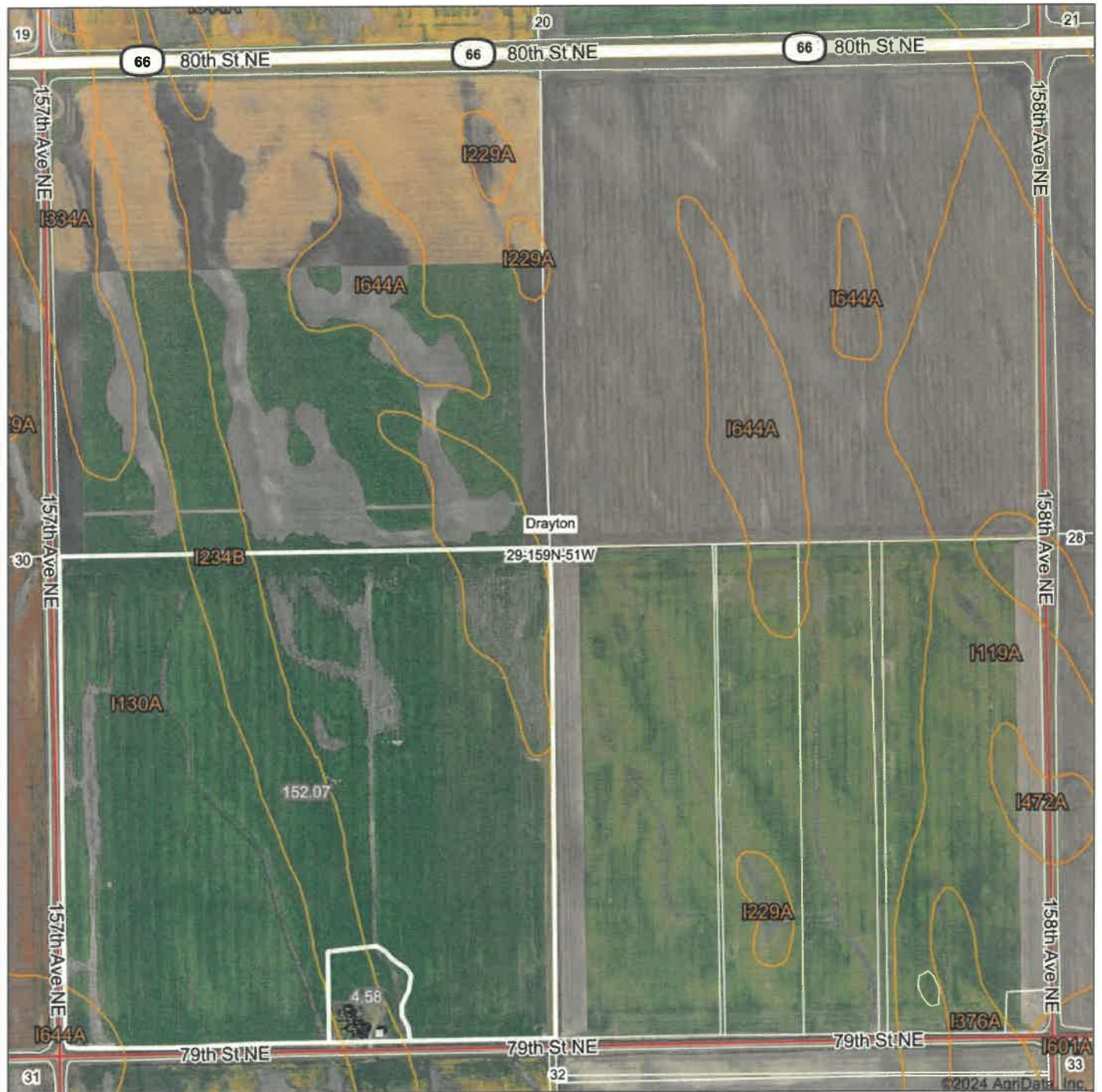
DRAYTON PLAT

(Landowners)

