

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
Attorney at Law
910 Hill Ave, PO Box 70
Grafton ND 58237
(701) 352-0916 (Telephone)
(701) 352-1855 (Fax)**



LEGAL DESCRIPTION

SW1/4 29-159-51

2023 REAL ESTATE TAXES

\$2,987.83

MAPS

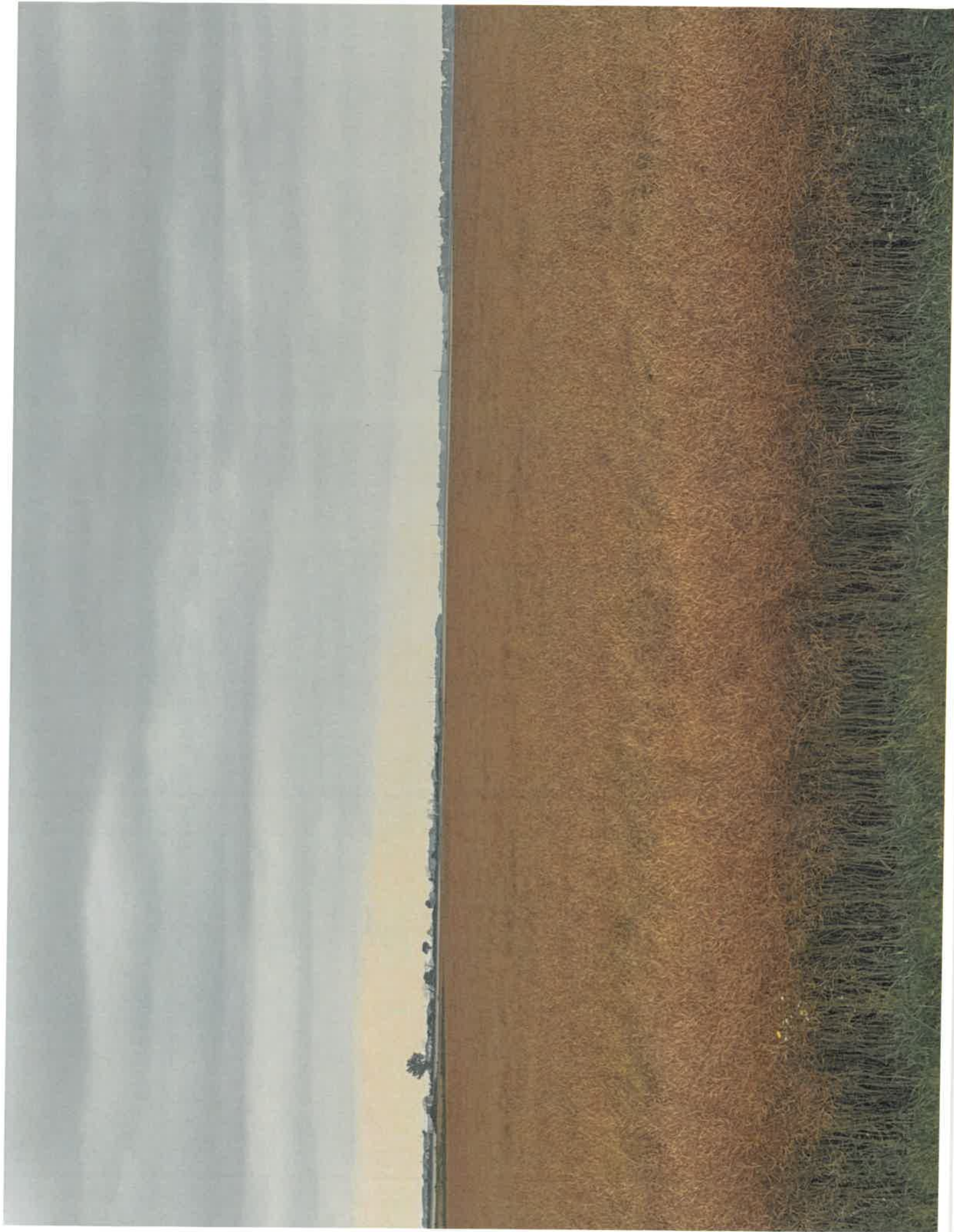
Attached are copies of the aerial, soils, and crop history maps regarding the above-described land.

