

RE333

Large Land Offering

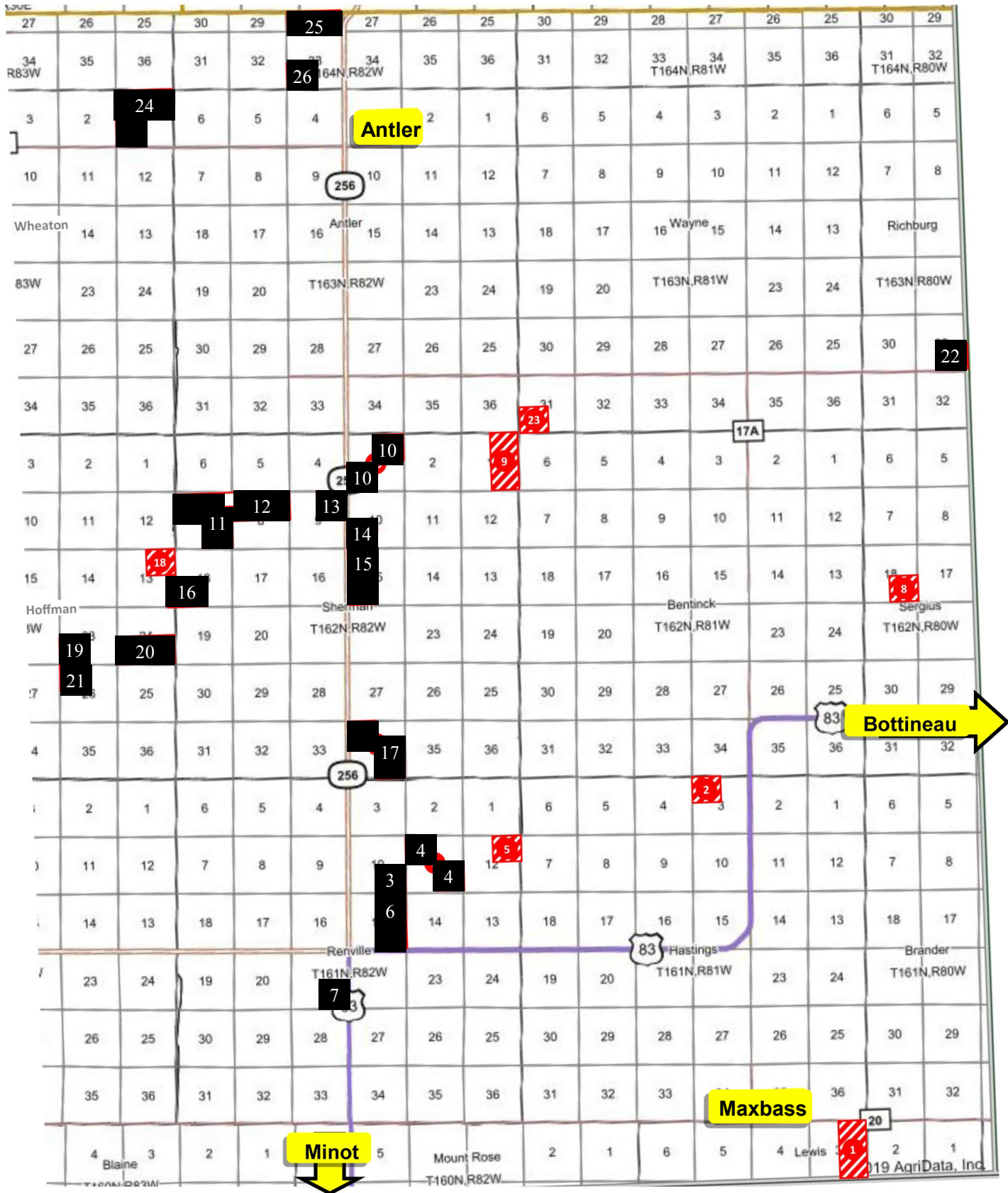
BOTTINEAU COUNTY, NORTH DAKOTA

**Wheaton, Antler, Wayne, Richburg, Hoffman, Sherman,
Sergius, Renville, Hastings & Lewis Townships**
North of Minot

www.redriverlandco.com

6,224 \pm
acres Selling in
26 tracts

BOTTINEAU COUNTY



PARCEL INDEX

Township	Parcel	Acres	Prices updated as of 2/10/2020	Property taxes	Page number
			Parcel list price		
LEWIS	Township 160 North, Range 81 West				
	1 Section 3: NE¼; less Outlot 1 and less R/W; SE¼	310.89	\$478,500	\$1,042.67	6
HASTINGS	Township 161 North, Range 81 West				
	2 Section 3: NW¼	160	\$315,700	\$1,243.39	7
RENVILLE	Township 161 North, Range 82 West				
	3 Section 10: SE¼ PARCEL 3 SOLD	160	\$354,200	\$802.51	8
	4 Section 11: NW¼; SE¼ PARCEL 4 SOLD	320	\$711,850	\$1,595.00	9
	5 Section 12: NE¼	160	\$272,800	\$1,136.50	10
	6 Section 15: E½ less R/W PARCEL 6 SOLD	315.99	\$724,500	\$1,605.85	11
	7 Section 21: SE¼ less R/W PARCEL 7 SOLD	155.39	\$350,750	\$848.97	12
SERGIUS	Township 162 North, Range 80 West				
	8 Section 18: SE¼	160	\$299,200	\$1,063.04	13
SHERMAN	Township 162 North, Range 82 West				
	9 Section 1: S½NE¼; Lots 1 & 2; SE¼	320	\$688,600	\$2,142.57	14
	10 Section 3: S½NE¼; Lots 1 & 2 less Outlot 1 PARCEL 10 SOLD	308.08	\$648,600	\$2,030.47	15
	Lot A of Outlot 1 in the NE¼; SW¼ less R/W				
	11 Section 7: NE¼ less East 10 Acres; E½NW¼; Lots 1 & 2; SE¼ PARCEL 11 PENDING	466	\$838,200	\$3,576.56	16
	12 Section 8: NE¼; E½NW¼; SW¼NW¼ PARCEL 12 SOLD	280	\$626,750	\$1,948.66	17
	13 Section 9: NE¼ less R/W and less Outlot 1 and PARCEL 13 SOLD	149.84	\$341,550	\$1,104.66	18
	less the south 363 feet of the east 330 feet				
	14 Section 10: SW¼ less Outlot 2 and less R/W PARCEL 14 PENDING	144.74	\$320,100	\$1,031.43	19
	15 Section 15: W½ less R/W PARCEL 15 SOLD	312.72	\$708,400	\$2,249.30	20
	16 Section 18: E½SW¼; Lots 3 & 4 PARCEL 16 SOLD	156	\$362,250	\$1,180.94	21
	17 Section 34: NW¼ less R/W; S½NE¼; SE¼ PARCEL 17 SOLD	395.95	\$871,700	\$2,947.62	22
HOFFMAN	Township 162 North, Range 83 West				
	18 Section 13: NE¼; E½SE¼SE¼; E½NE¼SE¼	200	\$425,700	\$1,410.91	23
	19 Section 23: SW¼ PARCEL 19 SOLD	160	\$371,450	\$974.11	24
	20 Section 24: S½ PARCEL 20 PENDING	320	\$694,100	\$1,818.62	25
	21 Section 26: NW¼ PARCEL 21 SOLD	160	\$271,400	\$775.05	26
RICHBURG	Township 163 North, Range 80 West				
	22 Section 29: SE¼ less R/W PARCEL 22 PENDING	158.38	\$327,800	\$1,072.00	27
WAYNE	Township 163 North, Range 81 West				
	23 Section 31: E½SW¼; Lots 3 & 4	154	\$325,600	\$1,101.96	28
WHEATON	Township 163 North, Range 83 West				
	24 Section 1: NE¼; S½NW¼; Lots 3 & 4; SW¼ less R/W PARCEL 24 SOLD	477.99	\$995,900	\$2,112.10	29
ANTLER	Township 164 North, Range 82 West				
	25 Section 28: Lot 2 less Outlot 1; Lots 3 & 4 PARCEL 25 SOLD	158.23	\$276,000	\$966.27	30
	26 Section 33: SW¼ PARCEL 26 SOLD	160	\$334,650	\$867.75	31
		1,464.89	\$2,806,100	\$9,141.04	

BOTTINEAU COUNTY, ND

**Wheaton, Antler, Wayne, Richburg, Hoffman, Sherman,
Sergius, Renville, Hastings & Lewis Townships**

Total Acres: 6,224.20+/-

Cropland Acres: 5,856.84

CRP Acres: 37.3 acres

To be sold in 26 Tracts

LOCATION

The farm is located in western Bottineau County, approximately 37 miles north of Minot, ND. Much of the land adjoins or is just off State Highway 256.

ABOUT THE LAND

The Bottineau County farm is located in ten contiguous townships and features approximately 6000 acres of cropland with the balance being grass acres. The soils are generally loamy with productivity indexes primarily in the 60's and 70's. The farm's topography is general level. The cropland is well suited for small grains, canola, peas and lentils.

OPPORTUNITIES

This farm presents a producer or investor the opportunity to put together a large amount of land in one location. The farm is being offered for purchase in 26 separate tracts.

* Please note, the cropland on this farm has a Farm Lease Agreement in place until December 31, 2019. Buyer(s) will assume this lease.

GENERAL INFORMATION

Farm Land is offered for sale with listed prices per Section. The Bulk Farm Land List Price for all property contained in this brochure and totaling 6,224.20 total acres is \$12.5 million.

RIGHT OF FIRST REFUSAL

Through December 31, 2019, Feland Brothers Farms have the right of first refusal to purchase all or a part of the property for the same purchase price offered to the Seller by a prospective Buyer. Feland Brothers Farms will have 5 business days, commencing from the date following the date the notice is received to exercise its first right of refusal.

CLOSING

Closing will take place at a closing company mutually agreeable to both Buyer and Seller. Conveyance at closing will be by Special Warranty Deed. Closing Fees will be shared equally between Buyer and Seller.

TAXES AND ASSESSMENTS

The 2019 taxes shall be prorated between buyer and seller as of the closing date. All future property taxes and assessments shall be the responsibility of the Buyer.

AGENCY DISCLOSURE

Red River Land Company and CBRE Mega are representing the Seller.

POSSESSION

The property is currently under a lease with Feland Brothers Farms through December 31, 2019. Possession to the buyer shall be granted after such lease has expired unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Red River Land Company and CBRE Mega do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

THE PROPERTY WILL BE SOLD “AS IS, WHERE IS” WITH NO WARRANTIES EXPRESSED OR IMPLIED.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Purchasers should inspect the property and review all the pertinent documents and information available, as each purchaser is responsible for evaluation of the property and shall not rely upon the Seller, Broker or their Employees or Agents. The property will be sold “AS IS, WHERE IS” and without any warranties or representations, express or implied

The information set forth is believed to be accurate. However, the owner of the properties, Red River Land Company, and CBRE Mega make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Red River Land Company, CBRE Mega and owners will not be held responsible for advertising discrepancies or inaccuracies.

INSUFFICIENT FUNDS

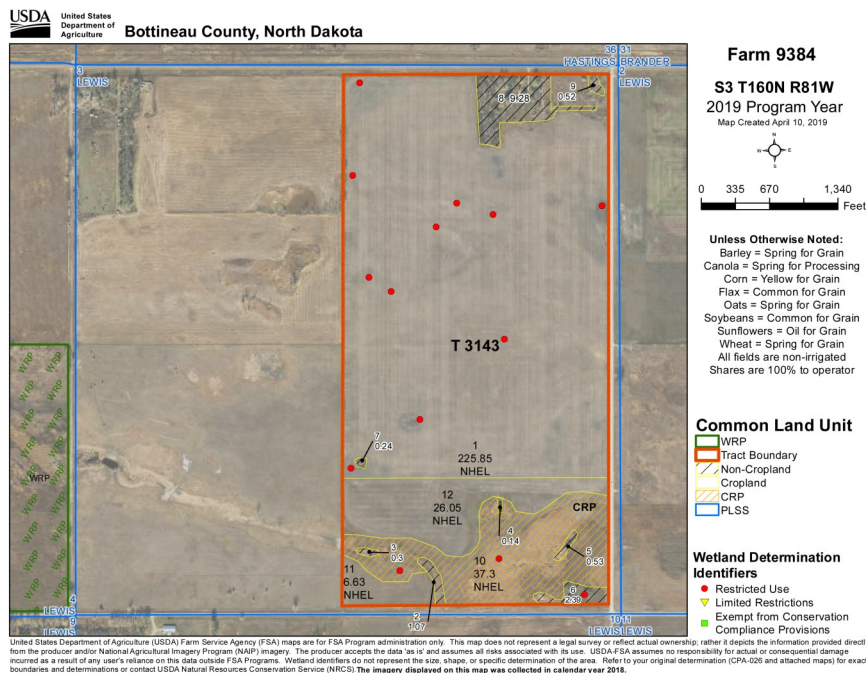
Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

OWNER

Great Western Bank

PARCEL 1

Aerial Map



Parcel 1 Summary

Legal Description:

Section 3:
NE¼; less Outlot 1 and less R/W; SE¼
Township 160 North, Range 81 West
Lewis Township

Tillable Acres / Total Acres
295.83 / 310.89

CRP Cropland: 37.3

Annual Contract

Payment: \$1,179

Rental Rate Per Acre: \$31.61

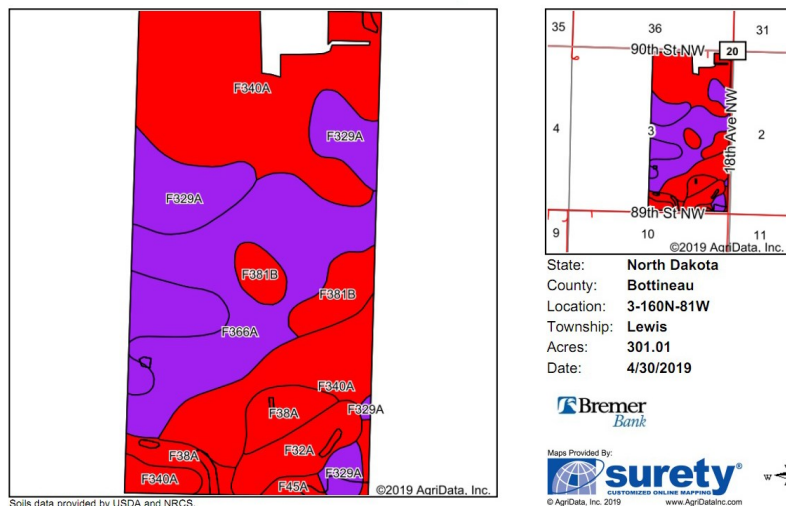
Expires: 9/30/2022

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	71.54	28
Corn	24.19	59
Sunflowers	23.16	1169
Barley	41.05	41
Canola	24.19	996
Total	184.13	