R-50-51-W



Aerial Map



Boundary Center: 48° 33' 38.72, -97° 15' 1.91

0ft 827ft 1653ft

29-159N-51W
Pembina County
North Dakota

Maps Provided By:



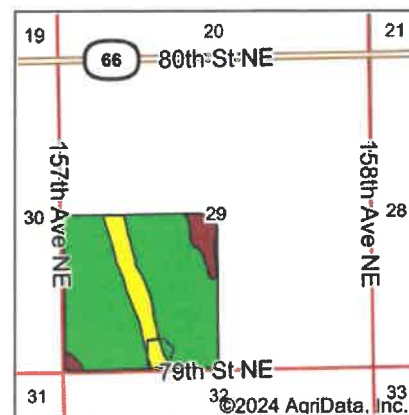
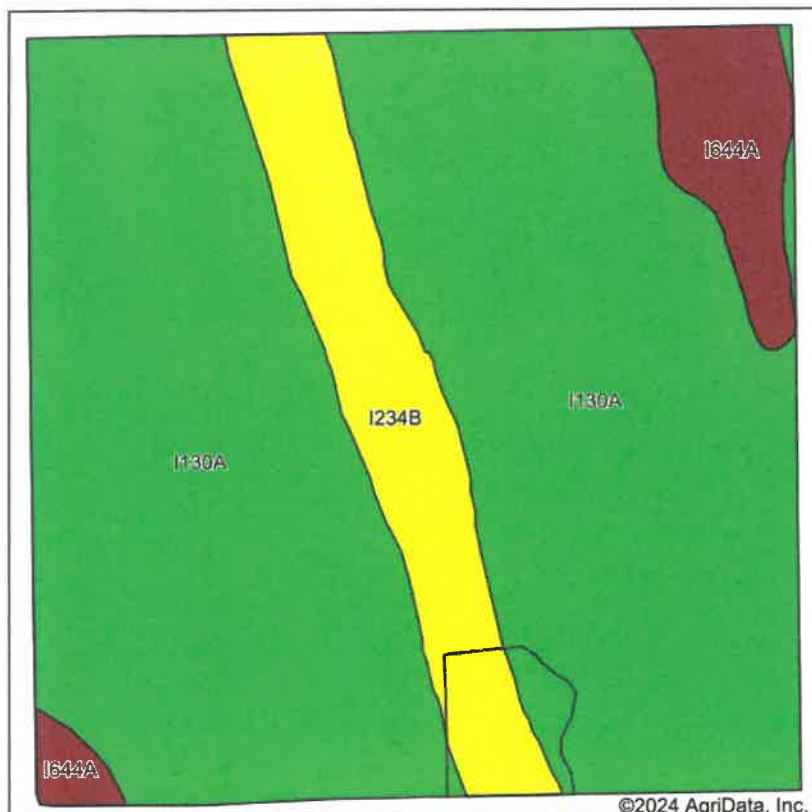
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Field borders provided by Farm Service Agency as of 5/21/2008.



6/19/2024

Soils Map



State: **North Dakota**
 County: **Pembina**
 Location: **29-159N-51W**
 Township: **Drayton**
 Acres: **156.65**
 Date: **6/19/2024**

Made 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
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	127.92	81.6%		IIw	82	51
I234B	Nutley-Fargo, dry, silty clays, 2 to 6 percent slopes	19.19	12.3%		Ile	76	46
I644A	Grano silty clay, plane, 0 to 1 percent slopes	9.54	6.1%		IIIw	63	49
Weighted Average					2.06	80.1	*n 50.3

*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: 6/19/2024

Address:

Farm Name:

Address:

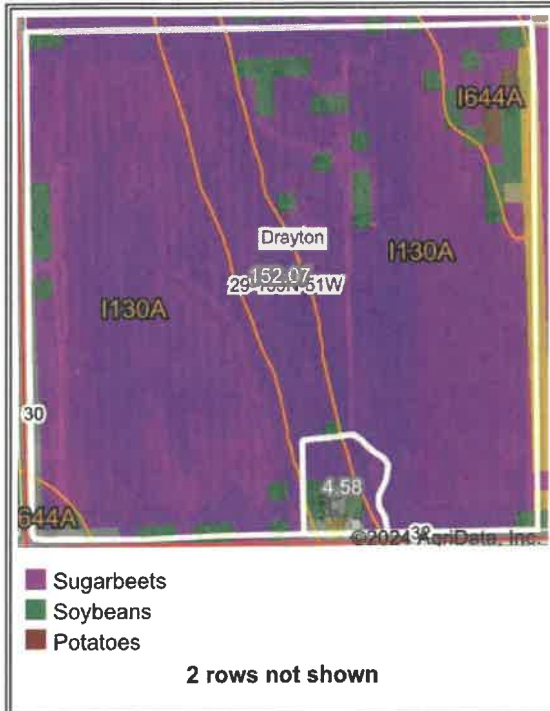
Field ID:

Phone:

Acct. #:

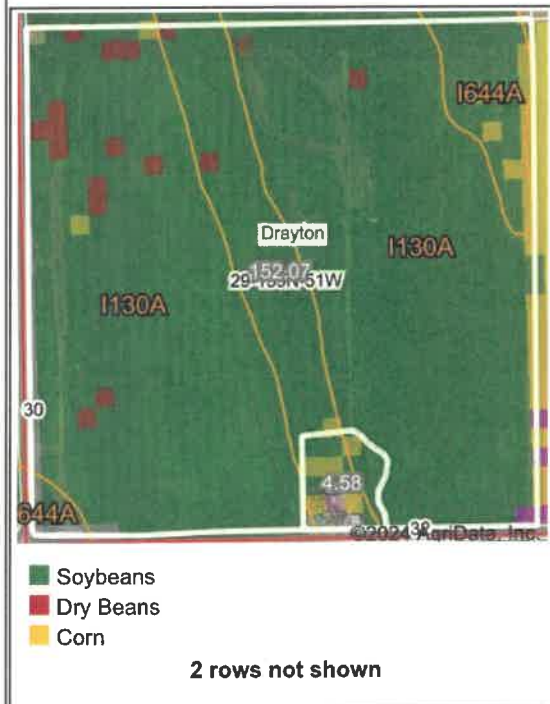
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 33' 38.72, -97° 15' 1.91

State: ND

County: Pembina

Legal: 29-159N-51W Twnshp: Drayton

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

DRAYTON TOWNSHIP, PEMBINA COUNTY, NORTH DAKOTA

The Donald and Dorothy Anderson Family Land LLLP offers for sale the following-described property located in Drayton Township, Pembina County, North Dakota:

North Half of the Northwest Quarter (N1/2NW1/4), of Section Thirty-One (31) Township One Hundred Fifty-Nine (159), Range Fifty-One (51), containing 78.95 tillable acres, more or less.

Bid Procedure: Bidding will be held online at ***stevenekmanlaw.com*** on **November 19, 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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LEGAL DESCRIPTION