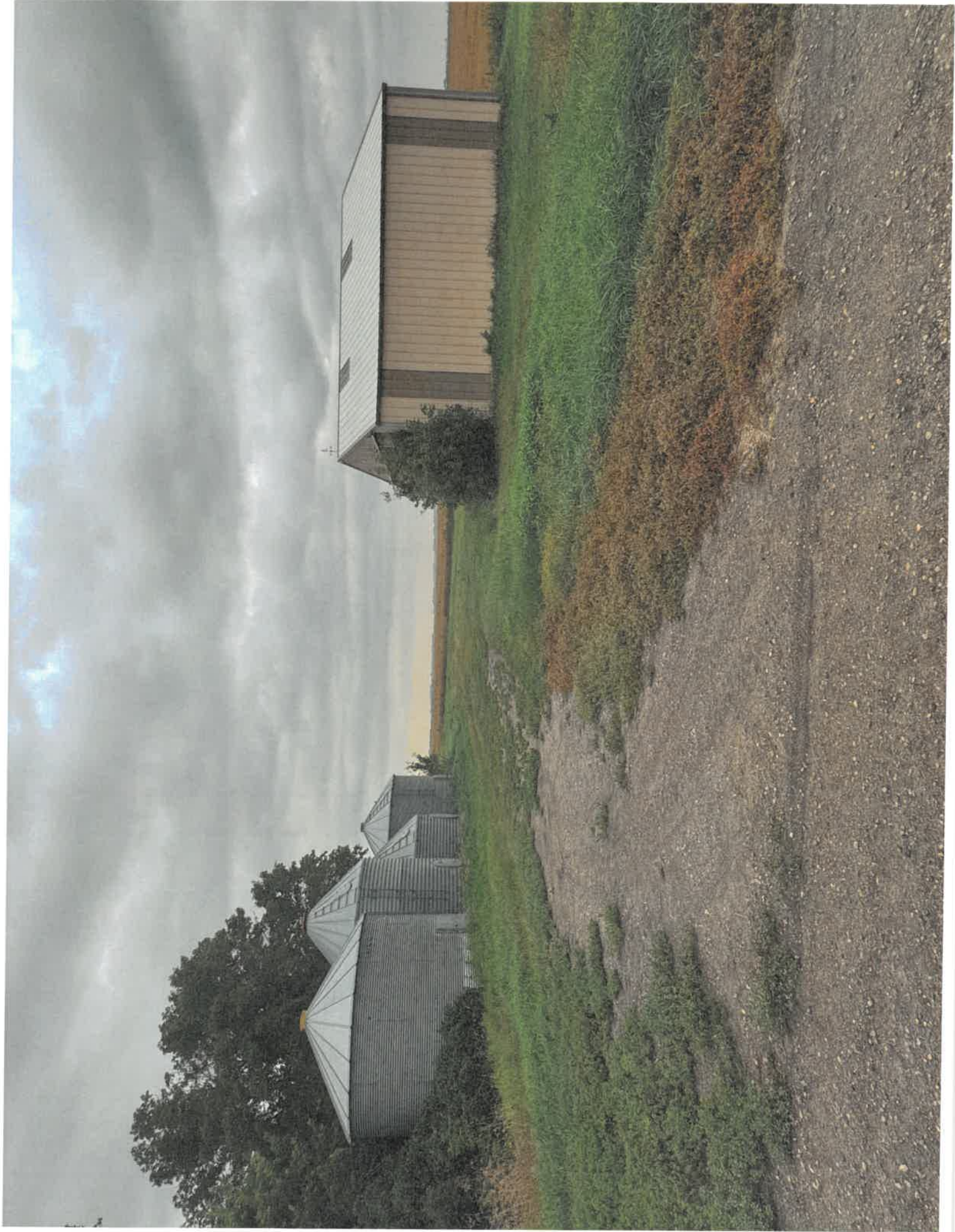
FSA INFORMATION - CROP HISTORY**Tillable Acres: 151.57**