2018 Real Estate Taxes:
\$1,042.67

Soil Productivity Index: 48.3

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F340A	Ulen loamy fine sand, 0 to 2 percent slopes	121.98	40.5%		IVe	49	23
F366A	Hedra loamy fine sand, 0 to 2 percent slopes	73.38	24.4%		IVe	53	27
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	51.71	17.2%		IIIe	60	38
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	17.37	5.8%		IVw	32	40
F381B	Aylmer-Bantry fine sands, 0 to 6 percent slopes	16.99	5.6%		Vle	29	19
F32A	Fossum fine sandy loam, very poorly drained, 0 to 1 percent slopes	15.10	5.0%		Vw	21	13
F45A	Colvin silty clay loam, 0 to 1 percent slopes	4.48	1.5%		IVw	45	56
Weighted Average						48.3	*n 27.3

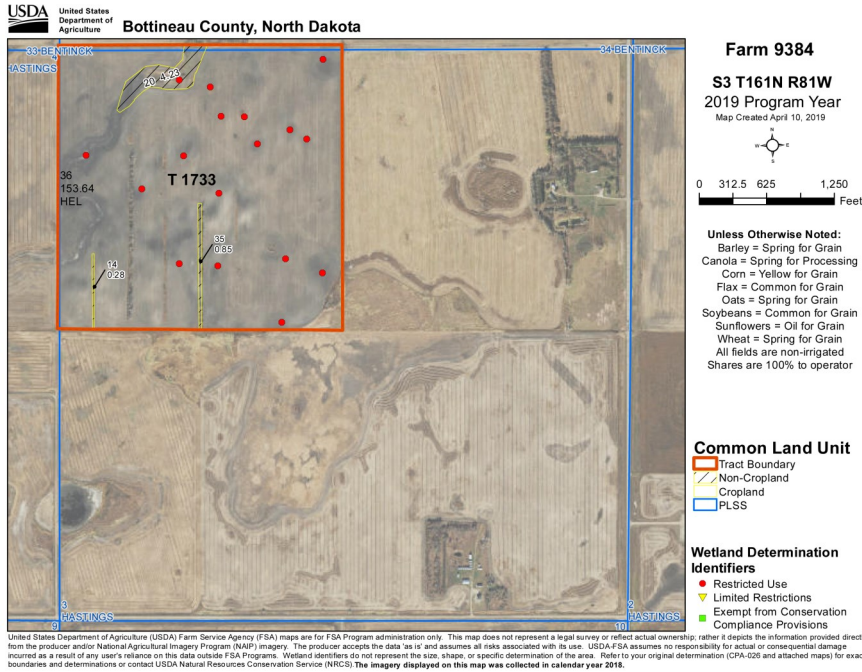
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 2

Aerial Map



Parcel 2 Summary

Legal Description:

Section 3:

NW¹/₄

Township 161 North, Range 81 West
 Hastings Township

Tillable Acres / Total Acres

153.64 160.0

	Base Ac	PLC Yield
Wheat	42.2	28
Corn	14.27	59
Sunflowers	13.66	1169
Barley	24.21	41
Canola	14.27	996
Total	108.61	

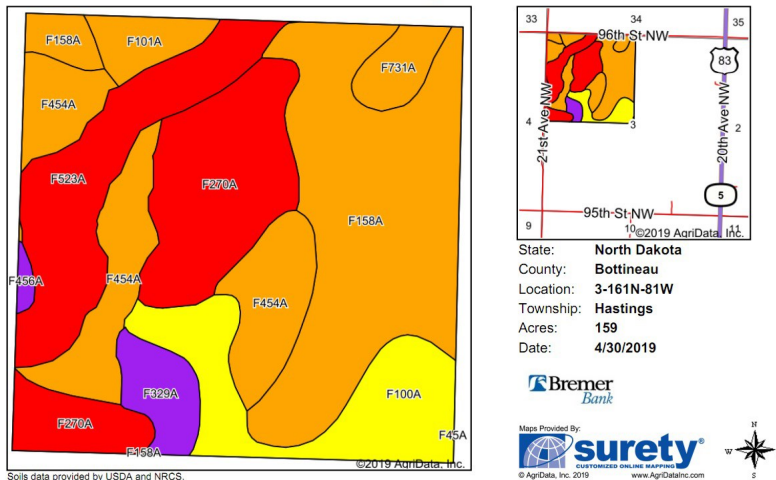
2018 Real Estate Taxes:

\$1,243.39

Soil Productivity Index: 61.4

USFWS Wetland Easement: Yes

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class "c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	48.28	30.4%		IIc	80	53
F270A	Arville sandy loam, 0 to 2 percent slopes	28.07	17.7%		IIe	41	16
F454A	Glyndon loam, 0 to 2 percent slopes	25.88	16.3%		IIe	77	49
F523A	Low-Fluvaquents, channelled complex, 0 to 2 percent slopes, frequently flooded	22.01	13.8%		VIW	21	3
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	19.37	12.2%		IIe	64	54
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	5.84	3.7%		IIie	60	38
F101A	Hamlet-Wyand loams, 0 to 3 percent slopes	4.53	2.8%		IIe	77	54
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	4.26	2.7%		IIie	76	46
F456A	Glyndon loam, saline, 0 to 2 percent slopes	0.76	0.5%		IIIs	52	30
Weighted Average						61.4	*n 38.2

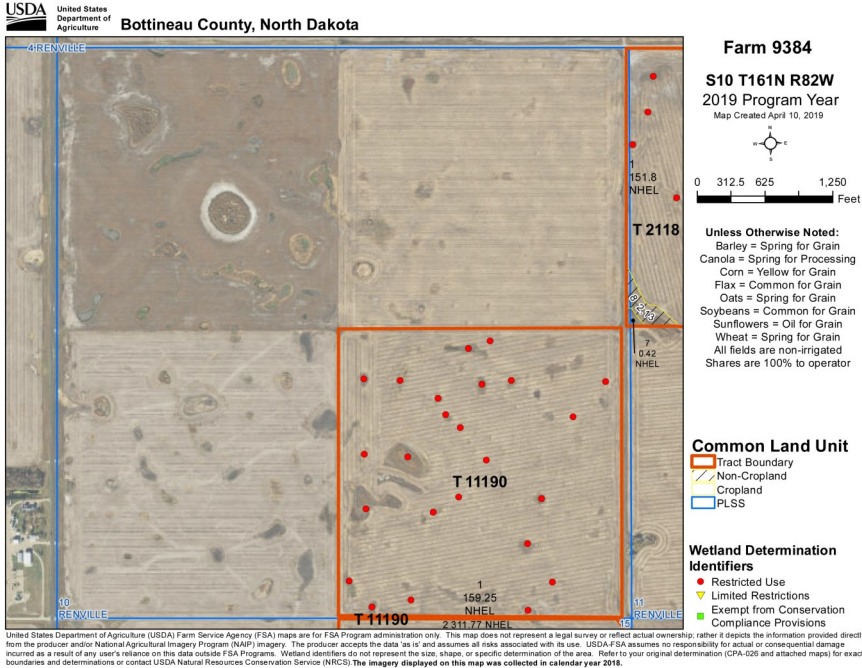
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 3

Aerial Map



SOLD

Parcel 3 Summary

Legal Description:

Section 10:

SE $\frac{1}{4}$

Township 161 North, Range 82 West
 Renville Township

Tillable Acres / Total Acres

157.01 / 160.0

	Base Ac	PLC Yield
Wheat	70.52	48
Corn	4.68	72
Sunflowers	31.80	1514
Soybeans	1.49	25
Barley	3.72	62
Canola	20.71	1156
Total	132.92	

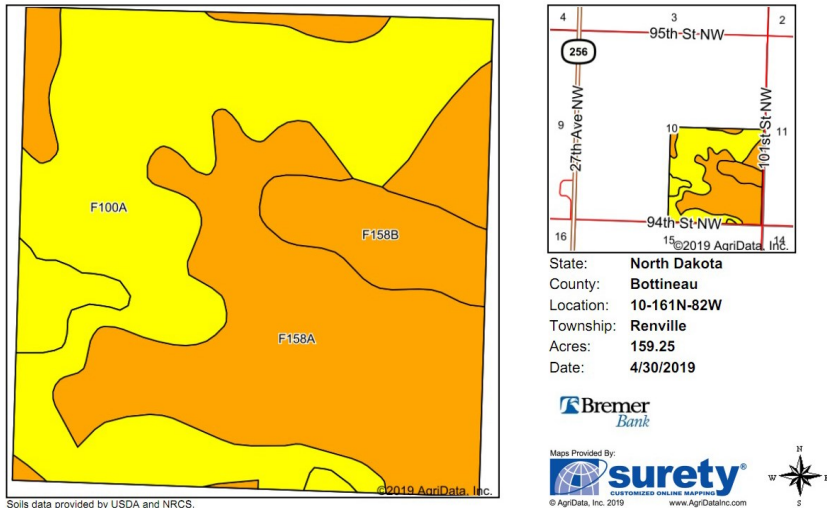
2018 Real Estate Taxes:

\$802.51

Soil Productivity Index: 71.9

USFWS Wetland Easement: Yes

Soils Map



Area Symbol: ND009, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	76.98	48.3%		IIIc	64	54
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	69.31	43.5%		IIIc	80	53
F158B	Hamlet-Souris-Tonka complex, 0 to 5 percent slopes	12.96	8.1%		IIIc	76	52
Weighted Average						71.9	*n 53.4

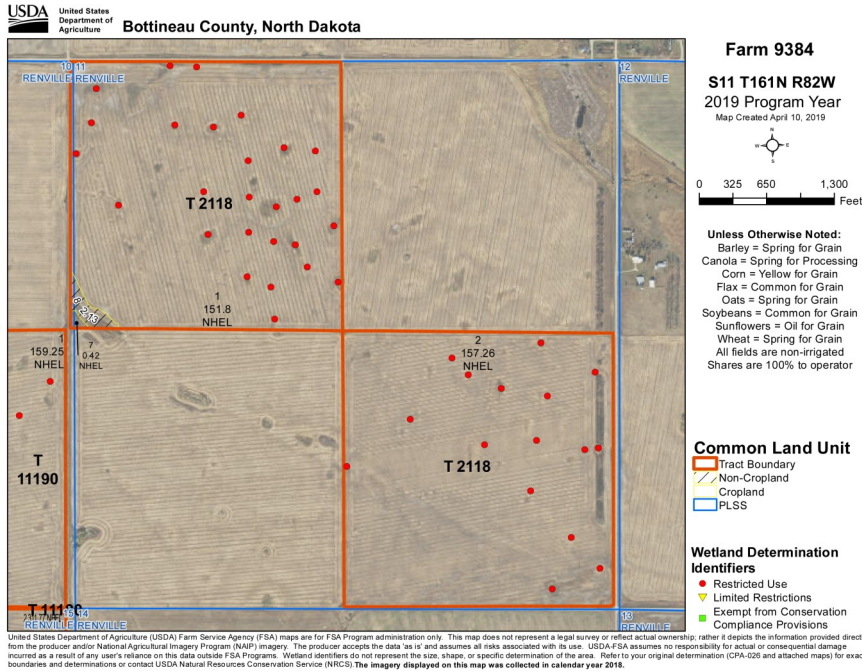
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 4

Aerial Map



SOLD

Parcel 4 Summary

Legal Description:

Section 11:

NW $\frac{1}{4}$; SE $\frac{1}{4}$

Township 161 North, Range 82 West
Renville Township

Tillable Acres / Total Acres

309.48 320.0

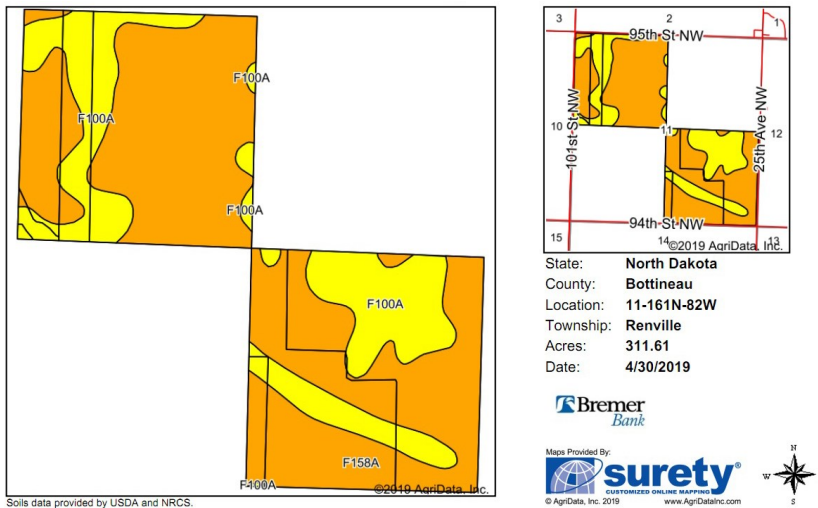
	Base Ac	PLC Yield
Wheat	106.00	29
Sunflowers	55.43	1207
Barley	57.04	66
Total	218.47	

2018 Real Estate Taxes:

\$1,595.00

Soil Productivity Index: 75.2

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	217.84	69.9%		Iic	80	53
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	93.77	30.1%		Ile	64	54
Weighted Average						75.2	*n 53.3