N1/2NW1/4 31-159-51

2023 REAL ESTATE TAXES

\$1,265.05

MAPS

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

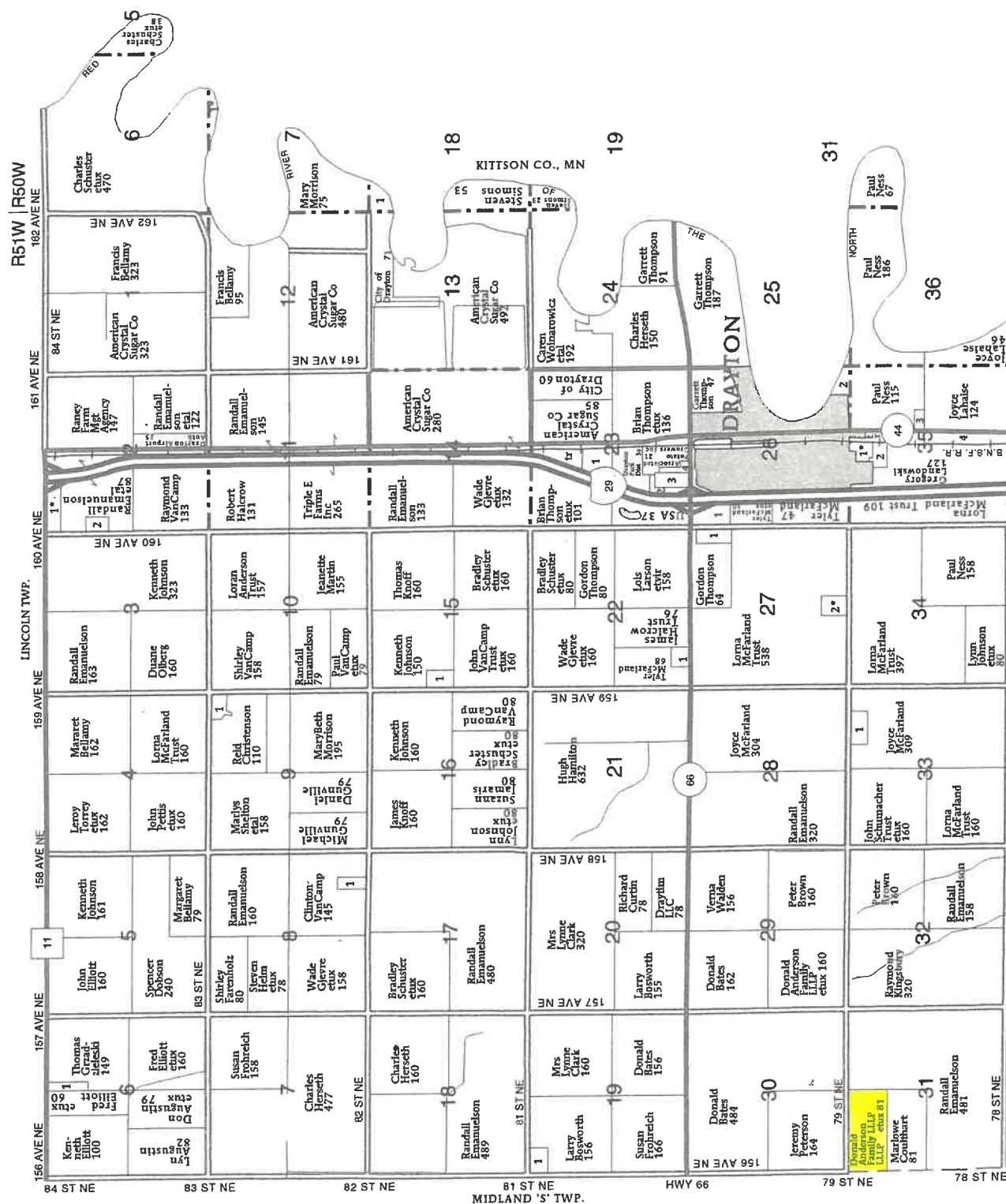
FSA INFORMATION - CROP HISTORY**Tillable Acres: 78.95****3-Year Cropping History**

	Base	Yield		2021	2022	2023	2024
Wheat	41.37	62	Sugarbeets	71.45			
Corn	5.46	128	Wheat	7.50			
Sunflowers	0.71	1106	Sunflowers		78.95		
Barley	0.81	65	Wheat			78.95	
			Pinto Beans				78.95





R-50-51-W



Aerial Map



Boundary Center: 48° 33' 19.06, -97° 16' 21.12

0ft	825ft	1650ft
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31-159N-51W
Pembina County
North Dakota



