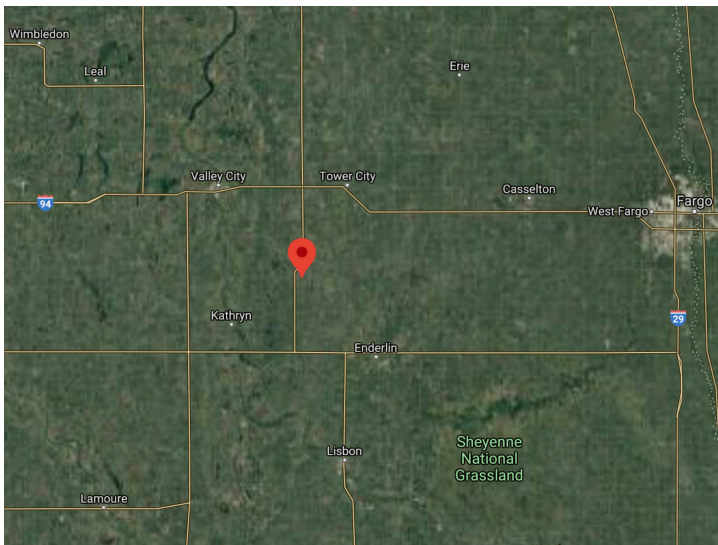


3-TRACT LAND AUCTION



Barnes County, North Dakota

436.53 +/- Deeded Acres in Binghampton Township



Map data ©2020 Google, Imagery ©2020 TerraMetrics

AUCTION DATE

Selling in 3 tracts. Absolute Online only Auction on Tuesday, January 19, 2021 at 10:00 AM and bidding will have a soft closing at 2:00 PM on Thursday, January 21, 2021. Bid at: www.rdauction.hibid.com

LEGAL DESCRIPTION

Tract 1: SE1/4 & S1/2 of the NE1/4 Sec. 19 T138N R56W Containing 240 Deeded Acres +/-; **Tract 2:** N1/2 of NE1/4 Sec. 19 T138N R56W less parcels of land deeded to others leaving a balance of 58.27 +/- deeded acres; **Tract 3:** NW1/4 of Sec. 19 T138N R56W less parcels of land deeded to others leaving a balance of 138.26 +/- deeded acres.

LAND LOCATION

Southwest & South of the edge of the city of Fingal, ND on the east side of State Hwy 32.

ACRES & SHARES LLC
LAND. BEET STOCK. BROKERAGE.

DALE HAUGEN / Agent
dale.haugen@acresandshares.com



LAND INFO – TRACT 1



FARM LOCATION

Southwest & South of the edge of the city of Fingal, ND, on the east side of State Hwy 32.

BROKER'S COMMENTS

Tract 1 has 240 deeded acres: 234.74+/- cropland. Remaining 5.27 acres is low laying drainage.

REAL ESTATE TAXES

2019 Real Estate Taxes: \$1877.09; 240 of cropland and drainage. 2020 Real Estate Taxes will be the responsibility of Sellers. 2021 Real Estate Taxes & Subsequent years will be the responsibility of Buyers.

FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Corn	46.01	117
Soybeans	177.33	31
Barley	11.91	49

Disclosure: Information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested buyers should complete personal due diligence regarding the property. Base acres and Yields are approximate because it was split out in 3 tracts.

Terms: The highest bidders of each tract will fill out a Purchase Agreement in person or via electronic means within 24 hours. There will be a 10% down payment due within 24 hours either wired or in person. All mineral rights that Seller owns will go to the Buyers. Cost of closing will be split 50/50 between Buyer & Seller. Buyers will be solely responsible for their own loan fees or survey, if any.

LAND INFO – TRACT 2



FARM LOCATION

Southwest & South of the edge of the city of Fingal, ND, on the east side of State Hwy 32.

BROKER'S COMMENTS

Tract 2 has 58.27 deeded acres: 38.71 acres farmland; 19.56 acres of yard in town, sloughs, & low laying areas, house in town is inhabitable, 150x50 shop with concrete floor, and grain bins. Winning bidder will also get all the miscellaneous farm machinery with their bid.