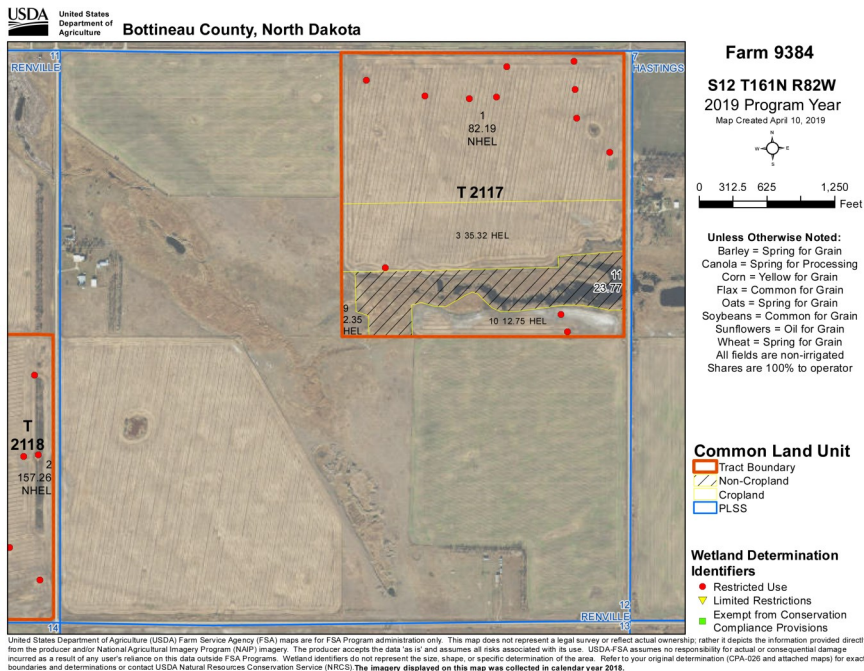
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 5

Aerial Map



Parcel 5 Summary

Legal Description:

Section 12:

NE¹/₄

Township 161 North, Range 82 West
 Renville Township

Tillable Acres / Total Acres

132.61 160.0

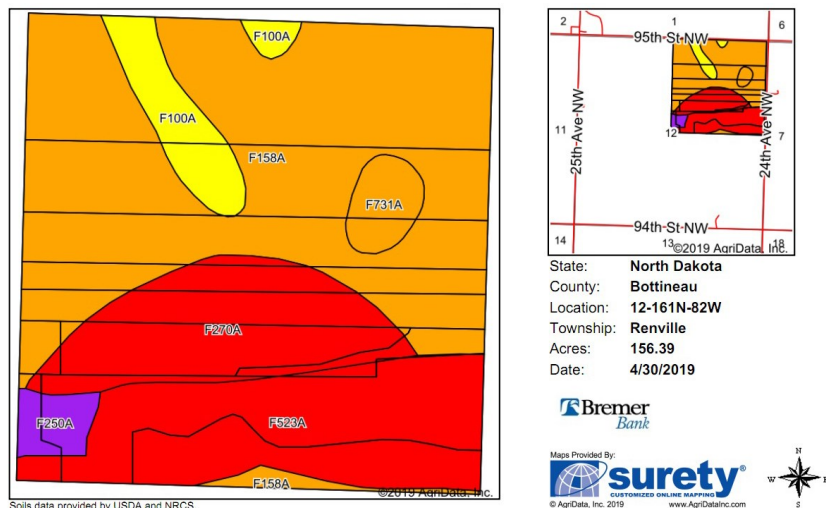
	Base Ac	PLC Yield
Wheat	45.43	29
Sunflowers	23.75	1207
Barley	24.45	66
Total	93.63	

2018 Real Estate Taxes:

\$1,136.50

Soil Productivity Index: 60.2

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	83.28	53.3%		IIC	80	53
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	32.44	20.7%		VIW	21	3
F270A	Arvilla sandy loam, 0 to 2 percent slopes	24.26	15.5%		Ille	41	16
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	8.90	5.7%		Ile	64	54
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	4.14	2.6%		Ille	76	46
F250A	Divide loam, 0 to 2 percent slopes	3.37	2.2%		IlS	58	37
Weighted Average						60.2	*n 36.4

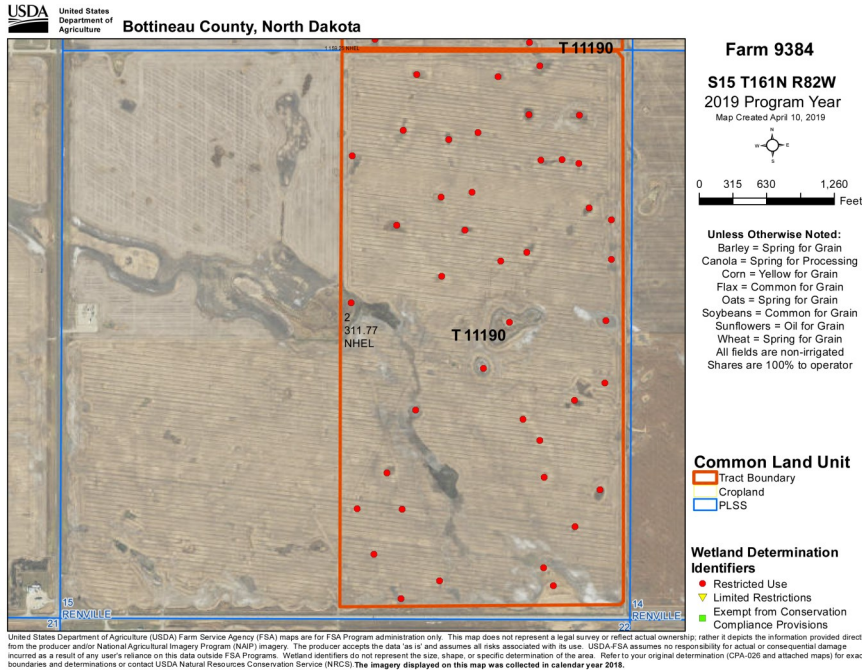
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 6

Aerial Map



SOLD

Parcel 6 Summary

Legal Description:

Section 15:
 E½ less R/W
 Township 161 North, Range 82 West
 Renville Township

Tillable Acres / Total Acres
 314.02 / 315.99

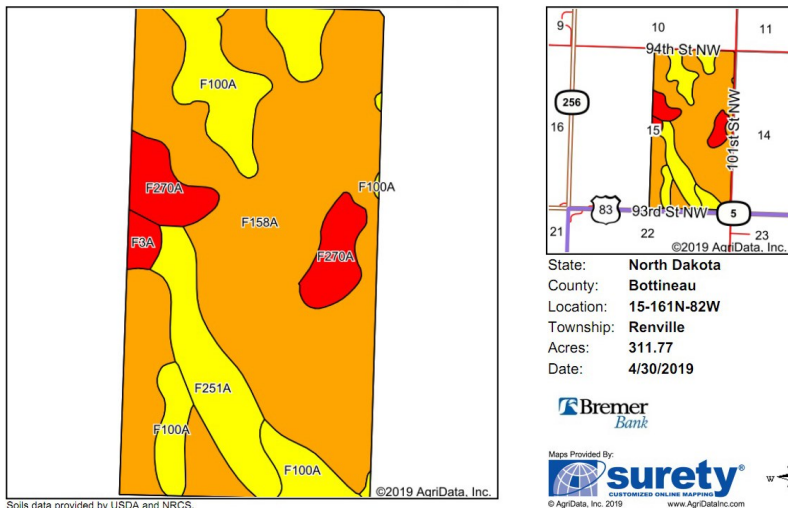
	Base Ac	PLC Yield
Wheat	141.04	48
Corn	9.37	72
Sunflowers	63.60	1514
Soybeans	2.99	25
Barley	7.43	62
Canola	41.43	1156
Total	265.86	

2018 Real Estate Taxes:
 \$1,605.85

Soil Productivity Index: 72.2

USFWS Wetland Easement: Yes

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	203.65	65.3%		Ilc	80	53
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	49.19	15.8%		Ilc	64	54
F251A	Divide loam, loamy substratum, 0 to 2 percent slopes	30.60	9.8%		Ilc	64	45
F270A	Arvilla sandy loam, 0 to 2 percent slopes	24.25	7.8%		Ille	41	16
F3A	Parnell silty clay loam, 0 to 1 percent slopes	4.08	1.3%		Vw	25	2
Weighted Average						72.2	*n 48.8

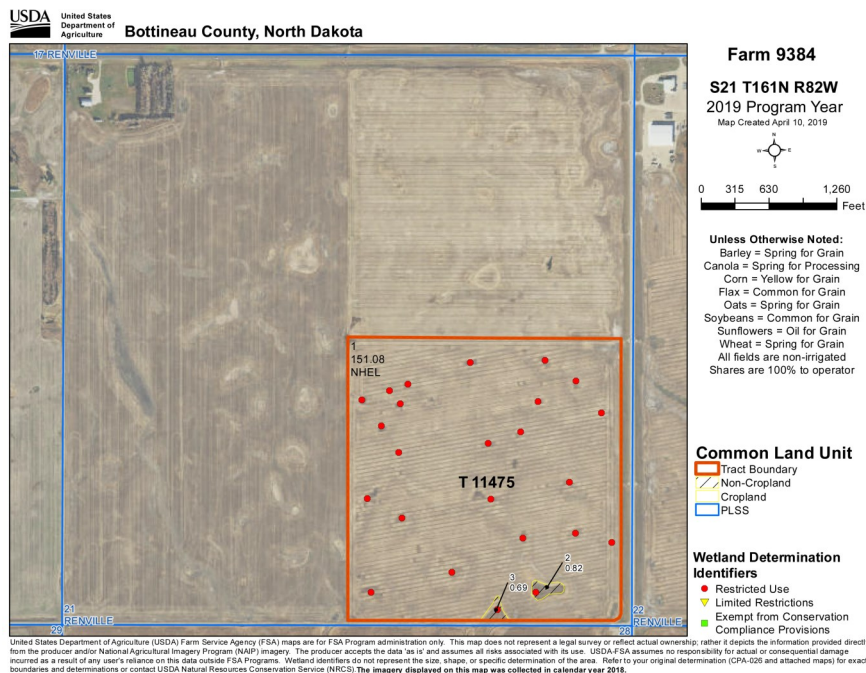
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 7

Aerial Map



SOLD

Parcel 7 Summary

Legal Description:

Section 21:

SE $\frac{1}{4}$ less R/W

Township 161 North, Range 82 West
Renville Township

Tillable Acres / Total Acres

151.08 155.39

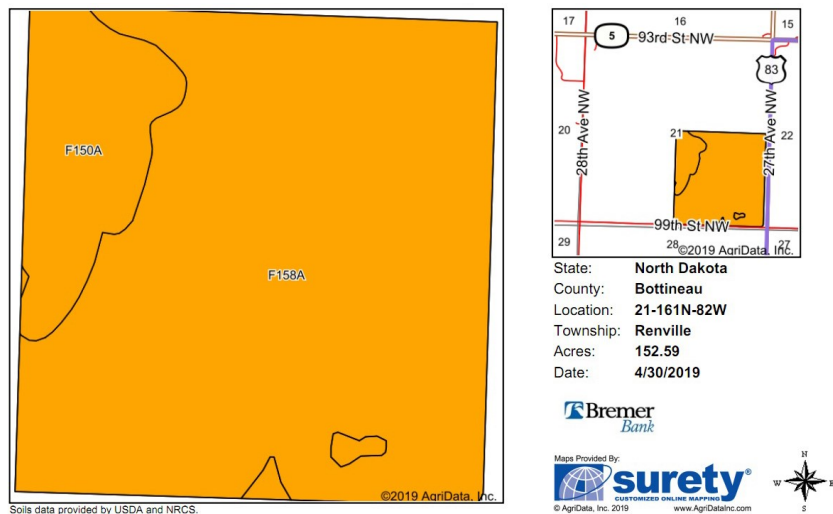
	Base Ac	PLC Yield
Wheat	41.80	28
Corn	14.14	59
Sunflowers	13.54	1169
Barley	23.98	41
Canola	14.14	996
Total	107.60	

2018 Real Estate Taxes:

\$848.97

Soil Productivity Index: 79

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	129.72	85.0%		Ilc	80	53
F150A	Hamlet-Tonka-Wyand complex, 0 to 3 percent slopes	22.87	15.0%		Ilc	73	56
Weighted Average						79	*n 53.4

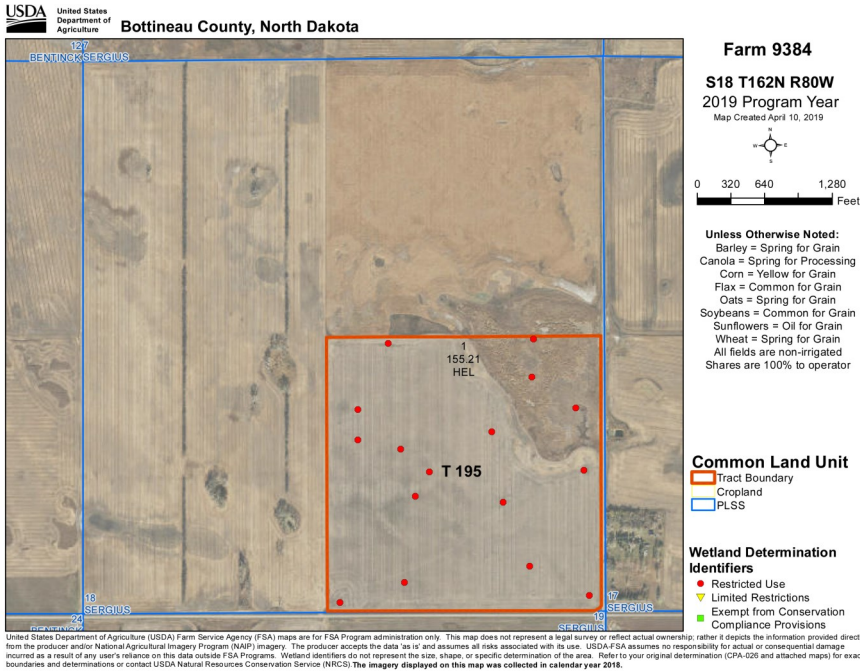
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 8

Aerial Map



Parcel 8 Summary

Legal Description:

Section 18:

SE¹/₄

Township 162 North, Range 80 West
Sergius Township

Tillable Acres / Total Acres

155.21 160.0

	Base Ac	PLC Yield
Wheat	42.95	28
Corn	14.53	59
Sunflowers	13.91	1169
Barley	24.64	41
Canola	14.53	996
Total	110.56	

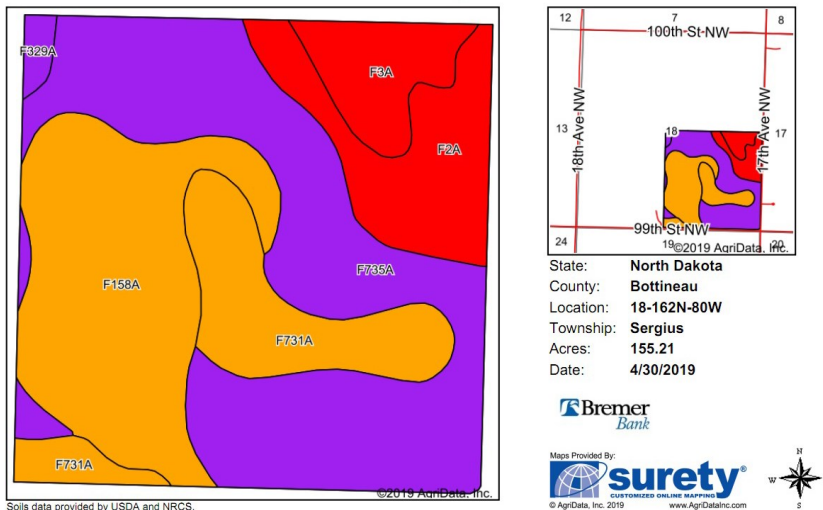
2018 Real Estate Taxes:

