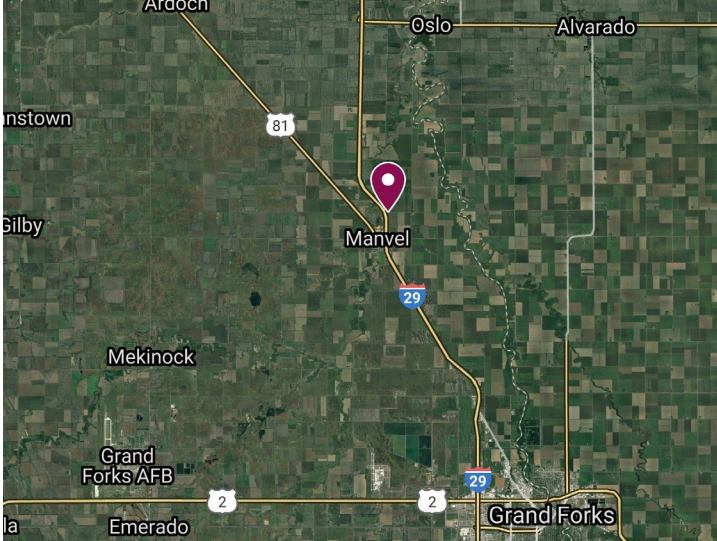


LAND FOR SALE



Grand Forks County, North Dakota

95.39 +/- Acres in Ferry Township



Map data ©2020 Google, Imagery ©2020 TerraMetrics

LIST PRICE

\$185,000

LEGAL DESCRIPTION

Grand Forks County, Ferry Township.
Part of the NW1/4 of Section 11, T153 R51

LAND LOCATION

From the intersection of Interstate 29 and Grand Forks County Highway 33 east Manvel, ND north of Grand Forks, three quarter miles north on Liberty Lane (frontage road on east side of I-29) will place you at the southwest corner of the property.

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



BROKER'S COMMENTS

Land has been idle since CRP expired in 2017. With nice tree growth, property has housing development potential or could be broken up and farmed.

FSA INFORMATION

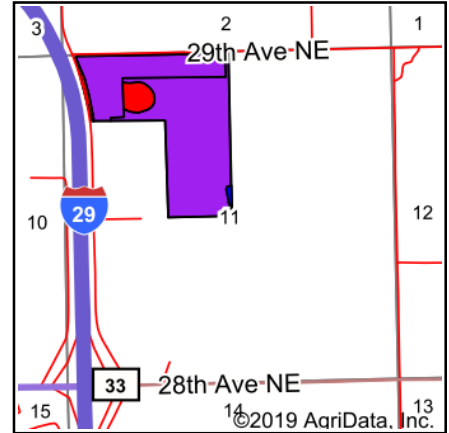
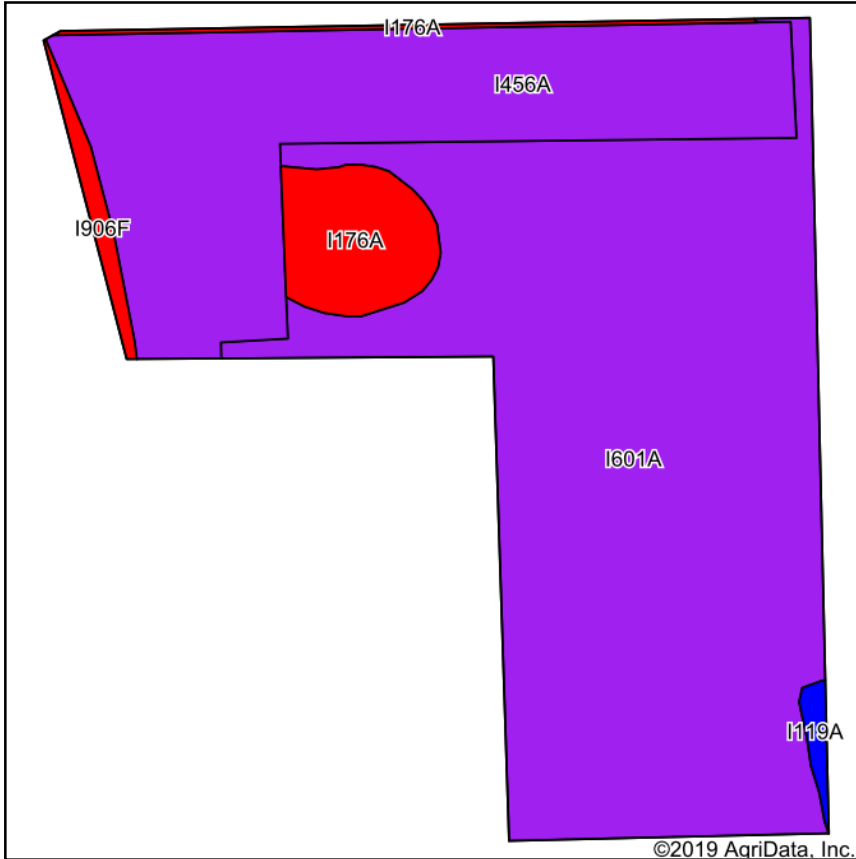
Please contact broker for details.