REAL ESTATE TAXES

2019 Real Estate Taxes: \$980.29 (cropland 566.41; Specials are \$413.88 for farmstead in Fingal w/50x150 steel building w/concrete floor and bins). 2020 Real Estate Taxes will be the responsibility of Sellers. 2021 Real Estate Taxes & Subsequent years will be the responsibility of Buyers.

FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Corn	8.21	117
Soybeans	31.63	31
Barley	2.12	49

Disclosure: Information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested buyers should complete personal due diligence regarding the property. Base acres and Yields are approximate because it was split out in 3 tracts.

— Bartley Johnson, Owner

LAND INFO – TRACT 3



FARM LOCATION

Southwest & South of the edge of the city of Fingal, ND, on the east side of State Hwy 32.

BROKER'S COMMENTS

Tract 3 has 138.26 deeded acres: 76.58 acres currently enrolled in the CRP program that comes out in 2025 and approximately 61.58 acres of cropland with approximately half in sloughs & low laying areas. CRP pays \$58.21 per acre. Buyer will receive full payment of \$4458 per annual payment.

REAL ESTATE TAXES

2019 Real Estate Taxes: \$ 968.28 (CRP & Cropland).
2020 Real Estate Taxes will be the responsibility of Sellers.
2021 Real Estate Taxes & Subsequent years will be the responsibility of Buyers.

FSA INFORMATION

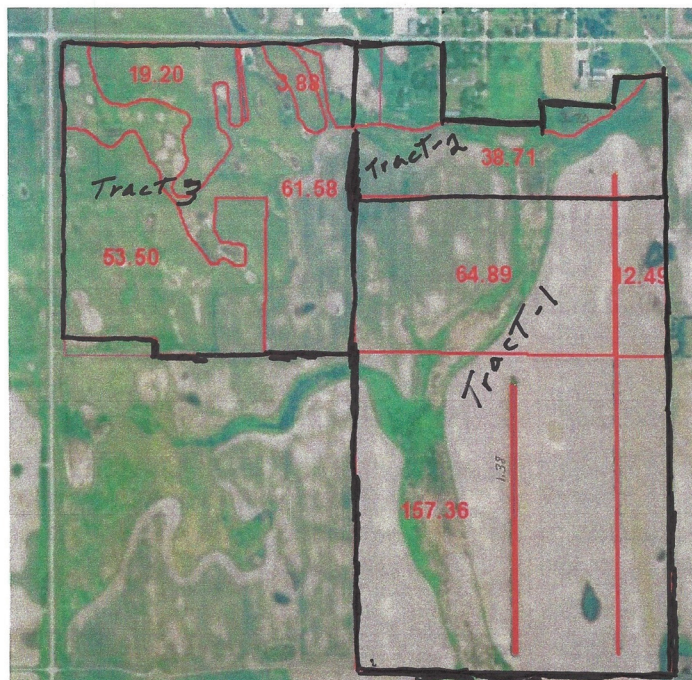
CROP	BASE (acres)	YIELD (bushels)
Corn	11.91	117
Soybeans	45.9	31
Barley	3.08	49

Disclosure: Information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested buyers should complete personal due diligence regarding the property. Base acres and Yields are approximate because it was split out in 3 tracts.

Terms: The highest bidders of each tract will fill out a Purchase Agreement in person or via electronic means within 24 hours. There will be a 10% down payment due within 24 hours either wired or in person. All mineral rights that Seller owns will go to the Buyers. Cost of closing will be split 50/50 between Buyer & Seller. Buyers will be solely responsible for their own loan fees or survey, if any.