\$1,063.04

Soil Productivity Index: 61.1

USFWS Wetland Easement: Yes

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F735A	Towner loamy fine sand, 0 to 3 percent slopes	61.91	39.9%		IVe	55	33
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	41.79	26.9%		IIc	80	53
F731A	Svenoda fine sandy loam, 0 to 3 percent slopes	21.19	13.7%		IIIf	76	46
F2A	Tonka silt loam, 0 to 1 percent slopes	18.75	12.1%		IVw	42	56
F3A	Pamell silty clay loam, 0 to 1 percent slopes	10.04	6.5%		Vw	25	2
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	1.53	1.0%		IIIf	60	38
Weighted Average						61.1	*n 41

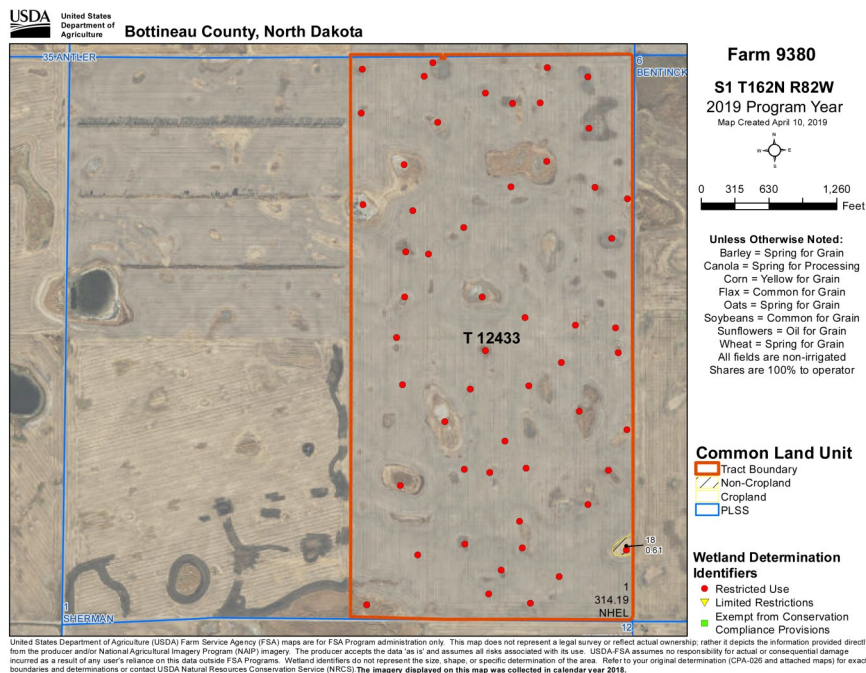
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 9

Aerial Map



Parcel 9 Summary

Legal Description:

Section 1:

S $\frac{1}{2}$ NE $\frac{1}{4}$; Lots 1 & 2; SE $\frac{1}{4}$

Township 162 North, Range 82 West
 Sherman Township

Tillable Acres / Total Acres

314.19 320.0

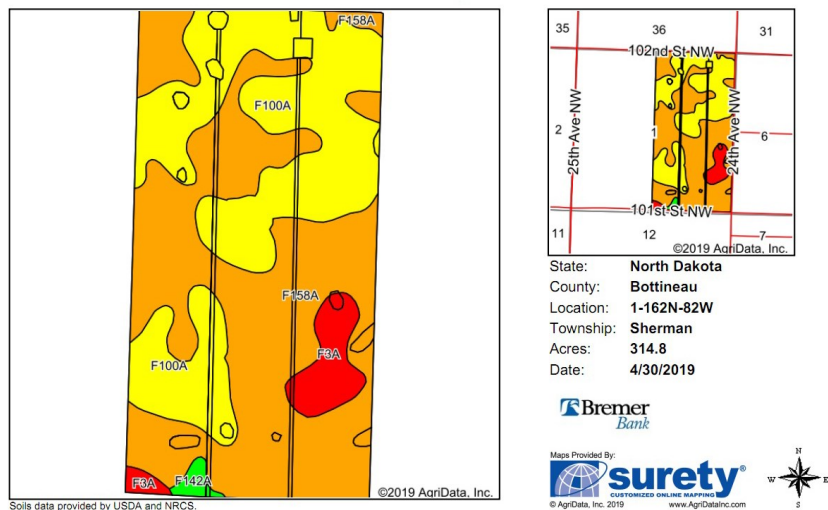
	Base Ac	PLC Yield
Wheat	25.42	41
Sunflowers	23.85	1154
Barley	21.30	53
Total	70.57	

2018 Real Estate Taxes:





\$2,142.57

Soil Productivity Index: 70.9

Soils Map



Area Symbol: ND009. Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	172.11	54.7%		llc	80	53
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	123.42	39.2%		llc	64	54
F3A	Parnell silty clay loam, 0 to 1 percent slopes	16.57	5.3%		Vw	25	2
F142A	Svea loam, 0 to 3 percent slopes	2.70	0.9%		llc	93	61
Weighted Average						70.9	*n 50.8

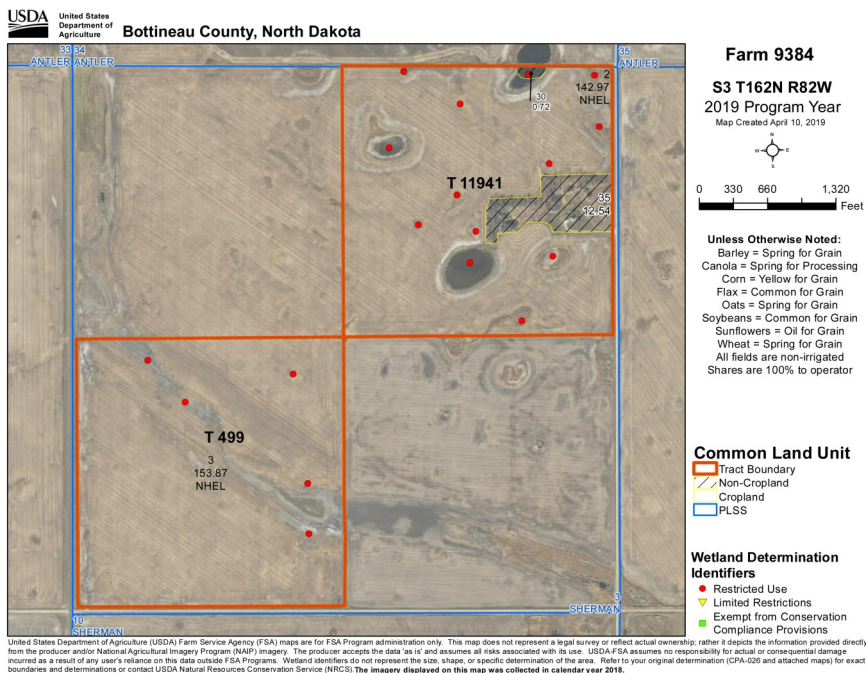
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 10

Aerial Map



SOLD

Parcel 10 Summary

Legal Description:

Section 3:

S $\frac{1}{2}$ NE $\frac{1}{4}$; Lots 1 & 2 less Outlot 1
 Lot A of Outlot 1 in the NE $\frac{1}{4}$; SW $\frac{1}{4}$
 less R/W

Township 162 North, Range 82 West
 Sherman Township

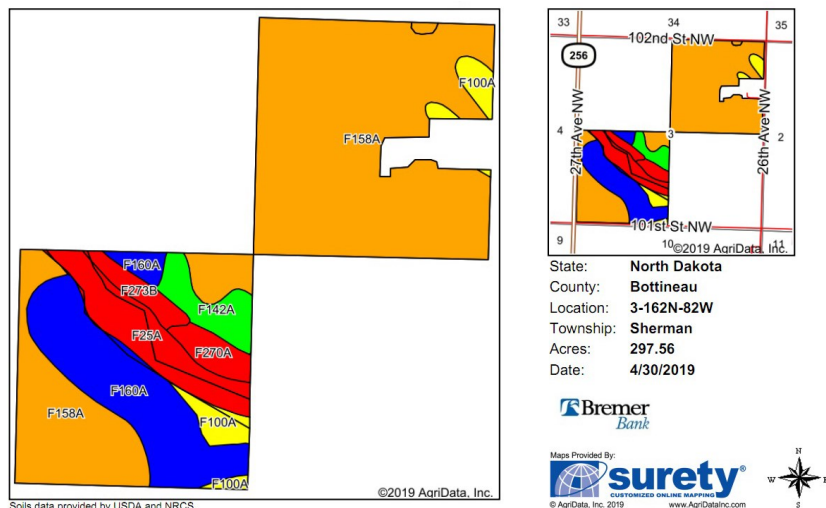
Tillable Acres / Total Acres
 296.84 / 308.08

	Base Ac	PLC Yield
Wheat	133.29	48
Corn	8.84	72
Sunflowers	60.09	1514
Soybeans	2.84	25
Barley	7.04	62
Canola	39.14	1156
Total	251.24	

2018 Real Estate Taxes:
 \$2,030.47

Soil Productivity Index: 74.9

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	187.06	62.9%		Ilc	80	53
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	49.84	16.7%		Ilc	85	51
F25A	Marysland loam, 0 to 1 percent slopes	23.51	7.9%		IVw	33	38
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	12.14	4.1%		Ille	64	54
F142A	Sves loam, 0 to 3 percent slopes	11.40	3.8%		Ilc	93	61
F270A	Arvilla sandy loam, 0 to 2 percent slopes	7.16	2.4%		Ille	41	16
F273B	Sioux-Arvilla complex, 2 to 6 percent slopes	6.45	2.2%		Vls	29	13
	Weighted Average					74.9	*n 50.1

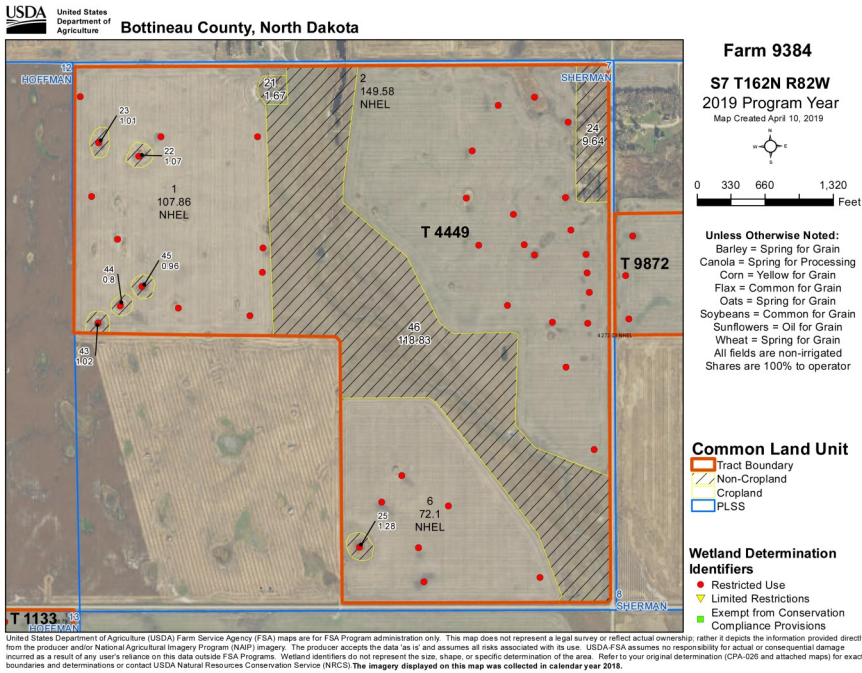
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 11

Aerial Map



PENDING

Parcel 11 Summary

Legal Description:

Section 7:

NE $\frac{1}{4}$ less East 10 Acres; E $\frac{1}{2}$ NW $\frac{1}{4}$;

Lots 1 & 2; SE $\frac{1}{4}$

Township 162 North, Range 82 West

Sherman Township

Tillable Acres / Total Acres

329.54 466

	Base Ac	PLC Yield
Wheat	148.15	48
Corn	9.83	72
Sunflowers	66.80	1514
Soybeans	3.16	25
Barley	7.82	62
Canola	43.51	1156
Total	279.27	

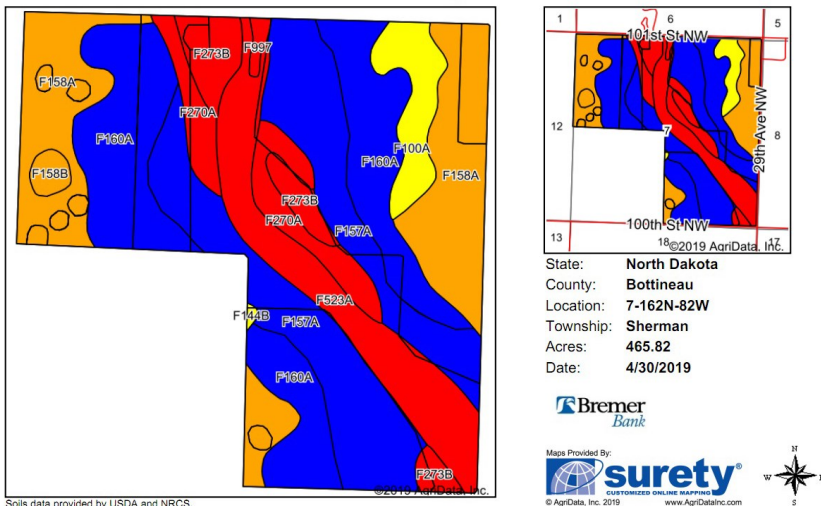
2018 Real Estate Taxes:

\$3,576.56

Soil Productivity Index: 69.1

USDA FmHA Easement: Yes, copy available upon request.

