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Attorney licensed in North Dakota and Minnesota

March 14, 2024

RE: Farmland For Sale
Dundee Township (Walsh County)
Owner: The Estate of Mary Jane Tollefson

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 April 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

LAND FOR SALE

DUNDEE TOWNSHIP, WALSH COUNTY, NORTH DAKOTA

The Estate of Mary Jane Tollefson offers for sale the following-described property located in Dundee Township, Walsh County, North Dakota:

**North Half of the Northeast Quarter (N1/2NE1/4) of Section Thirty (30), Township One Hundred Fifty-Eight (158), Range Fifty-Five (55)
(containing 72.80 CRP acres, more or less)**

Bid Procedure: Bidding will be held **ONLINE** at **stevenekmanlaw.com** on **April 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.** 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)
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LEGAL DESCRIPTION

N1/2NE1/4 30-158-55

2023 REAL ESTATE TAXES

\$558.91

MAPS

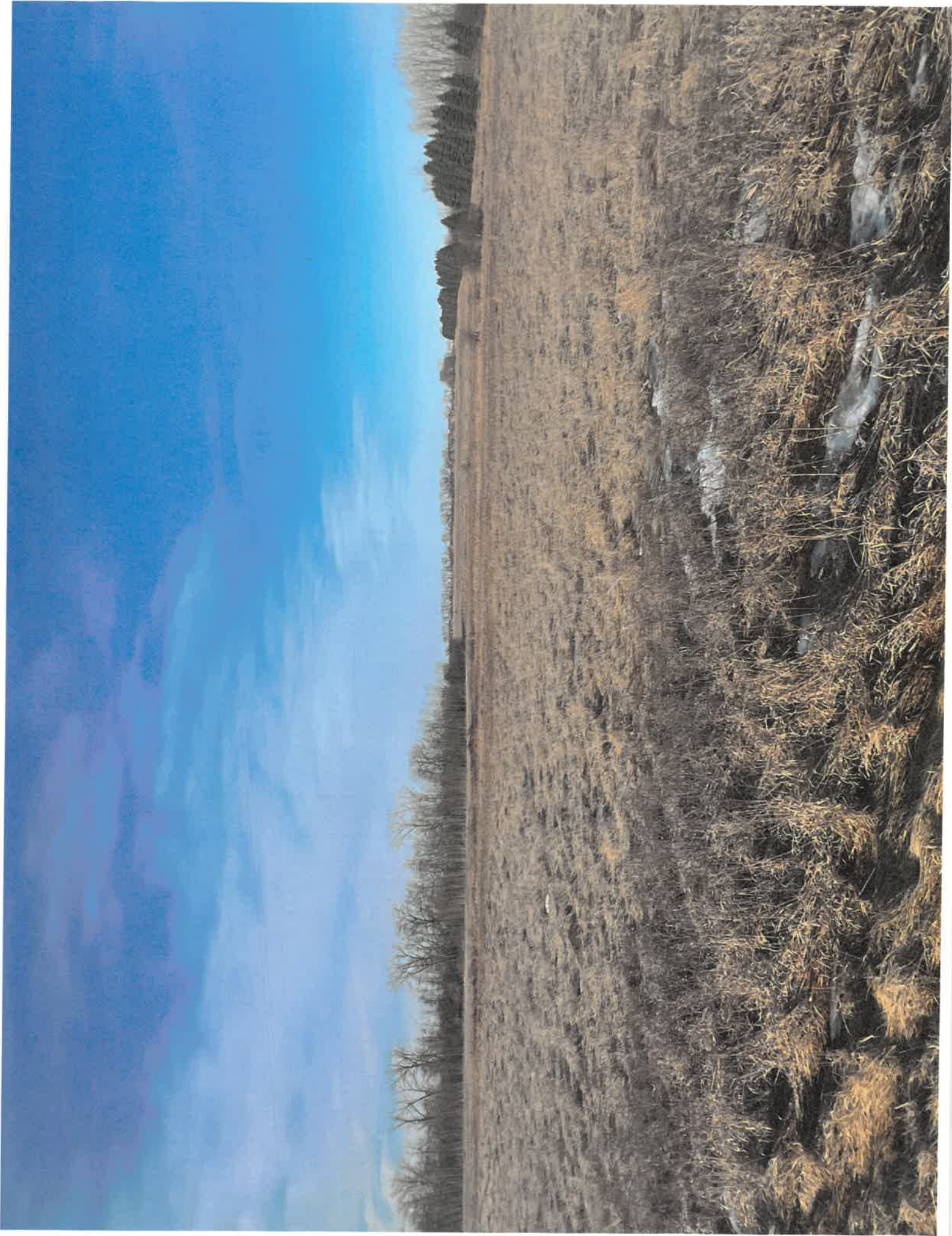
Attached are copies of the aerial and soils maps regarding the above-described land.