— Bartley Johnson, Owner

MAP OF ALL THREE TRACTS



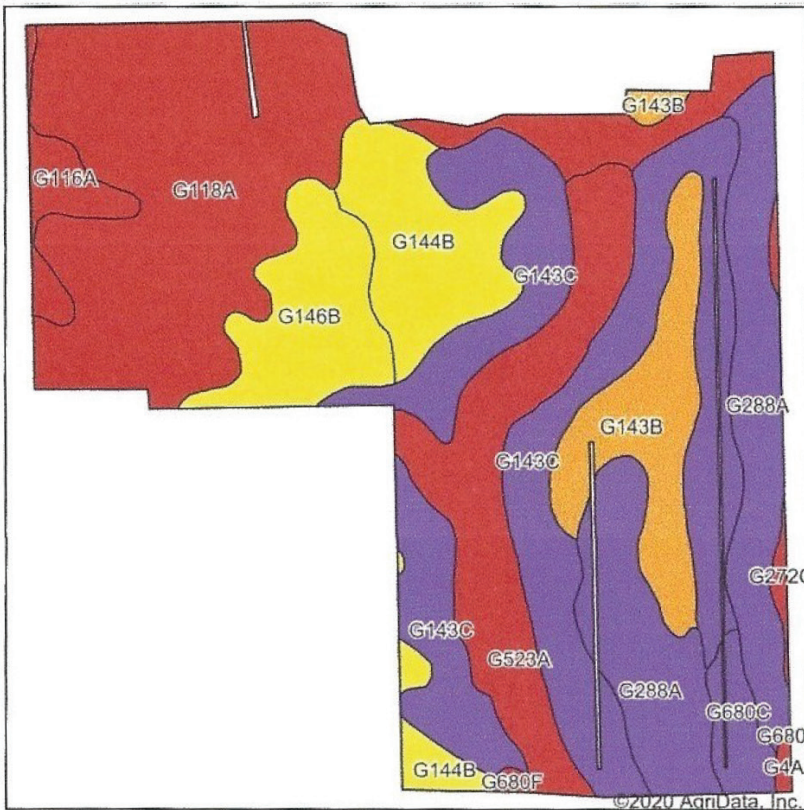
LAND TRACTS

Tract 1: SE1/4 & S1/2 of the NE1/4 Sec. 19 T138N R56W.

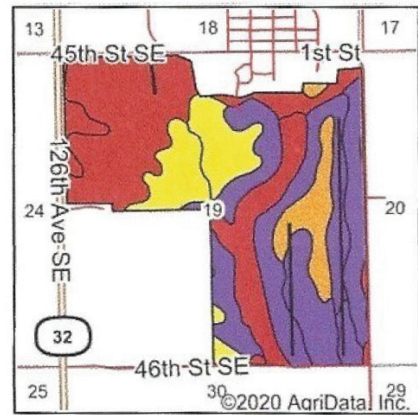
Tract 2: N1/2 of NE1/4 Sec. 19 T138N R56W less parcels of land deeded to others.

Tract 3: NW1/4 of Sec. 19 T138N R56W less parcels of land deeded to others.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Barnes**
 Location: **19-138N-56W**
 Township: **Binghampton**
 Acres: **415.31**
 Date: **12/9/2020**

ACRES & SHARES
 LAND, BEET STOCK, BROKERAGE.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND003, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G118A	Vallers loam, saline, 0 to 1 percent slopes	107.67	25.9%		IVw	3892	42
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	96.03	23.1%		IVe	2768	55
G288A	Fordville loam, 0 to 2 percent slopes	56.39	13.6%		IIIIs	2665	57
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	45.63	11.0%		VIw	2616	21
G144B	Barnes-Buse loams, 3 to 6 percent slopes	33.09	8.0%		IIIe	2842	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	30.26	7.3%		Ile	3034	75
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	26.26	6.3%		IIIe	3265	63
G116A	Easby clay loam, 0 to 1 percent slopes	8.84	2.1%		VIIs	3854	15
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	7.26	1.7%		Ile	2302	55
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	2.16	0.5%		VIIs	1821	26
G680F	Buse-Sioux complex, 9 to 35 percent slopes	0.89	0.2%		VIIe	1997	22
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.83	0.2%		VIIIw	1217	9
Weighted Average						3090.7	50.1