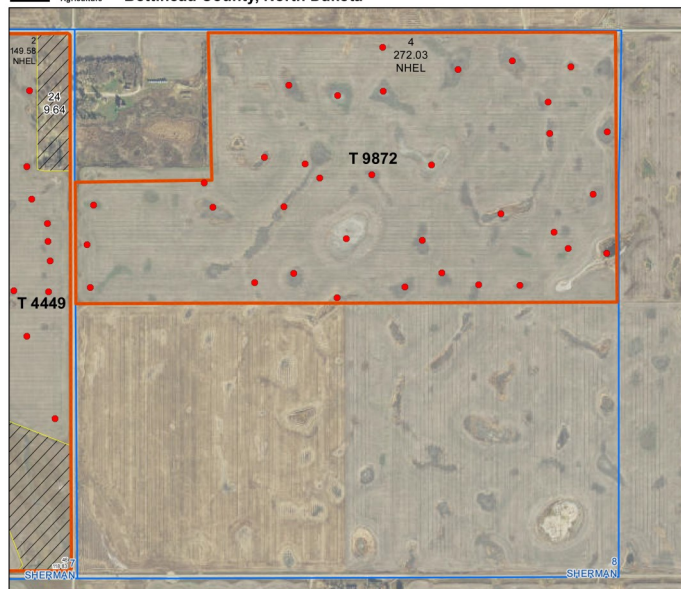
Soils Map



PARCEL 12

Aerial Map

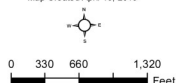
USDA United States Department of Agriculture
Bottineau County, North Dakota



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Farm 9384

S8 T162N R82W
2019 Program Year
Map Created April 10, 2019



Unless Otherwise Noted:
Barley = Spring for Grain
Canola = Spring for Processing
Corn = Yellow for Grain
Flax = Common for Grain
Oats = Spring for Grain
Soybeans = Common for Grain
Sunflowers = Oil for Grain
Wheat = Spring for Grain
All fields are non-irrigated
Shares are 100% to operator

Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

SOLD

Parcel 12 Summary

Legal Description:

Section 8:
NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$
Township 162 North, Range 82 West
Sherman Township

Tillable Acres / Total Acres
272.03 / 280.0

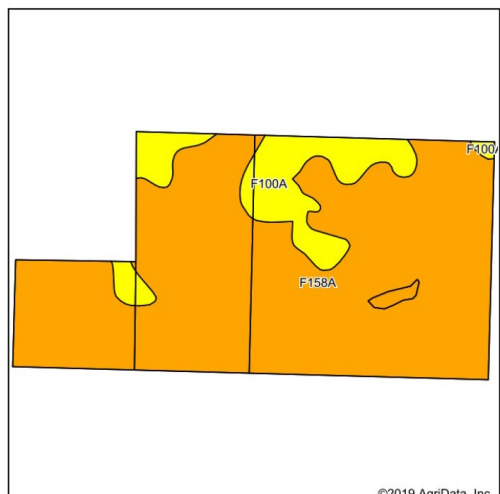
	Base Ac	PLC Yield
Wheat	122.26	48
Corn	8.11	72
Sunflowers	55.13	1514
Soybeans	2.6	25
Barley	6.45	62
Canola	35.9	1156
Total	230.45	

2018 Real Estate Taxes:
\$1,948.66

Soil Productivity Index: 77.7

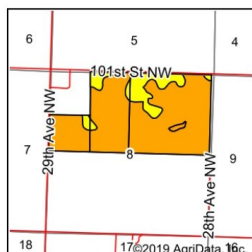
USFWS Wetland Easement: Yes

Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: North Dakota
County: Bottineau
Location: 8-162N-82W
Township: Sherman
Acres: 272.03
Date: 4/30/2019

Bremer Bank

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	233.09	85.7%		Ilc	80	53
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	38.94	14.3%		Ille	84	54
Weighted Average						77.7	*n 53.1

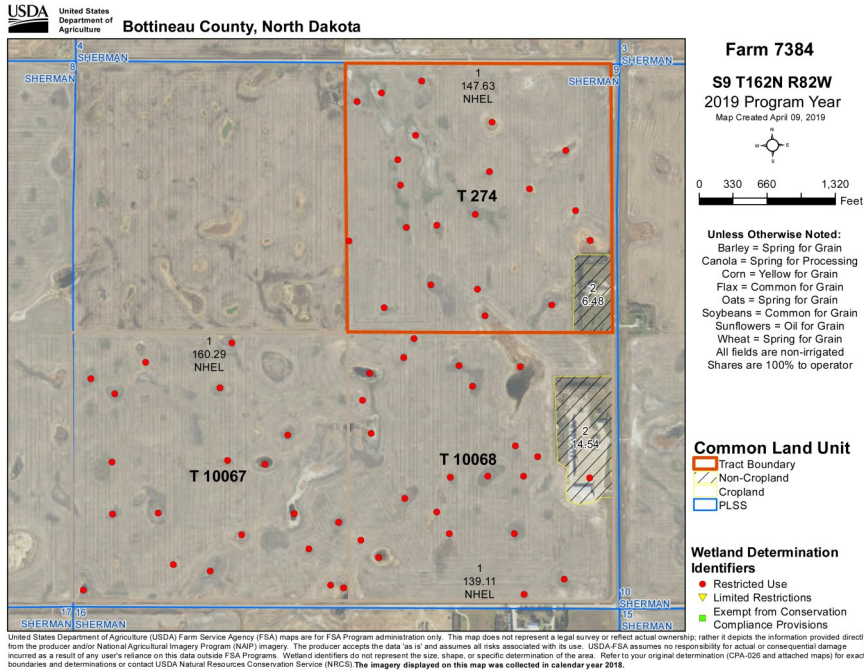
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 13

Aerial Map



SOLD

Parcel 13 Summary

Legal Description:

Section 9:

NE¹/₄ less R/W and less Outlot 1 and less the south 363 feet of the east 330 feet

Township 162 North, Range 82 West
 Sherman Township

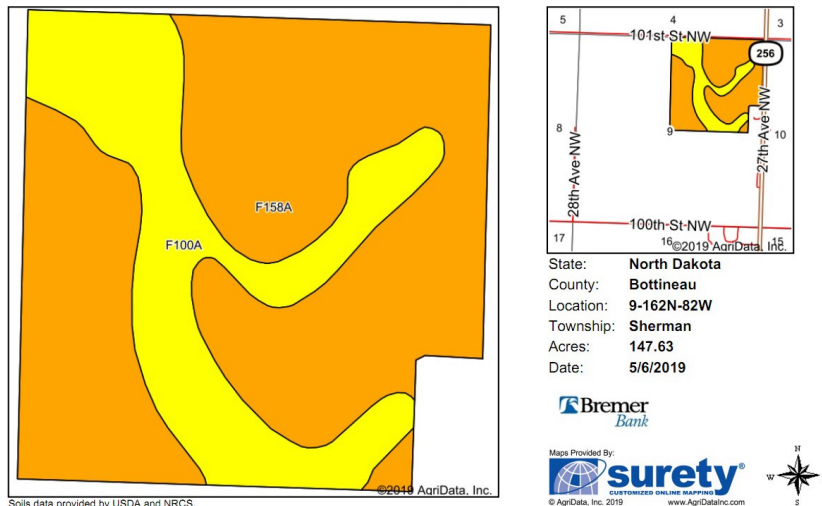
Tillable Acres / Total Acres
 147.63 / 149.84

	Base Ac	PLC Yield
Wheat	74.09	50
Sunflowers	37.04	1595
Barley	00.21	54
Canola	31.17	1037
Total	142.51	

2018 Real Estate Taxes:
 \$1,107.66

Soil Productivity Index: 75.2

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	102.93	69.7%	llc		80	53
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	44.70	30.3%	lll		64	54
Weighted Average						75.2	*n 53.3

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

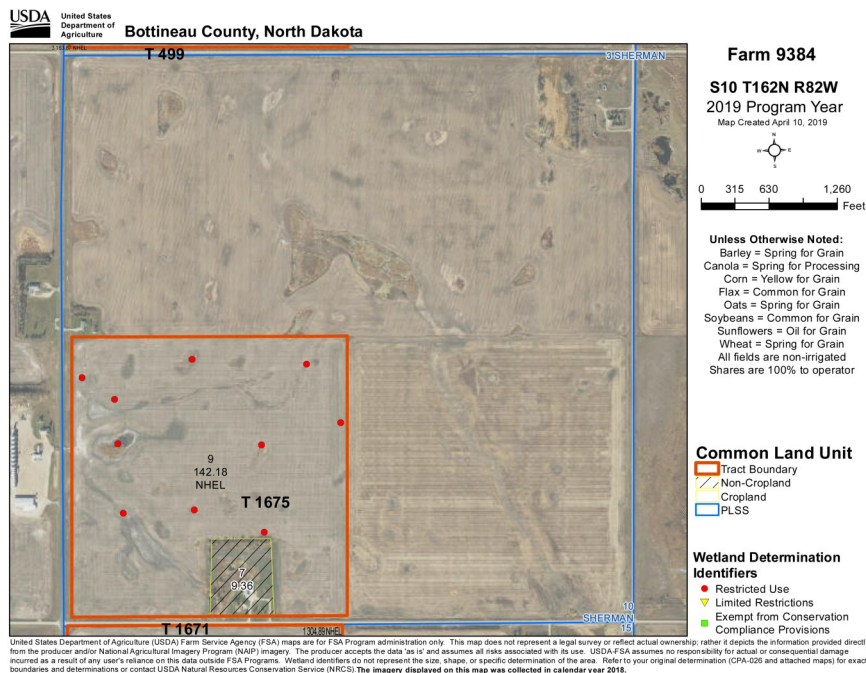
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 14

Aerial Map

PENDING



Parcel 14 Summary

Legal Description:

Section 10:
SW¼ less Outlot 2 and less R/W
Township 162 North, Range 82 West
Sherman Township

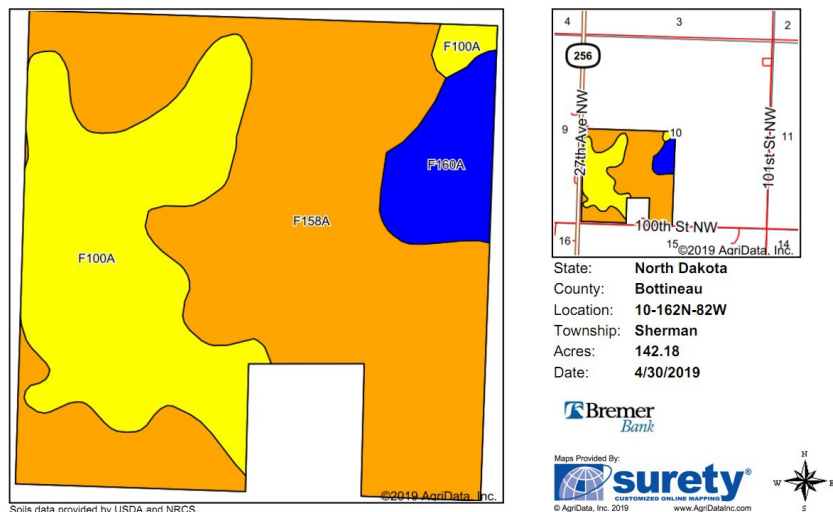
Tillable Acres / Total Acres
142.18 144.74

	Base Ac	PLC Yield
Wheat	63.89	48
Corn	4.24	72
Sunflowers	28.81	1514
Soybeans	1.36	25
Barley	3.37	62
Canola	18.76	1156
Total	120.43	

2018 Real Estate Taxes:
\$1,031.43

Soil Productivity Index: 75.3

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	86.55	60.9%		IIc	80	53
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	44.84	31.5%		IIe	64	54
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	10.79	7.6%		IIc	85	51
Weighted Average						75.3	*n 53.2

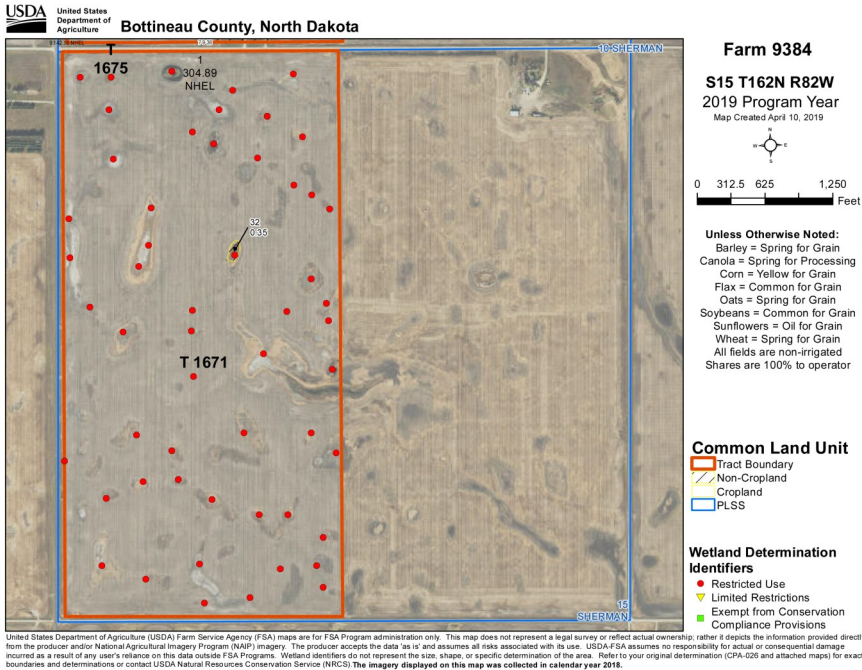
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 15

Aerial Map



SOLD

Parcel 15 Summary

Legal Description:

Section 15:

W½ less R/W

Township 162 North, Range 82 West
 Sherman Township

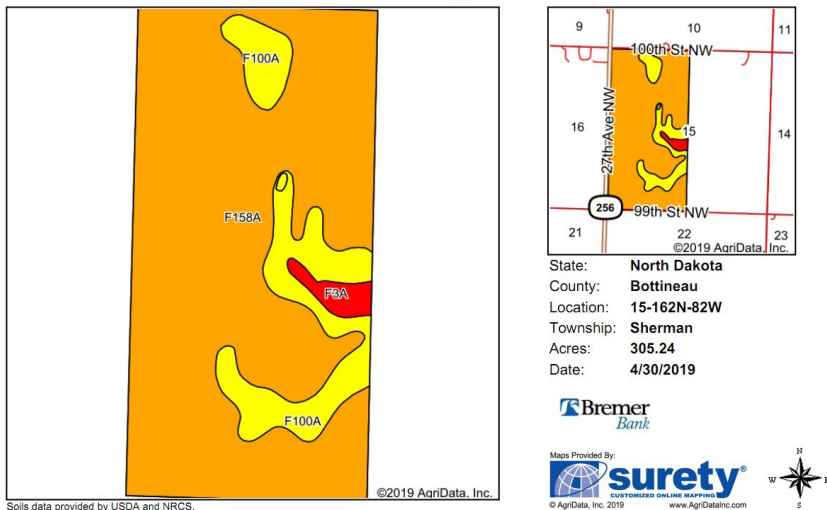
Tillable Acres / Total Acres
 304.89 / 312.72