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

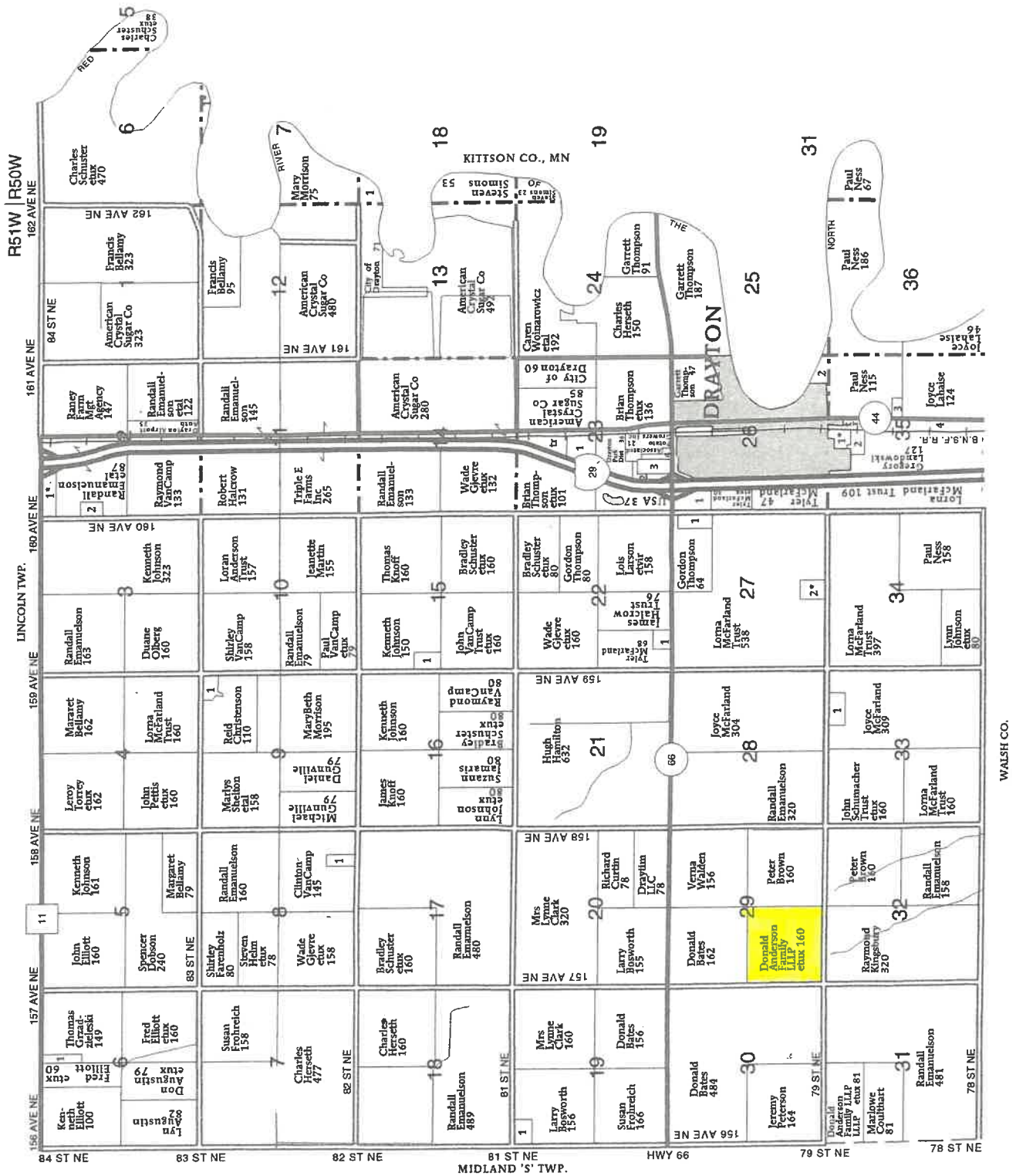
4-Year Cropping History

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

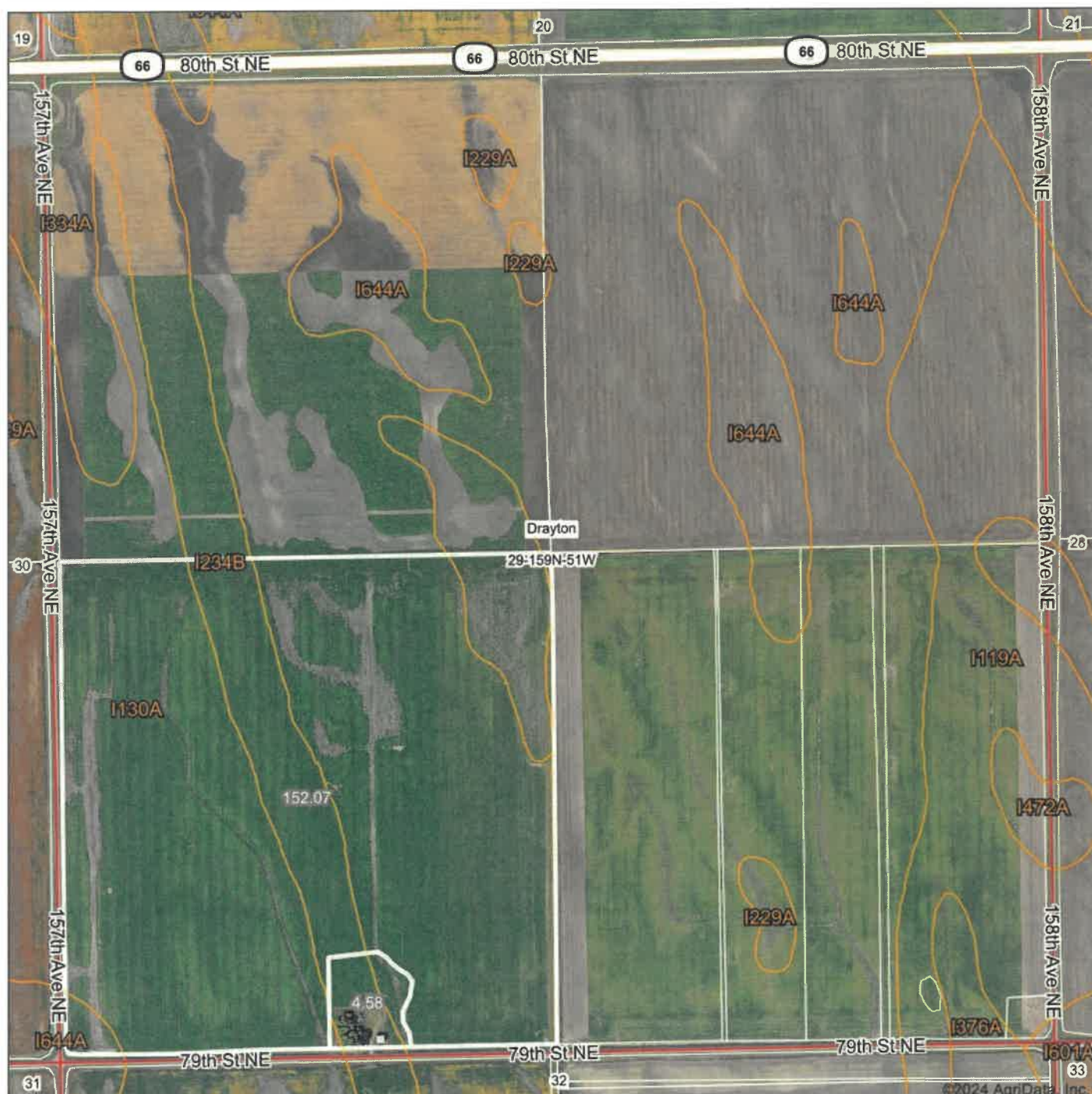




R-50-51-W



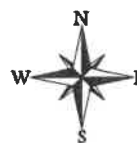
Aerial Map



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

0ft 827ft 1653ft

29-159N-51W
Pembina County
North Dakota



Maps Provided By:

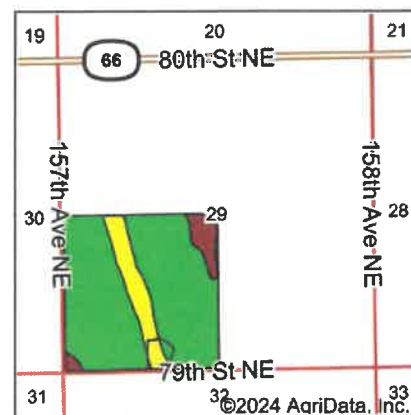


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6/19/2024

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

Soils Map



State: **North Dakota**
 County: **Pembina**
 Location: **29-159N-51W**
 Township: **Drayton**
 Acres: **156.65**
 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
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:

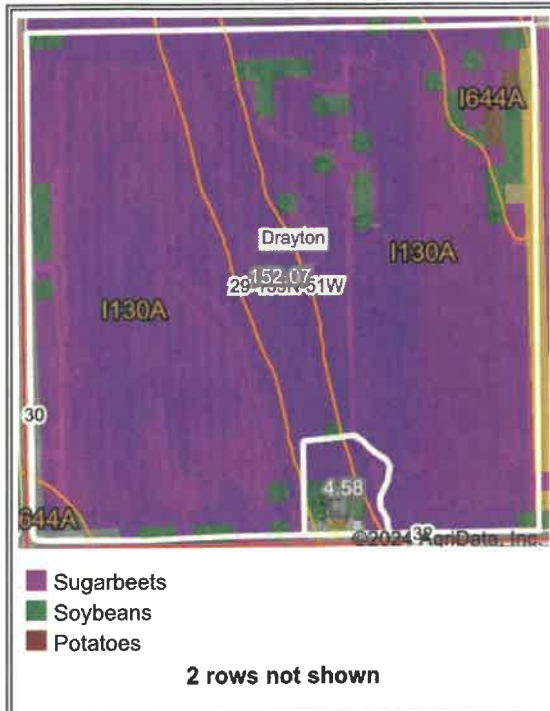
Field ID:

Phone:

Acct. #:

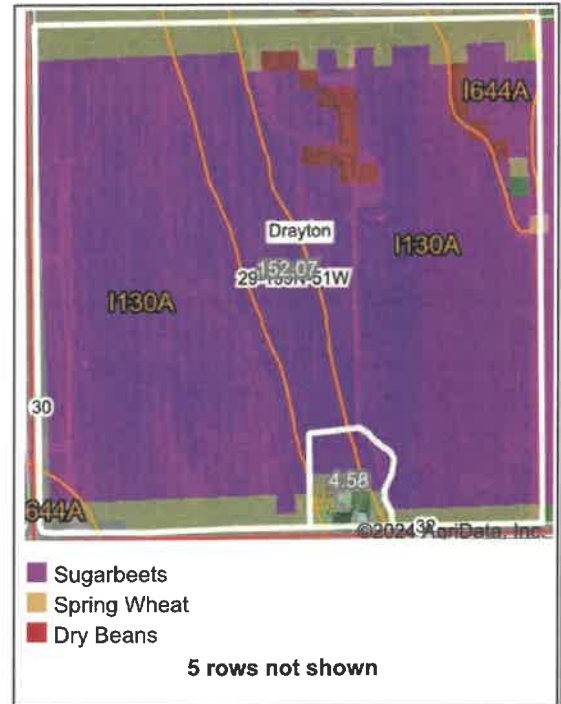
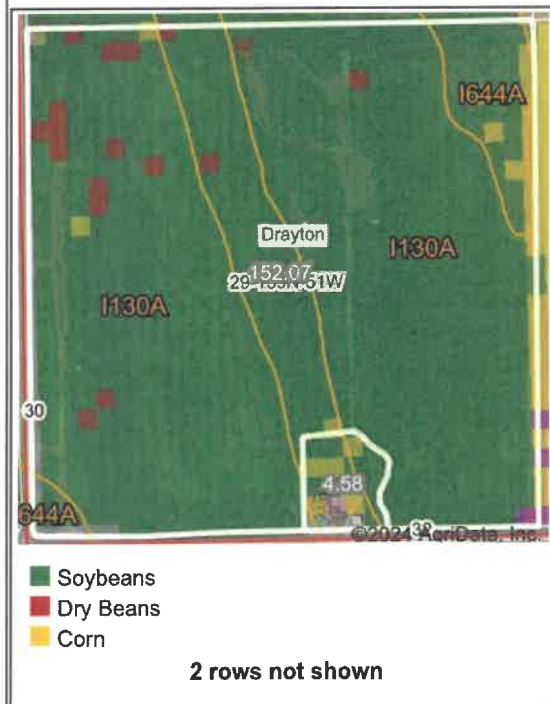
Crop Year: 2023

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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