2019 REAL ESTATE TAXES

\$638.05 (includes \$40 Special Assessment for Drain #11)

Disclosure: Brochure information gathered from sources deemed reliable. Maps are estimated drawings but may not portrair the exact property lines. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

SOIL MAP



State: North Dakota
County: Grand Forks
Location: 11-153N-51W
Township: Ferry
Acres: 92.04
Date: 2/22/2020

ACRES & SHARES^{LLC}
LAND. BEET STOCK. BROKERAGE.

Maps Provided By:
surety[®]
CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND035. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	57.96	63.0%		III s	4066	52
I456A	Endoaquolls, loamy, borrow areas, 0 to 2 percent slopes	27.13	29.5%		III w	0	58
I176A	Ojata silty clay loam, 0 to 1 percent slopes	5.29	5.7%		VI s	4110	25
I906F	Orthents-Aquents-Urban Land, highway complex, 0 to 35 percent slopes	1.12	1.2%		IV e	3560	32
I119A	Bearden silty clay loam, 0 to 2 percent slopes	0.54	0.6%		II e	4240	90
Weighted Average						2864.9	52.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

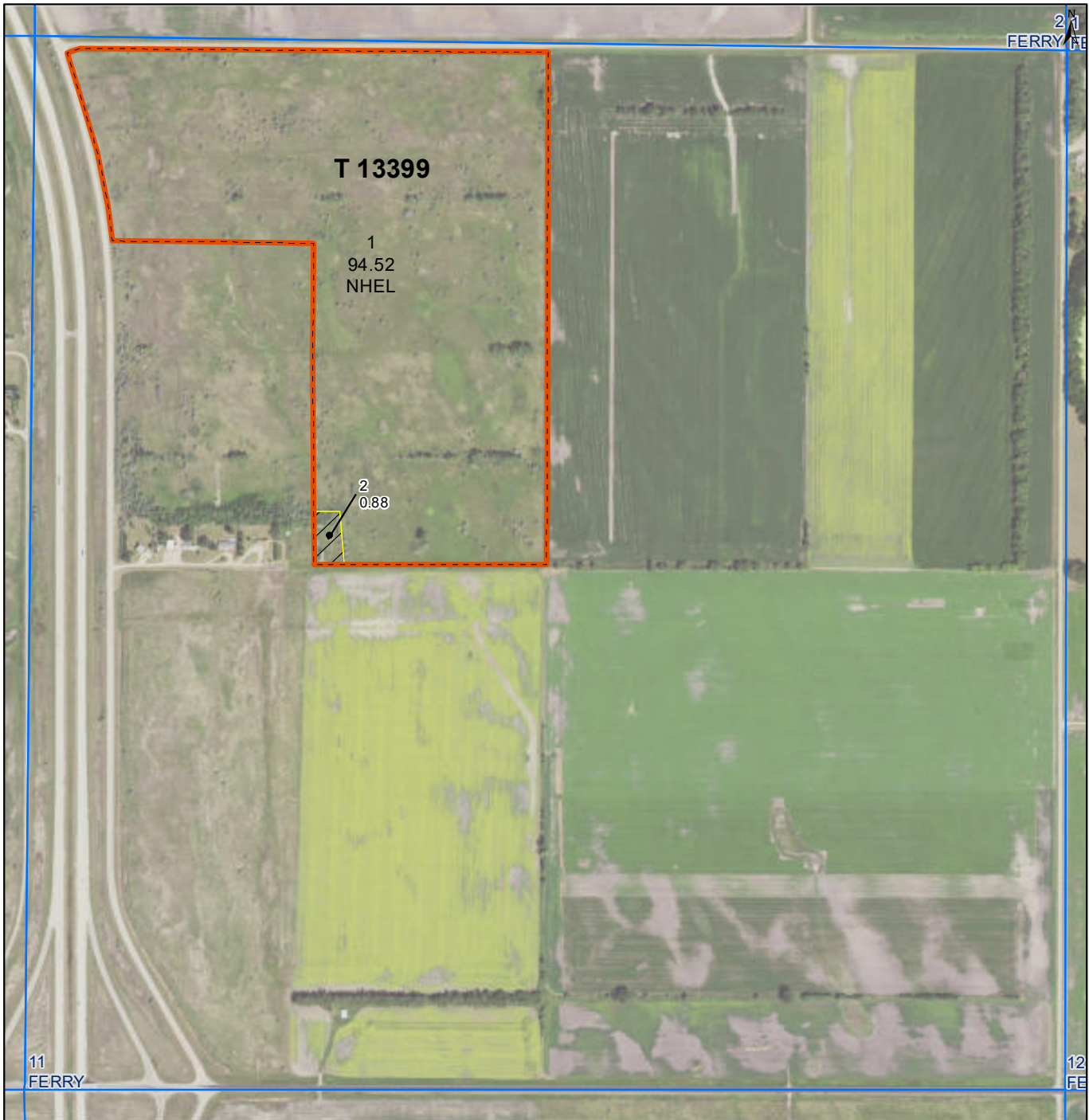
AERIAL MAP



United States
Department of
Agriculture

Grand Forks County, North Dakota

Farm 12725



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Unless Otherwise Noted:
 All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

2020 Program Year
 Map Created January 31, 2020
S11 T153N R51W

0 237.5 475 950
 Feet

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