	Base Ac	PLC Yield
Wheat	136.96	48
Corn	9.09	72
Sunflowers	61.76	1514
Soybeans	2.92	25
Barley	7.23	62
Canola	40.22	1156
Total	258.18	

2018 Real Estate Taxes:
 \$2,249.30

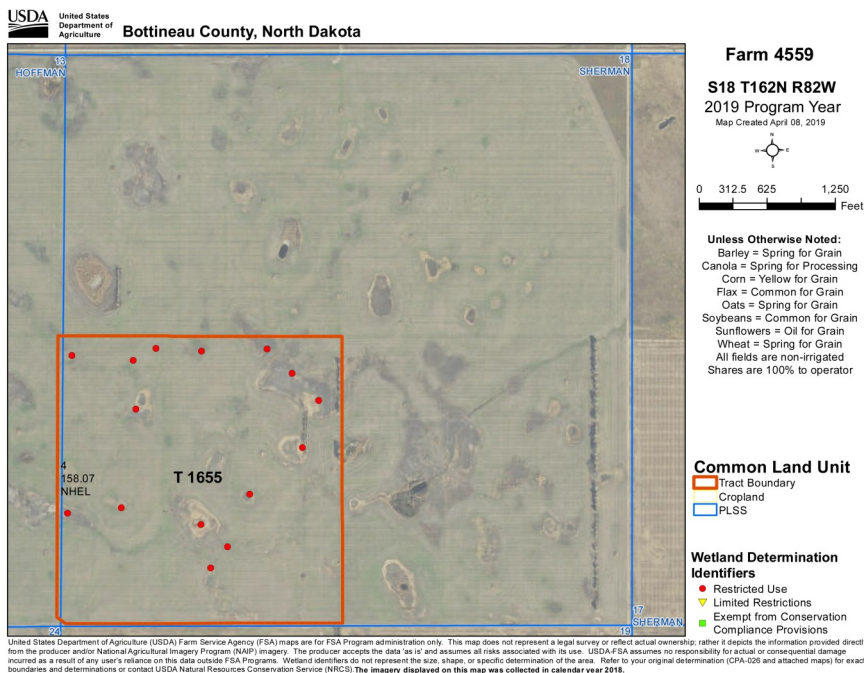
Soil Productivity Index: 76.5

Soils Map



PARCEL 16

Aerial Map



SOLD

Parcel 16 Summary

Legal Description:

Section 18:
E $\frac{1}{2}$ SW $\frac{1}{4}$; Lots 3 & 4
Township 162 North, Range 82 West
Sherman Township

Tillable Acres / Total Acres

FSA 158.07 156.0

	Base Ac	PLC Yield
Wheat	75.24	41
Barley	35.98	64
Canola	37.65	1394
Total	148.87	

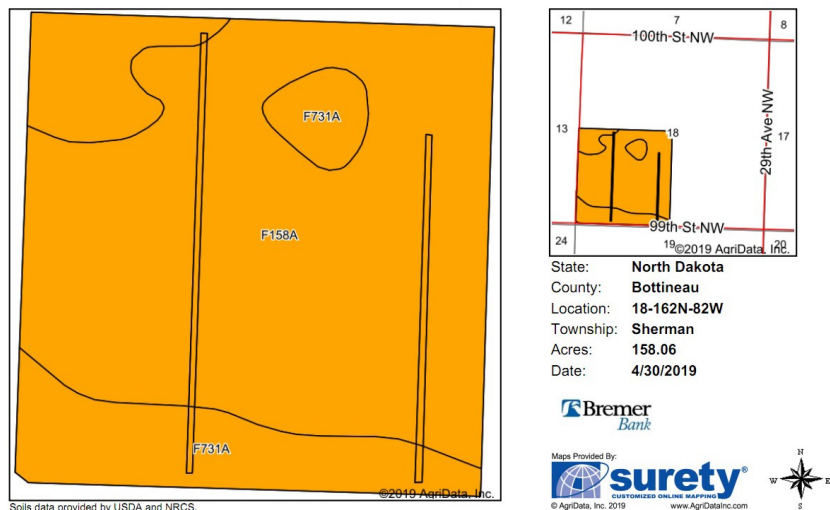
2018 Real Estate Taxes:

\$1,180.94

Soil Productivity Index: 79

USFWS Wetland Easement: Yes

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	116.90	74.0%		IIc	80	53
F731A	Svenoda fine sandy loam, 0 to 3 percent slopes	41.16	26.0%		IIIe	76	46
Weighted Average						79	*n 51.2

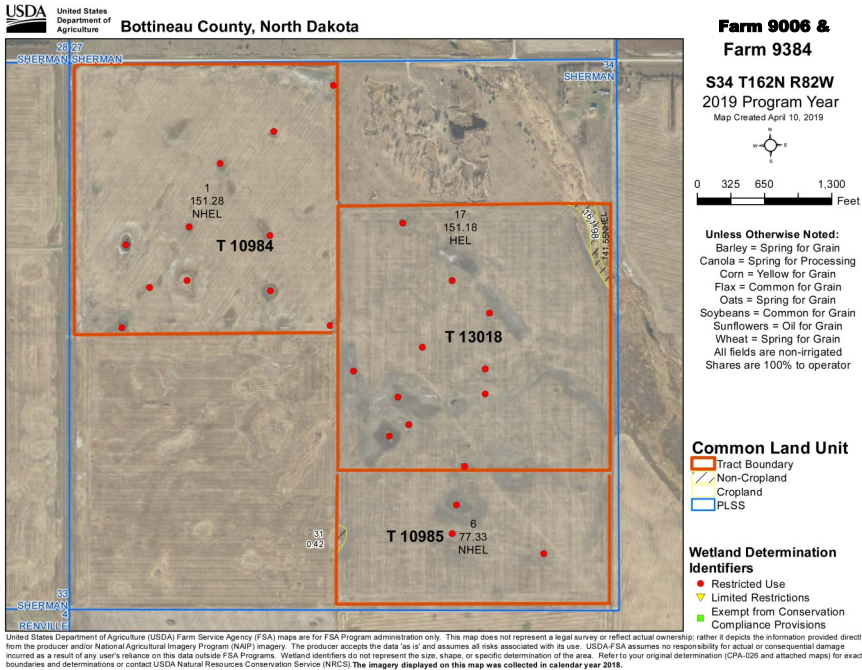
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 17

Aerial Map



SOLD

Parcel 17 Summary

Legal Description:

Section 34:

NW $\frac{1}{4}$ less R/W; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$

Township 162 North, Range 82 West
Sherman Township

Tillable Acres / Total Acres

381.34 395.95

	Base Ac	PLC Yield
Wheat	154.03	42
Corn	6.82	72
Sunflowers	46.35	1514
Soybeans	27.23	19
Barley	5.43	62
Canola	56.20	1130
Total	296.06	

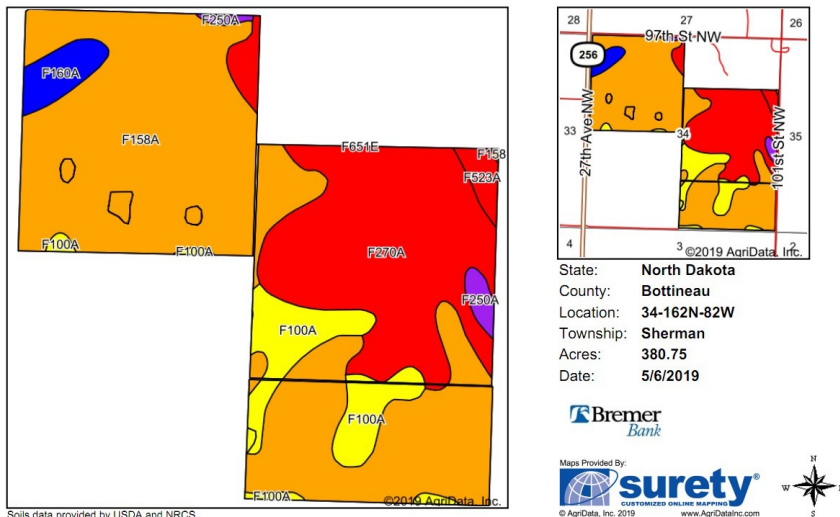
2018 Real Estate Taxes:

\$2,947.62

Soil Productivity Index: 66.7

USFWS Wetland Easement: Yes

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Barley	Oats	Sunflowers	Spring wheat	Winter wheat	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	220.52	57.9%		IIc	80						53
F270A	Arvilla sandy loam, 0 to 2 percent slopes	106.99	28.1%		IIle	41						16
F100A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	34.03	8.9%		Ile	64						54
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	9.71	2.6%		IIc	85						51
F523A	Lowe-Fluvaquents, channelled complex, 0 to 2 percent slopes, frequently flooded	4.93	1.3%		Vlw	21						3
F250A	Divide loam, 0 to 2 percent slopes	4.57	1.2%		Ils	58						37
Weighted Average						66.7	*	*	*	*	*	*n 41.8

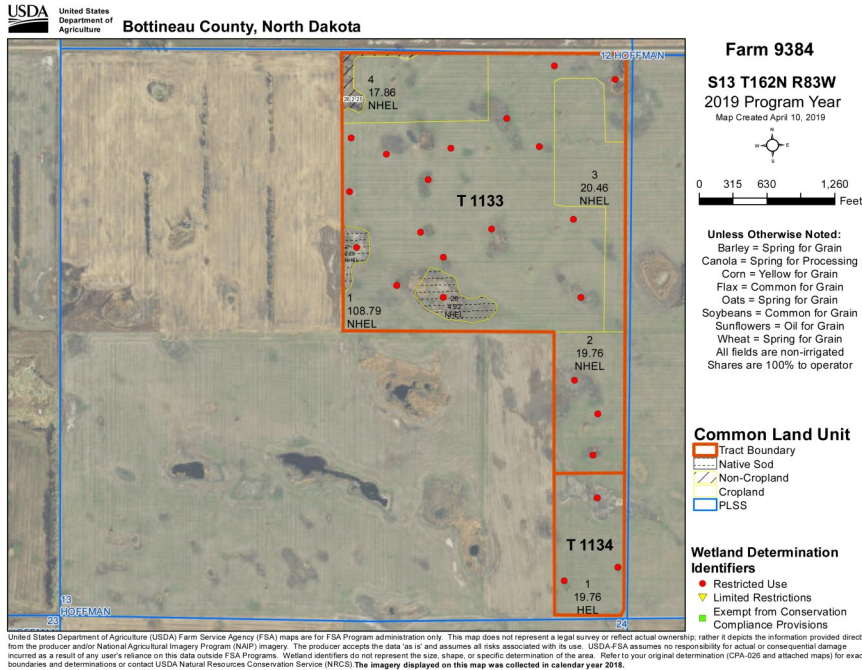
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 18

Aerial Map



Parcel 18 Summary

Legal Description:

Section 13:

NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 162 North, Range 83 West
Hoffman Township

Tillable Acres / Total Acres

193.84 200

	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	17.16	48
Oats	2.4	46
Corn	1.14	72
Sunflowers	7.74	1514
Soybeans	0.37	25
Barley	103.11	62
Canola	5.04	1156
Total	136.96	

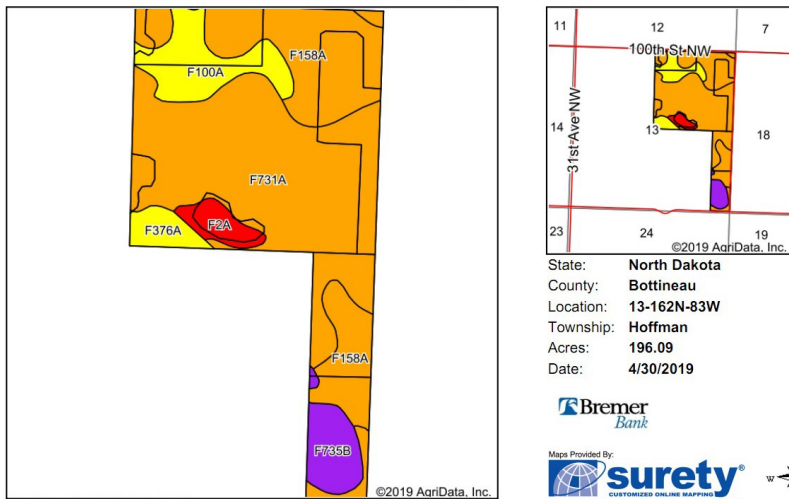
2018 Real Estate Taxes:

\$1,410.91

Soil Productivity Index: 73.1

USFWS Wetland Easement: Yes

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PL Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F731A	Svenoda fine sandy loam, 0 to 3 percent slopes	102.83	52.4%	IIIe	IIIe	76	46
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	49.88	25.4%	IIc	IIc	80	53
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	19.54	10.0%	IIe	IIe	64	54
F735B	Towner-Dickey loamy fine sands, 3 to 6 percent slopes	11.41	5.8%	IVe	IVe	51	31
F376A	Embsen fine sandy loam, 0 to 2 percent slopes	6.23	3.2%	IIIe	IIIe	69	41
F2A	Tonka silt loam, 0 to 1 percent slopes	6.20	3.2%	IVw	IVw	42	56
Weighted Average						73.1	*n 47.9