FSA INFORMATION

CRP Acres: 72.80

CRP Rental Rate Per Acre: \$77.87

Annual Contract Payment: \$5,669.00 10/01/2022-09/30/2032



R-55-W

PEMBINA CO.
COUNTY RD 12

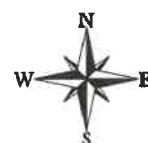


Aerial Map



Boundary Center: 48° 29' 0.03, -97° 46' 50.96

0ft 819ft 1639ft



1/30/2024

Maps Provided By:

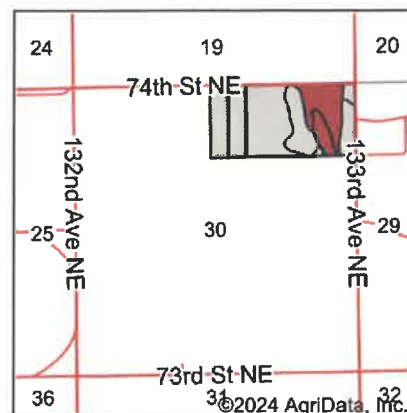
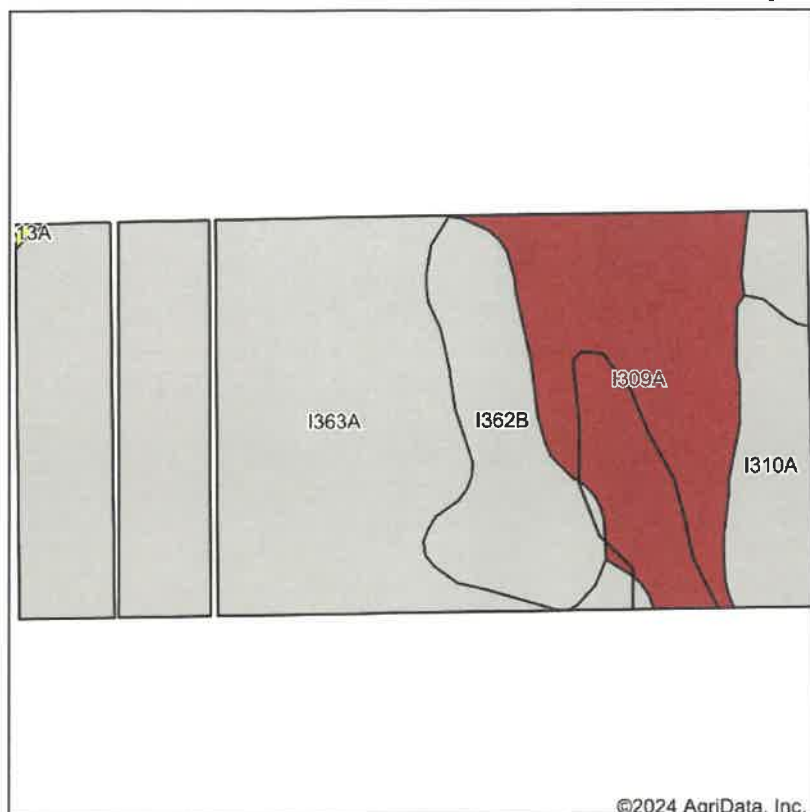


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Field borders provided by Farm Service Agency as of 5/21/2008.

30-158N-55W
Walsh County
North Dakota

Soils Map



State: **North Dakota**
 County: **Walsh**
 Location: **30-158N-55W**
 Township: **Dundee**
 Acres: **78.37**
 Date: **1/30/2024**

Maps Provided By:



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	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	44.18	56.4%		IVe	IIIe	50	31
I309A	Arveson loam, 0 to 1 percent slopes	18.17	23.2%		IIw		61	34
I362B	Maddock-Hecla loamy fine sands, 2 to 6 percent slopes	9.97	12.7%		IVe		49	32
I310A	Arveson fine sandy loam, 0 to 1 percent slopes	5.96	7.6%		IIIw		52	31
I213A	Embsen fine sandy loam, 0 to 2 percent slopes	0.09	0.1%		IIIe		74	57
Weighted Average					3.46	*-	52.6	*n 31.9

