

*Steven C. Ekman, pc*

ATTORNEY AT LAW

910 Hill Avenue  
PO Box 70  
Grafton ND 58237

Telephone: (701) 352-0916

Fax: (701) 352-1855

email: [office@stevenekmanlaw.com](mailto:office@stevenekmanlaw.com)

Attorney licensed in North Dakota and Minnesota

November 4, 2024

RE: Farmland For Sale  
Rushford & Eden Townships (Walsh County)  
Owner: The Dub 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](http://stevenekmanlaw.com) on December 3, 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**  
**RUSHFORD TOWNSHIP, WALSH COUNTY, NORTH DAKOTA**

**The Dub Family** offers for sale the following-described property located in Rushford Township, Walsh County, North Dakota:

**The East 94.3 acres of the Southeast Quarter (SE1/4) of Section Thirty-Three (33), Township One Hundred Fifty-Six (156), Range Fifty-Five (55) (containing 75.69 tillable acres, more or less)**

**Bid Procedure:** Bidding will be held online at ***stevenekmanlaw.com*** on **December 3, 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**

E 94.3 acres of SE1/4 33-156-55

**2023 REAL ESTATE TAXES**

\$1,409.98

**MAPS**

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

**FSA INFORMATION - CROP HISTORY**

**Tillable Acres: 75.69**

|            | <b>Base</b> | <b>Yield</b> |
|------------|-------------|--------------|
| Wheat      | 38.57       | 51           |
| Corn       | 14.10       | 131          |
| Sunflowers | 4.85        | 1122         |
| Soybeans   | 4.28        | 27           |
| Barley     | 0.10        | 45           |

**3-Year Cropping History**

|              | <b>2022</b> | <b>2023</b> | <b>2024</b> |
|--------------|-------------|-------------|-------------|
| Corn         | 69.39       |             |             |
| Grassland    | 6.30        |             |             |
| Soybeans     |             | 69.39       |             |
| Grassland    |             |             | 6.30        |
| Corn         |             |             | 69.39       |
| Mixed Forage |             |             | 6.30        |

R-55-W

FERTILE TWP.



This is an aerial map of a rural area in Rushford, Minnesota. The map displays several land parcels, each labeled with a unique identifier. The parcels are labeled as follows: I411A (top left and top right), I413A (top center, bottom center, and bottom left), I468A (top right and middle right), I463B (top right and middle right), I518A (center), I546A (middle right), I365B (bottom right), and I400A (top left and center). The map is overlaid with a grid of white lines. A central label reads "Rushford 33-156N-55W". The map includes street names: 61st St NE, 60th St NE, 134th Ave NE, and 132nd Ave NE. The map is also overlaid with a grid of red lines. The map is labeled with "29", "28", "27", "32", "34", "5", "4", and "3". The map is labeled with "61st St NE", "60th St NE", "134th Ave NE", and "132nd Ave NE". The map is labeled with "Rushford 33-156N-55W". The map is labeled with "I411A", "I413A", "I468A", "I463B", "I518A", "I546A", "I365B", "I413A", and "I400A". The map is labeled with "29", "28", "27", "32", "34", "5", "4", and "3". The map is labeled with "61st St NE", "60th St NE", "134th Ave NE", and "132nd Ave NE". The map is labeled with "Rushford 33-156N-55W". The map is labeled with "I411A", "I413A", "I468A", "I463B", "I518A", "I546A", "I365B", "I413A", and "I400A".



