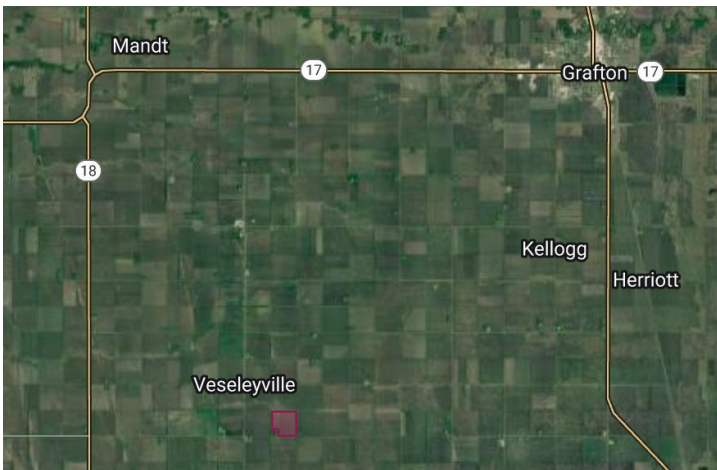


LAND FOR SALE



Walsh County, North Dakota

151.37 +/- Deeded Acres in Prairie Centre Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

LAND LOCATION

From the intersection of Walsh County Highway 8 and 63rd St. NE in Veseleyville, one mile south on County 8 and one-half mile east on 62nd St. NE will place you at the southeast corner of the property.

BROKER'S COMMENTS

Drain tiled prime Red River Valley farmland suitable for sugar beets, potatoes, and edible beans – all high value crops! Seller requires lease-back. Please contact broker for lease terms. Seller reserving 50% minerals. 92.1 Productivity Index.

LISTING PRICE

\$1,760,640

LEGAL DESCRIPTION

Walsh County, Prairie Centre Township
SE1/4 Section 23, T156 R54 (less farmstead)

PROPERTY INFORMATION

151.37 deeded acres / FSA 146.72 tillable acres

ACRES & SHARES^{LLC}

LAND. BEET STOCK. BROKERAGE.

JAYSON MENKE / Broker
jayson.menke@acresandshares.com



LAND INFO

PROPERTY INFORMATION

151.37 deeded acres / 146.72 FSA tillable acres

2023 DISCOUNTED REAL ESTATE TAXES

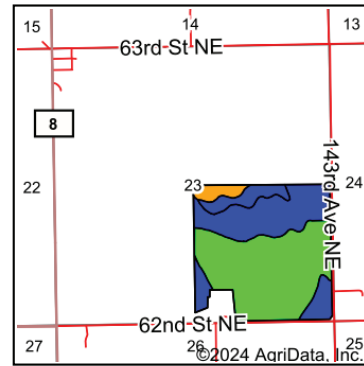
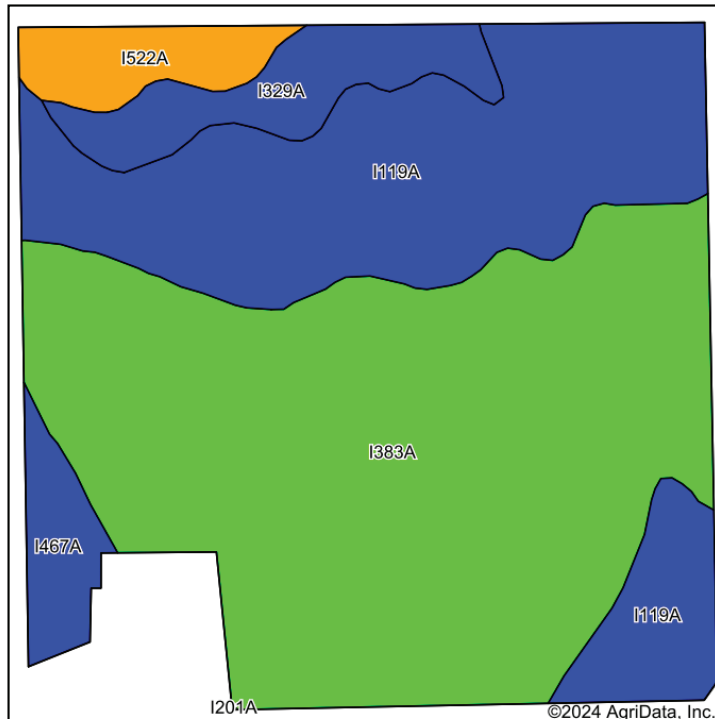
\$3,451.22 (no special assessments)

Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	64.22	64
Corn	8.78	132
Soybeans	1.59	34

SOIL MAP



State: **North Dakota**
 County: **Walsh**
 Location: **23-156N-54W**
 Township: **Prairie Centre**
 Acres: **146.72**
 Date: **4/30/2024**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND099, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I383A	Overly silty clay loam, 0 to 2 percent slopes	81.03	55.2%		IIc	4310	96
I119A	Bearden silty clay loam, 0 to 2 percent slopes	46.05	31.4%		Ile	4240	90
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	9.17	6.2%		IIc	0	81
I522A	Moritz silty clay loam, gravelly substratum, 0 to 2 percent slopes, occasionally flooded	5.70	3.9%		Ile	4275	75
I467A	Bearden silt loam, 0 to 2 percent slopes	4.77	3.3%		Ile	4340	89
Weighted Average					2.00	4018.3	92.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

AERIAL MAP



United States
Department of
Agriculture

Walsh County, North Dakota

Farm 13109



Common Land Unit Tract Boundary
 PLSS

Non-Cropland
 Cropland

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

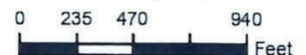
Shares are 100% to Operator

2024 Program Year

Map Created March 26, 2024

S23 T156N R54W

Phy Cnty: Walsh



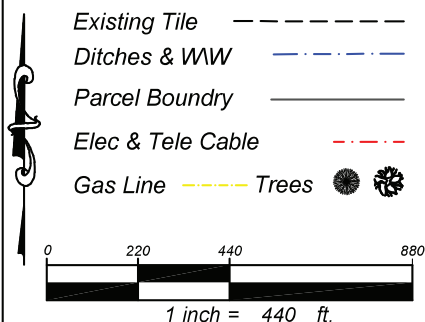
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DRAIN TILE MAP



56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

Miller_Prairie Centre_23SE
Revision: Final
09-15-17
Job# 174527
Drawn by: M.Solma/K.Leonard



0 Ft. 3" Perf	0 Ft. 3" NP	0 Ft. 3" Sock
124295 Ft. 4" Perf	0 Ft. 4" NP	0 Ft. 4" Sock
2325 Ft. 5" Perf	0 Ft. 5" NP	0 Ft. 5" Sock
229 Ft. 6" Perf	0 Ft. 6" NP	0 Ft. 6" Sock
400 Ft. 8" Perf	0 Ft. 8" NP	0 Ft. 8" Sock
0 Ft. 10" Perf	0 Ft. 10" NP	0 Ft. 10" Sock
400 Ft. 12" Perf	0 Ft. 12" NP	0 Ft. 12" Sock
0 Ft. 15" Perf	0 Ft. 15" NP	0 Ft. 15" Sock
0 Ft. 18" Perf	0 Ft. 18" NP	0 Ft. 18" Sock
1438 Ft. 12" DW		
186 Ft. 15" DW		
0 Ft. 18" DW		

John Miller Renter:
State: ND County: Walsh Twp: Prairie Centre Sec: 23SE
Acres: 145 Spacings: 50 D-C: 3/8