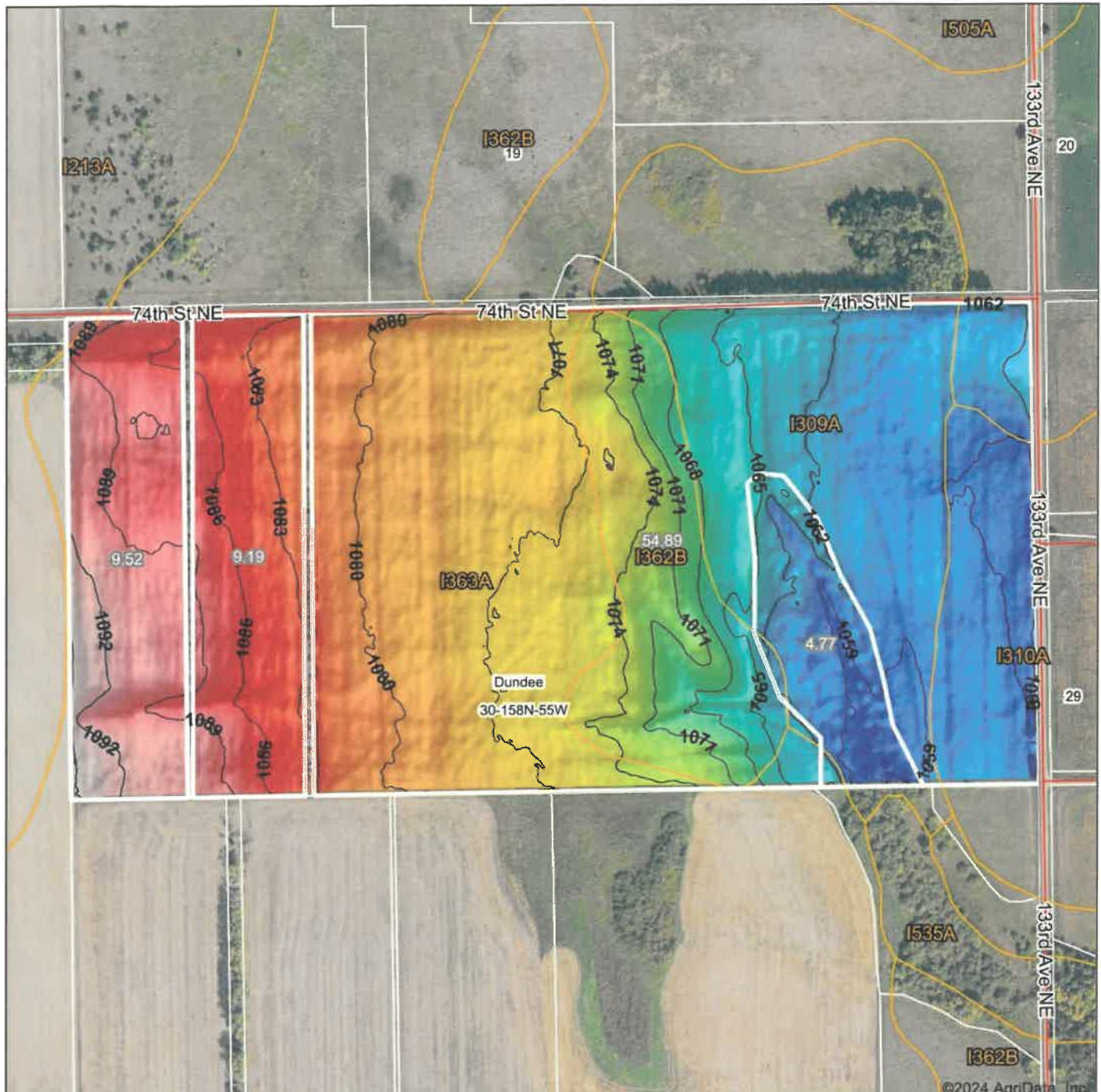
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

c: Using Capabilities Class Dominant Condition Aggregation Method- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,055.6

Max: 1,095.5

Range: 39.9

Average: 1,074.0

Standard Deviation: 10.56 ft

0ft 426ft 851ft



1/30/2024

30-158N-55W
Walsh County
North Dakota

Boundary Center: 48° 29' 0.03, -97° 46' 50.96

Maps Provided By:



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