6/19/2024

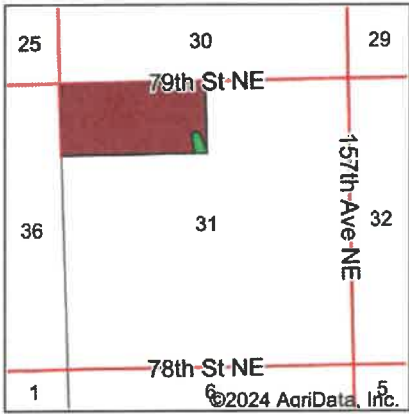
Maps Provided By:



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

Soils Map



State: **North Dakota**
County: **Pembina**
Location: **31-159N-51W**
Township: **Drayton**
Acres: **79.77**
Date: **6/19/2024**

Maps Provided By:



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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
I644A	Grano silty clay, plane, 0 to 1 percent slopes	78.21	98.0%		IIIw	63	49
I229A	Fargo silty clay, 0 to 1 percent slopes	1.56	2.0%		IIw	86	54
Weighted Average					2.98	63.4	*n 49.1

*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: 6/19/2024

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

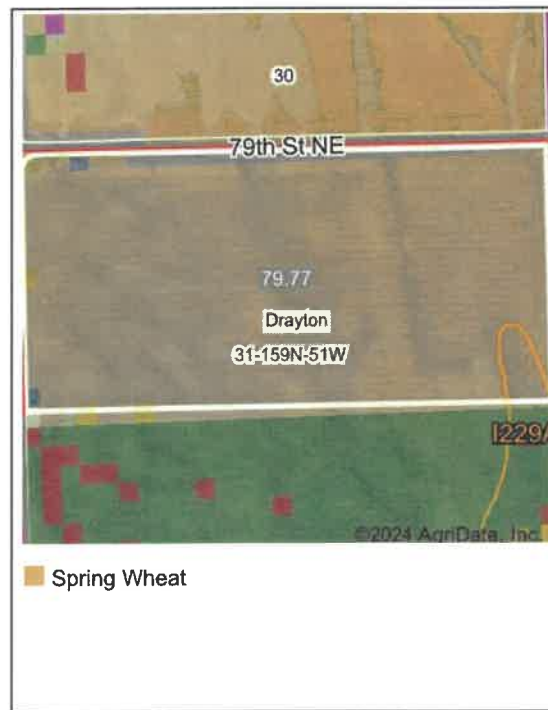
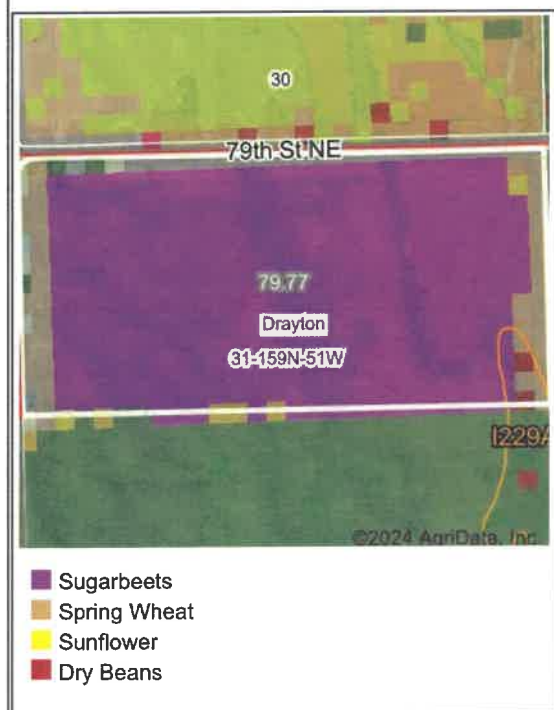
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 33' 19.06, -97° 16' 21.12

State: ND

County: Pembina

Legal: 31-159N-51W Twnshp: Drayton

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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