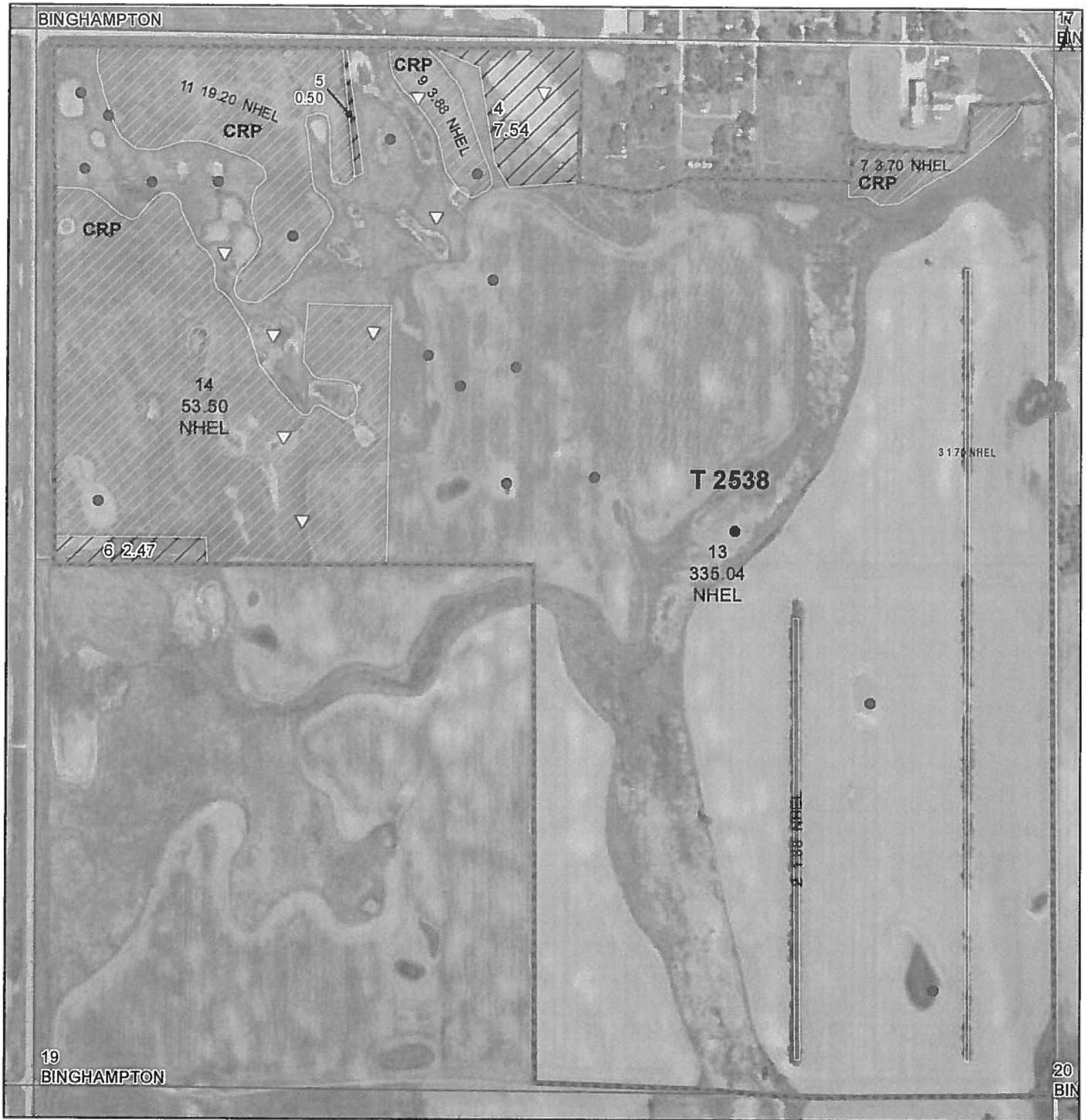
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

AERIAL MAP



Barnes County, North Dakota

Farm 1450



Common Land Unit

- CRP
- 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 May 07, 2020
S19 T138N R56W

0 235 470 940 Feet

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