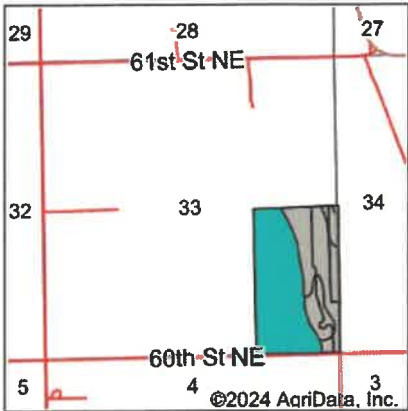
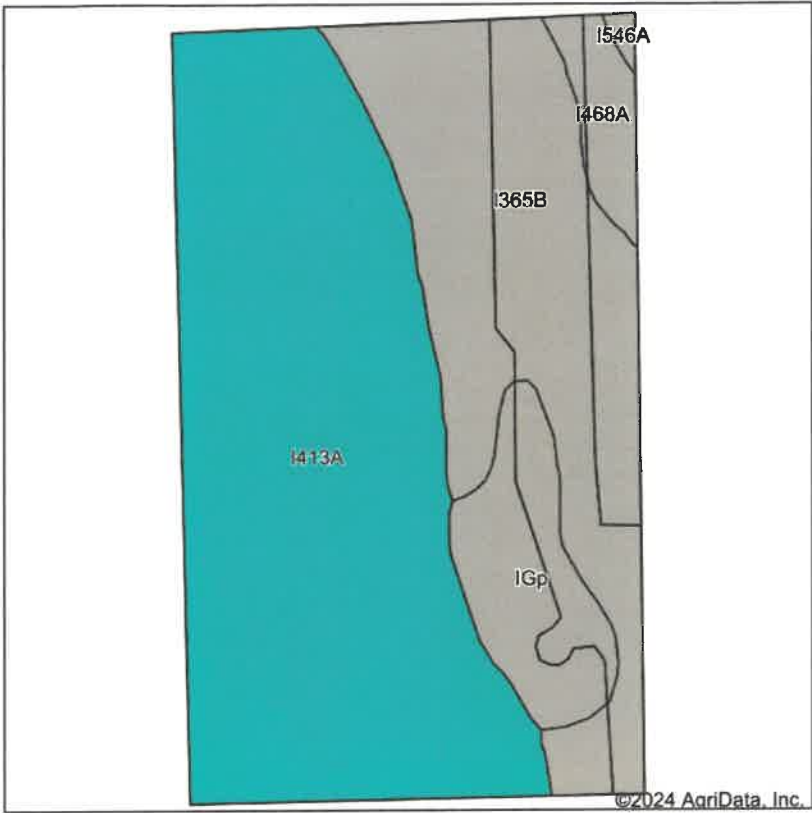
Maps Provided By:

 **surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

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

Soils Map



State: North Dakota  
County: Walsh  
Location: 33-156N-55W  
Township: Rushford  
Acres: 91.8  
Date: 10/29/2024

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023      www.AgriDataInc.com



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 |
| I413A                                     | Lankin loam, 0 to 2 percent slopes             | 51.83 | 56.4%            |  | IIc              | 91                 | 70                |
| I365B                                     | Arvilla sandy loam, 0 to 6 percent slopes      | 28.26 | 30.8%            |  | IIIe             | 41                 | 28                |
| IGp                                       | Pits, gravel and sand                          | 8.43  | 9.2%             |  | VIIIIs           | 2                  | 16                |
| I468A                                     | Divide loam, 0 to 2 percent slopes             | 2.99  | 3.3%             |  | IIIs             | 59                 | 40                |
| I546A                                     | Manfred silty clay loam, 0 to 1 percent slopes | 0.29  | 0.3%             |  | IIIw             | 24                 | 9                 |
| Weighted Average                          |                                                |       |                  |                                                                                     | 2.86             | 66.2               | *n 50.9           |

\*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:

Address:

Address:

Phone:

Date: 10/29/2024

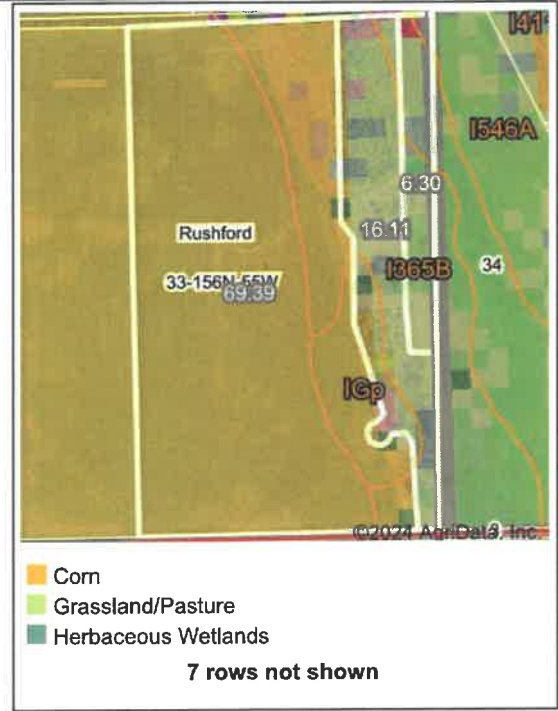
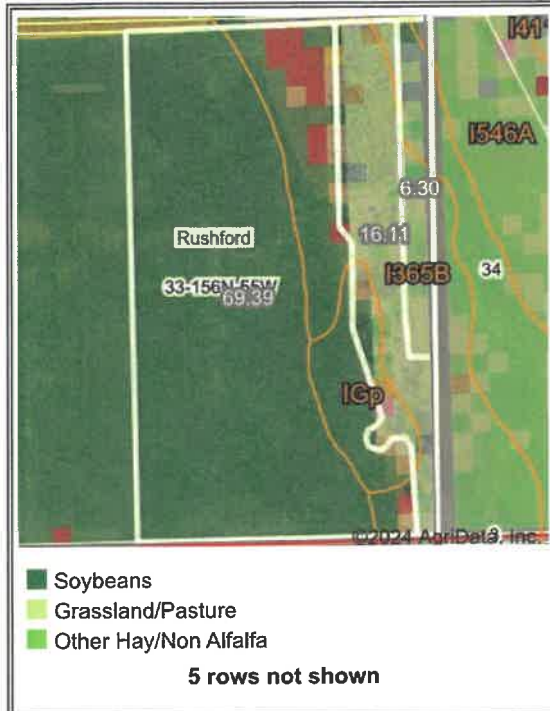
Farm Name:

Field ID:

Acct. #:

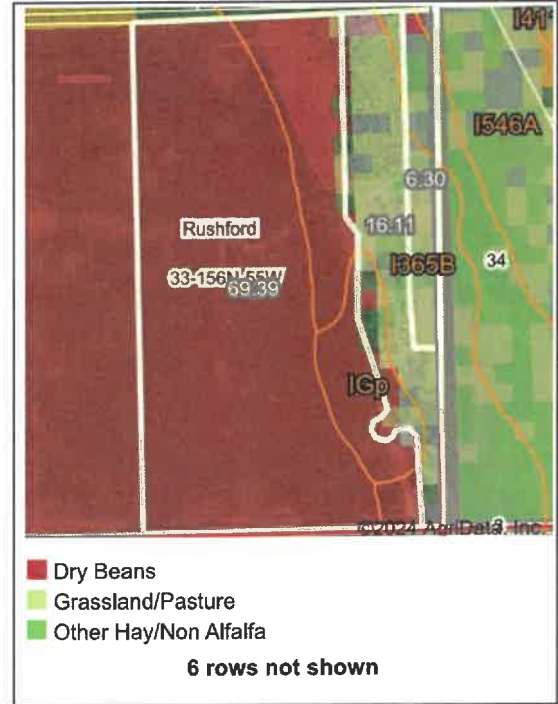
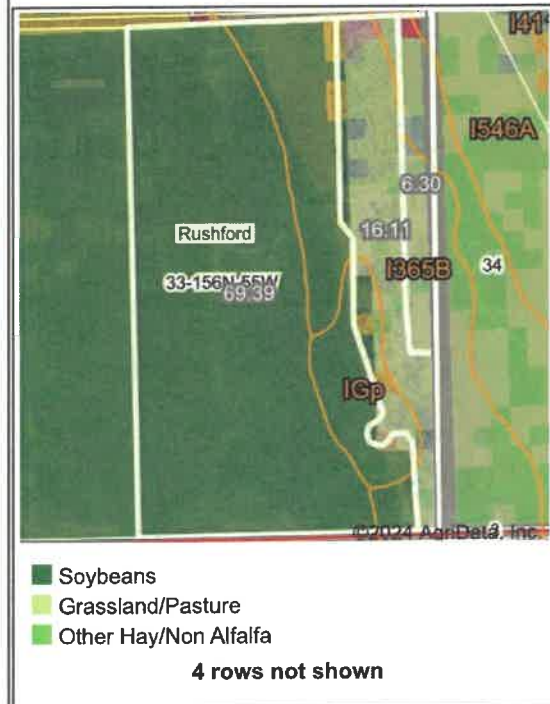
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 48° 17' 7.63, -97° 42' 43.42

State: ND

County: Walsh

Legal: 33-156N-55W Twnshp: Rushford

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:



© AgriData, Inc. 2023

www.AgriDataInc.com

## FARMLAND FOR SALE

### EDEN TOWNSHIP, WALSH COUNTY, NORTH DAKOTA

**The Dub Family** offers for sale the following-described property located in Eden Township, Walsh County, North Dakota:

**The Northeast Quarter (NE1/4) of Section Seven (7) Township One Hundred Fifty-Five (155), Range Fifty-Five (55) (containing 43.30 CRP acres and 111.00 tillable acres, more or less)**

**Bid Procedure:** Bidding will be held online at ***stevenekmanlaw.com*** on **December 3, 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:

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**

NE1/4 7-155-55

**2023 REAL ESTATE TAXES**

\$1,183.44

**MAPS**

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

**FSA INFORMATION - CROP HISTORY****Tillable Acres: 111.00**

|            | <b>Base</b> | <b>Yield</b> |
|------------|-------------|--------------|
| Wheat      | 56.62       | 51           |
| Corn       | 20.70       | 131          |
| Sunflowers | 7.11        | 1122         |
| Soybeans   | 6.28        | 27           |
| Barley     | 0.15        | 45           |

**3-Year Cropping History**

|             | <b>2022</b> | <b>2023</b> | <b>2024</b> |
|-------------|-------------|-------------|-------------|
| Pinto Beans | 73.16       |             |             |
| Wheat       | 37.84       |             |             |
| Soybeans    |             | 37.84       |             |
| Corn        |             | 73.16       |             |
| Soybeans    |             |             | 73.16       |
| Corn        |             |             | 37.84       |

R-55-W

GRAND FORKS CO.

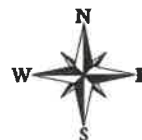
## Aerial Map



Boundary Center: 48° 15' 49.27, -97° 45' 28

0ft 818ft 1637ft

**7-155N-55W**  
**Walsh County**  
**North Dakota**



10/29/2024

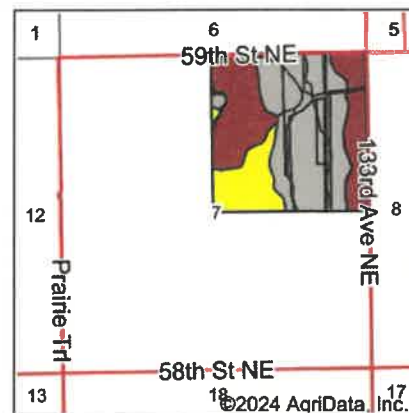
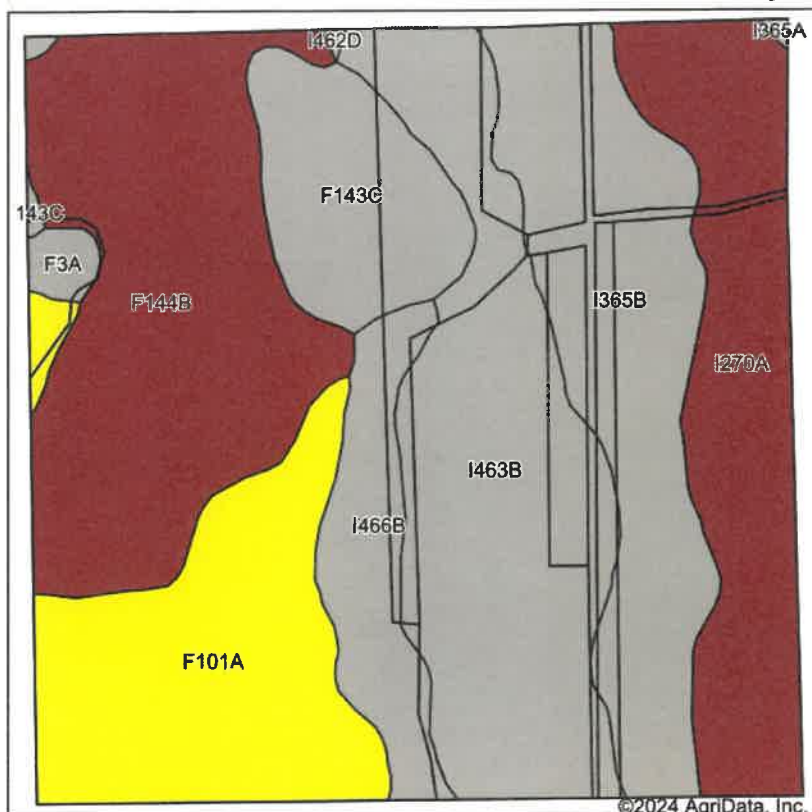
Maps Provided By:



© AgriData, Inc. 2023 www.AgrDataInc.com

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

## Soils Map



State: **North Dakota**  
 County: **Walsh**  
 Location: **7-155N-55W**  
 Township: **Eden**  
 Acres: **158.84**  
 Date: **10/29/2024**

Maps Provided By:



© AgriData, Inc. 2023

www.AgrDataInc.com



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

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 |
|-------------------------|--------------------------------------------------|-------|------------------|-----------|------------------|--------------------|-------------------|
| F144B                   | Barnes-Buse loams, 3 to 6 percent slopes         | 33.70 | 21.1%            |           | IIIe             | 69                 | 51                |
| I463B                   | Sioux-Renshaw complex, 2 to 6 percent slopes     | 30.88 | 19.4%            |           | VIIs             | 29                 | 26                |
| I365B                   | Arvilla sandy loam, 0 to 6 percent slopes        | 25.20 | 15.9%            |           | IIIe             | 41                 | 28                |
| F101A                   | Hamerly-Wyard loams, 0 to 3 percent slopes       | 24.12 | 15.2%            |           | Ile              | 77                 | 52                |
| I270A                   | Foldahl fine sandy loam, 0 to 2 percent slopes   | 22.35 | 14.1%            |           | IIIs             | 60                 | 52                |
| F143C                   | Barnes-Buse-Langhei loams, 6 to 9 percent slopes | 11.95 | 7.5%             |           | IVe              | 55                 | 48                |
| I466B                   | Renshaw loam, 2 to 6 percent slopes              | 9.20  | 5.8%             |           | IIIe             | 43                 | 31                |
| F3A                     | Parnell silty clay loam, 0 to 1 percent slopes   | 1.21  | 0.8%             |           | Vw               | 25                 | 12                |
| I365A                   | Arvilla sandy loam, 0 to 2 percent slopes        | 0.12  | 0.1%             |           | IIIe             | 43                 | 28                |
| I462D                   | Barnes-Sioux complex, 6 to 15 percent slopes     | 0.11  | 0.1%             |           | VIe              | 44                 | 47                |
| <b>Weighted Average</b> |                                                  |       |                  |           | <b>3.52</b>      | <b>53.8</b>        | <b>*n 41.1</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: 10/29/2024

Address:

Farm Name:

Address:

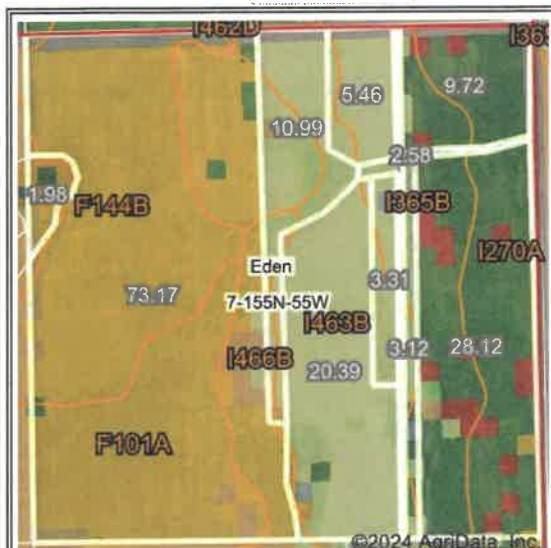
Field ID:

Phone:

Acct. #:

Crop Year: 2023

Crop Year: 2022



- Corn
- Grassland/Pasture
- Soybeans

4 rows not shown



- Dry Beans
- Grassland/Pasture
- Spring Wheat

7 rows not shown

Crop Year: 2021

Crop Year: 2020



- Spring Wheat
- Grassland/Pasture
- Soybeans

4 rows not shown



- Dry Beans
- Grassland/Pasture
- Fallow/Idle Cropland

9 rows not shown

Boundary Center: 48° 15' 49.27, -97° 45' 28

State: ND

County: Walsh

Legal: 7-155N-55W

Twnshp: Eden

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:



© AgriData, Inc. 2023

www.AgrIDataInc.com