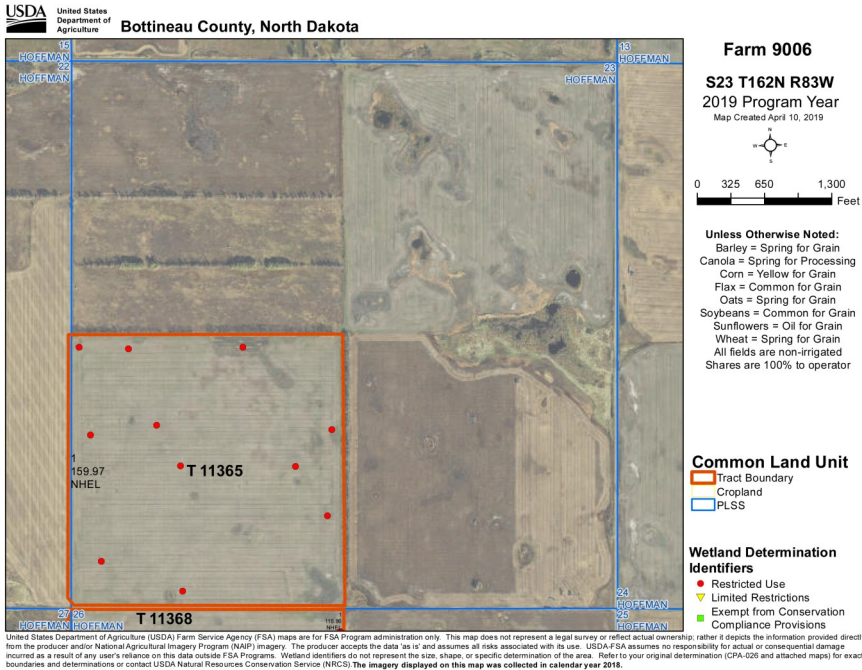
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 19

Aerial Map



SOLD

Parcel 19 Summary

Legal Description:

Section 23:

SW $\frac{1}{4}$

Township 162 North, Range 83 West
Hoffman Township

Tillable Acres / Total Acres

159.97 160.0

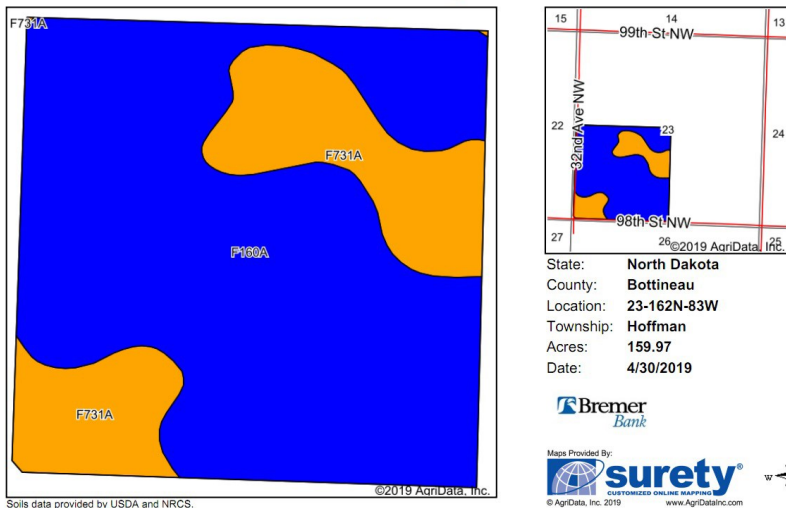
	Base Ac	PLC Yield
Wheat	77.2	59
Corn	1.4	33
Barley	47.7	73
Canola	30.6	1689
Total	156.9	

2018 Real Estate Taxes:

\$974.11

Soil Productivity Index: 82.9

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	122.85	76.7%		IIc	85	51
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	37.32	23.3%		IIle	76	46
Weighted Average						82.9	*n 49.8

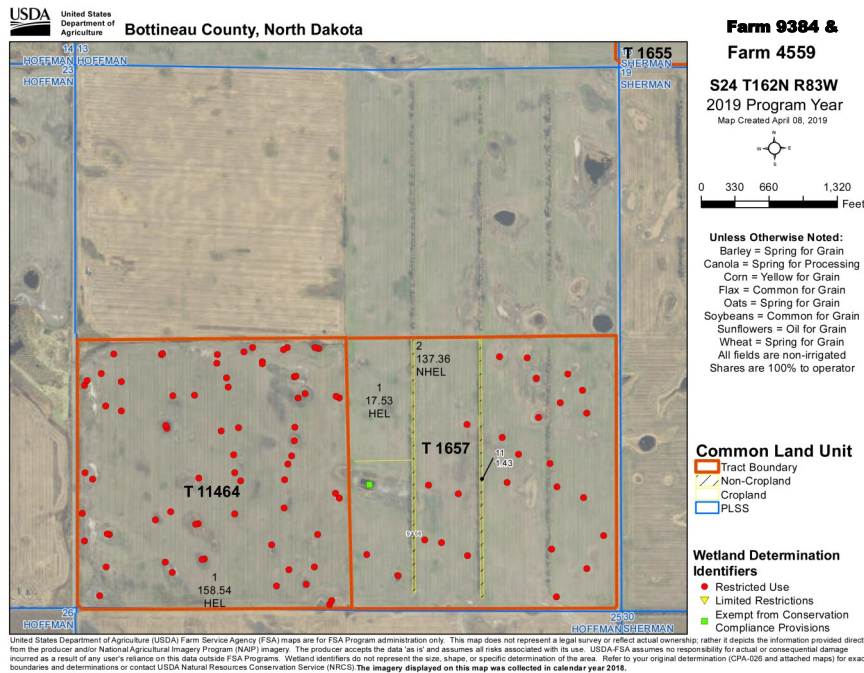
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 20

Aerial Map



PENDING

Parcel 20 Summary

Legal Description:

Section 24:

S $\frac{1}{2}$

Township 162 North, Range 83 West
 Hoffman Township

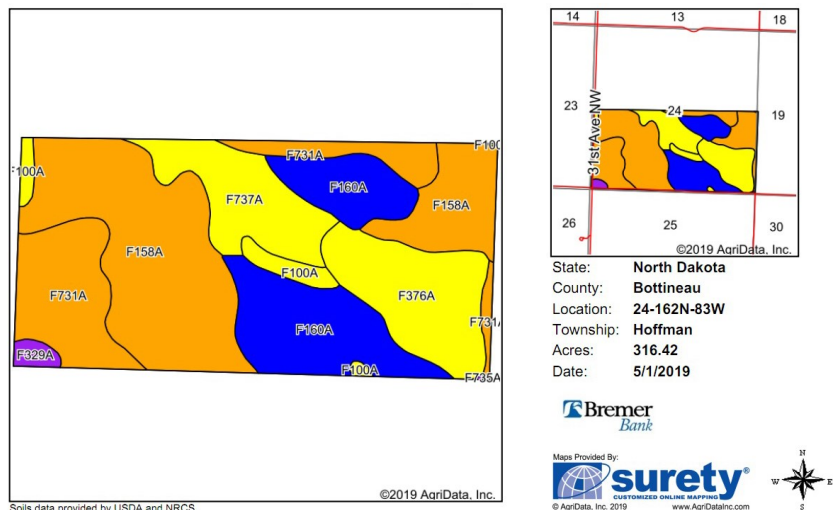
Tillable Acres / Total Acres
 313.43 / 320.0

	Base Ac	PLC Yield
Wheat	146.66	44
Corn	4.73	72
Sunflowers	32.12	1514
Soybeans	1.52	25
Barley	39.83	64
Canola	58.66	1309
Total	283.52	

2018 Real Estate Taxes:
 \$1,818.62

Soil Productivity Index: 77.1

Soils Map



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	*n NCCPI Soybeans
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	112.74	35.6%	Ilc		80	53
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	62.44	19.7%	Ilc		85	51
F731A	Svenoda fine sandy loam, 0 to 3 percent slopes	50.50	16.0%	Ille		76	46
F376A	Embsen fine sandy loam, 0 to 2 percent slopes	43.48	13.7%	Ille		69	41
F737A	Towner-Barnes fine sandy loams, 0 to 3 percent slopes	35.35	11.2%	Ille		70	41
F100A	Hamlet-Tonka complex, 0 to 3 percent slopes	8.61	2.7%	Ille		64	54
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	3.13	1.0%	Ille		60	38
F735A	Towner loamy fine sand, 0 to 3 percent slopes	0.17	0.1%	Ive		55	33
Weighted Average						77.1	*n 48.4

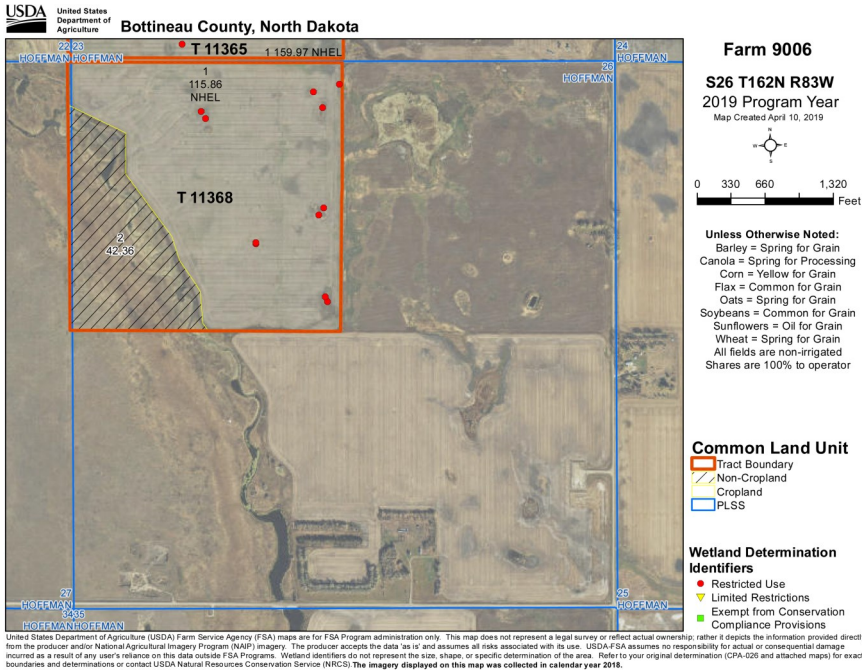
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 21

Aerial Map



SOLD

Parcel 21 Summary

Legal Description:

Section 26:

NW¹/₄

Township 162 North, Range 83 West
Hoffman Township

Tillable Acres / Total Acres

115.86 160.0

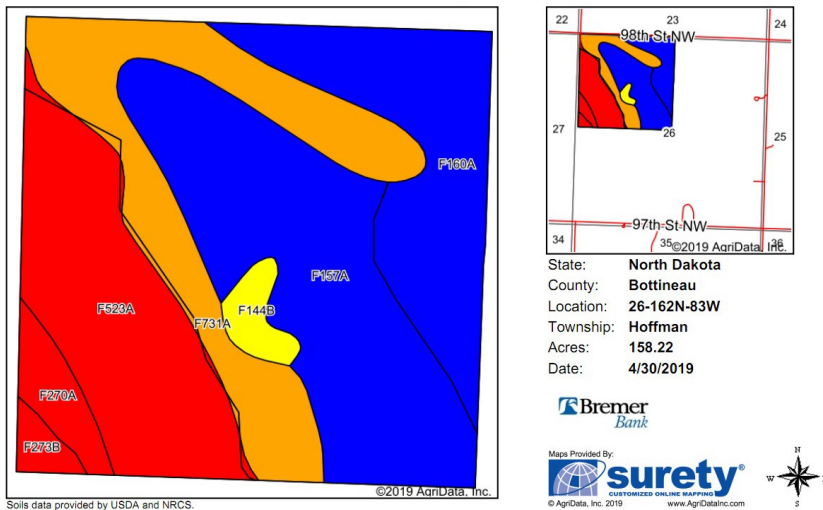
	Base Ac	PLC Yield
Wheat	54.3	59
Barley	27.8	73
Canola	31.0	1689
Total	113.1	

2018 Real Estate Taxes:

\$775.05

Soil Productivity Index: 66.4

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-IR Class	Productivity Index	*n NCCPI Soybeans
F157A	Barnes loam, 0 to 3 percent slopes	48.20	30.5%		Ilc	85	55
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	34.84	22.0%		Vlw	21	3
F731A	Svenoda fine sandy loam, 0 to 3 percent slopes	33.66	21.3%		Ille	76	46
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	30.58	19.3%		Ilc	85	51
F270A	Arvilla sandy loam, 0 to 2 percent slopes	5.32	3.4%		Ille	41	16
F144B	Barnes-Buse loams, 3 to 6 percent slopes	3.43	2.2%		Ille	69	53
F273B	Sioux-Arvilla complex, 2 to 6 percent slopes	2.19	1.4%		Vls	29	13
Weighted Average						66.4	*n 38.9

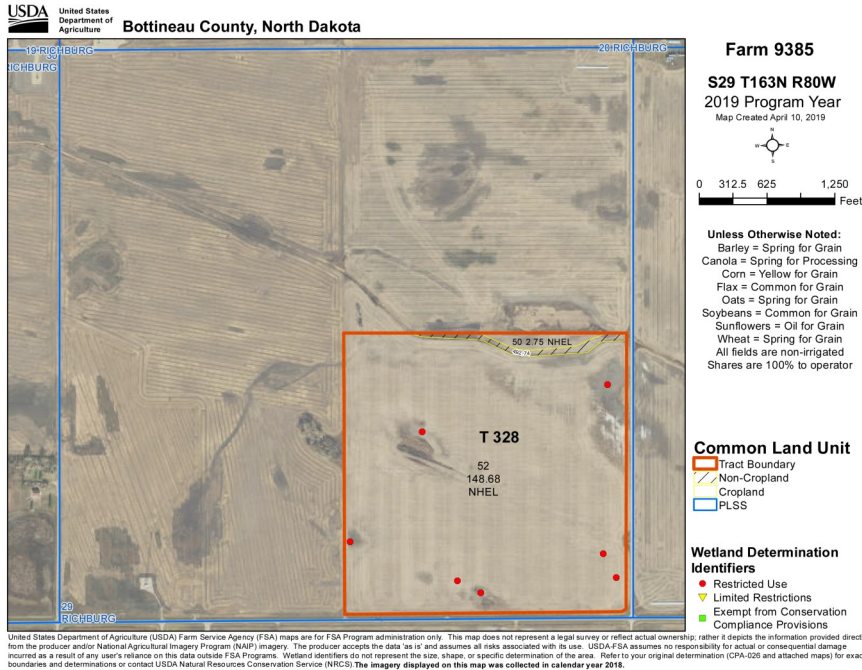
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 22

Aerial Map



PENDING

Parcel 22 Summary

Legal Description:

Section 29:

SE $\frac{1}{4}$ less R/W

Township 163 North, Range 80 West

Richburg Township

Tillable Acres / Total Acres

151.43 158.38

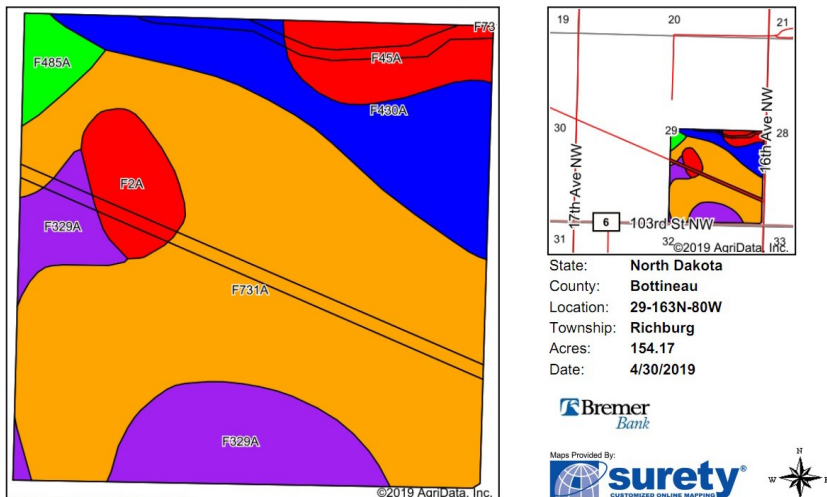
	<u>Base Ac</u>	<u>PLC Yield</u>
Wheat	68.02	48
Corn	4.51	72
Sunflowers	30.67	1514
Soybeans	1.45	25
Barley	3.59	62
Canola	19.98	1156
Total	128.22	

2018 Real Estate Taxes:

\$1,072.00

Soil Productivity Index: 71.6

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F731A	Svenoda fine sandy loam, 0 to 3 percent slopes	89.43	58.0%		Illie	76	46
F430A	Bearden silty clay loam, 0 to 2 percent slopes	22.05	14.3%		Ille	84	53
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	21.30	13.8%		Illie	60	38
F45A	Colvin silty clay loam, 0 to 1 percent slopes	9.99	6.5%		IVw	45	56
F2A	Tonka silt loam, 0 to 1 percent slopes	7.62	4.9%		IVw	42	56
F485A	Gardena loam, 0 to 2 percent slopes	3.78	2.5%		Ille	92	57
Weighted Average						71.6	*n 47.3

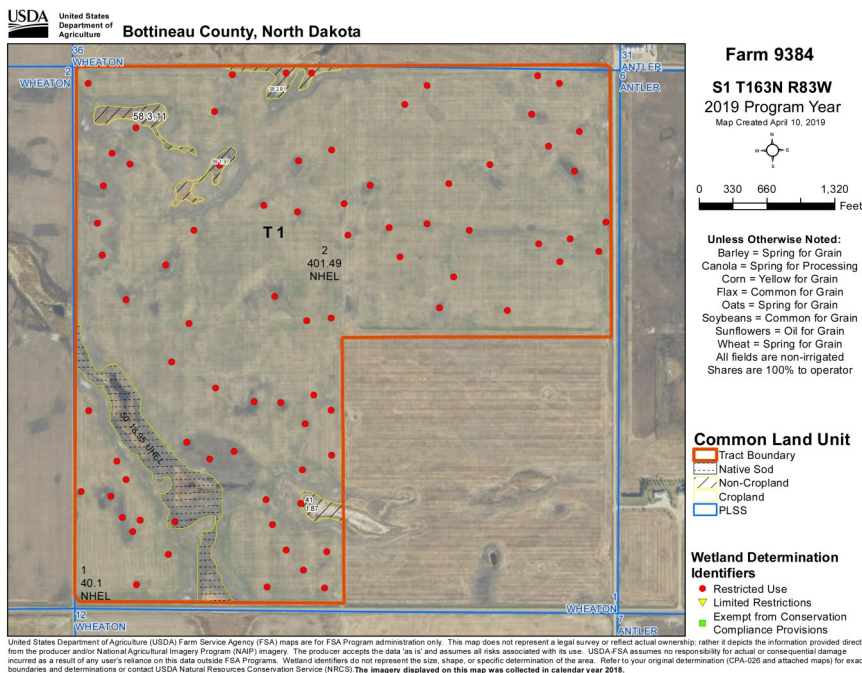
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 24

Aerial Map



SOLD

Parcel 24 Summary

Legal Description:

Section 1:

NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; Lots 3 & 4; SW $\frac{1}{4}$ less R/W

Township 163 North, Range 83 West
 Wheaton Township

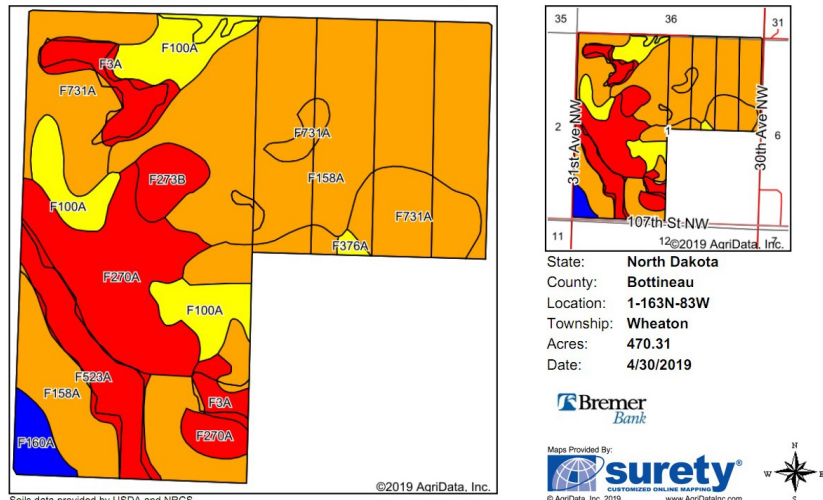
Tillable Acres / Total Acres
 460.54 / 477.99

	Base Ac	PLC Yield
Wheat	198.4	48
Corn	13.16	72
Sunflowers	89.46	1514
Soybeans	4.23	25
Barley	10.47	62
Canola	58.27	1156
Total	373.99	

2018 Real Estate Taxes:
 \$2,112.10

Soil Productivity Index: 65.4

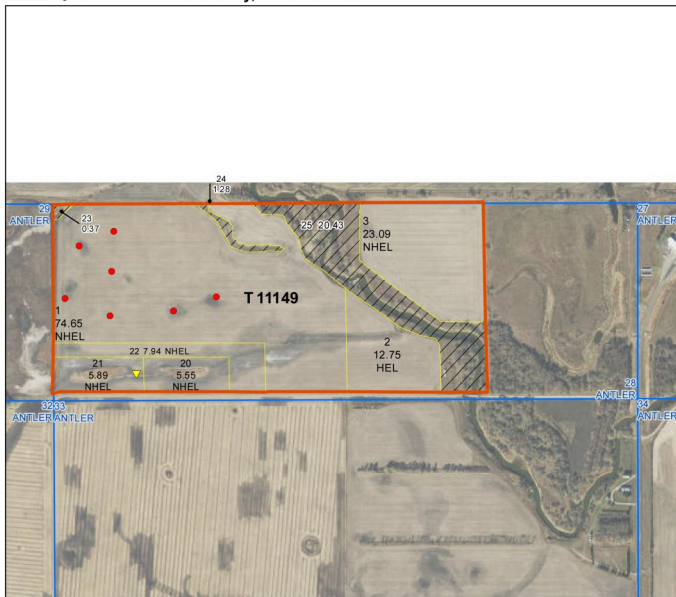
Soils Map



PARCEL 25

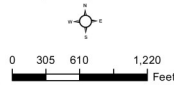
Aerial Map

USDA United States Department of Agriculture
Bottineau County, North Dakota



Farm 9384

S28 T164N R82W
2019 Program Year
Map Created April 10, 2019



Unless Otherwise Noted:
Barley = Spring for Grain
Canola = Spring for Processing
Corn = Yellow for Grain
Flax = Common for Grain
Oats = Spring for Grain
Soybeans = Common for Grain
Sunflowers = Oil for Grain
Wheat = Spring for Grain
All fields are non-irrigated
Shares are 100% to operator

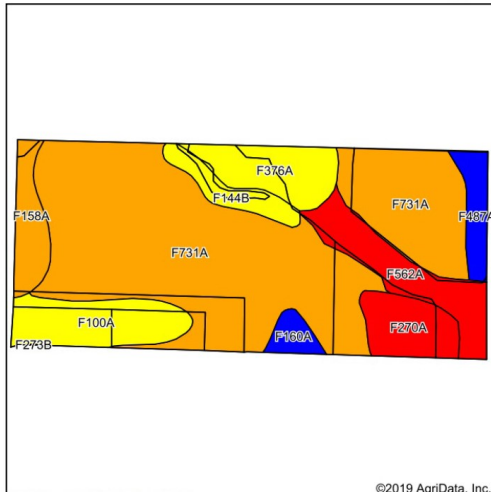
Common Land Unit

Tract Boundary
Non-Cropland
Cropland
PLSS

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

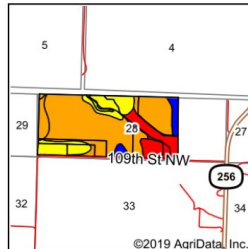
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). The imagery displayed on this map was collected in calendar year 2016.

Soils Map



Soils data provided by USDA and NRCS.

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State: North Dakota
County: Bottineau
Location: 28-164N-82W
Township: Antler
Acres: 151.95
Date: 4/30/2019

Bremer Bank

Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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SOLD

Parcel 25 Summary

Legal Description:

Section 28:

Lot 2 less Outlot 1; Lots 3 & 4

Township 164 North, Range 82 West
Antler Township

Tillable Acres / Total Acres

129.87 158.23

	Base Ac	PLC Yield
Wheat	49.64	48
Corn	3.29	72
Sunflowers	22.38	1514
Soybeans	1.06	25
Barley	2.62	62
Canola	14.58	1156
Total	93.57	

2018 Real Estate Taxes:

\$966.27

Soil Productivity Index: 70.3

Area Symbol: ND009, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	*n NCCPI Soybeans
F731A	Swenda fine sandy loam, 0 to 3 percent slopes	89.71	59.0%		IIIc	76	46
F562A	La Prairie-Fluvaquents, channelled complex, 0 to 2 percent slopes, frequently flooded	12.81	8.4%		VIIw	42	15
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	12.22	8.0%		IIIc	64	54
F376A	Embsen fine sandy loam, 0 to 2 percent slopes	10.21	6.7%		IIIc	69	41
F270A	Arvilla sandy loam, 0 to 2 percent slopes	8.31	5.5%		IIIc	41	16
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	6.42	4.2%		IIIc	80	53
F144B	Barnes-Buse loams, 3 to 6 percent slopes	5.07	3.3%		IIIc	69	53
F487A	Overly-Great Bend silty clay loams, 0 to 2 percent slopes	4.59	3.0%		IIIc	89	59
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	2.61	1.7%		IIIc	85	51
Weighted Average						70.3	*n 43.1

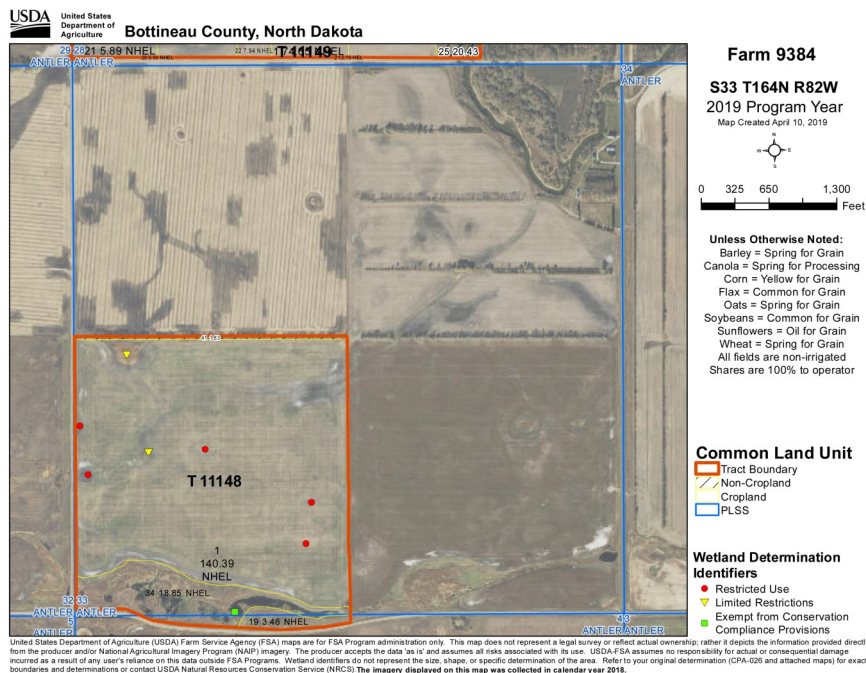
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PARCEL 26

Aerial Map



SOLD

Parcel 26 Summary

Legal Description:

Section 33:

SW¹/₄

Township 164 North, Range 82 West
 Antler Township

Tillable Acres / Total Acres

FSA 162.7 160.0

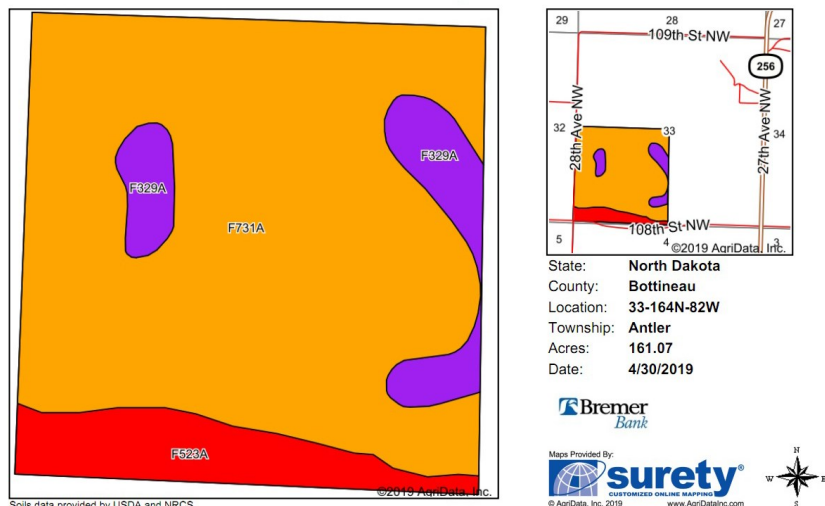
	Base Ac	PLC Yield
Wheat	73.08	48
Corn	4.85	72
Sunflowers	32.95	1514
Soybeans	1.56	25
Barley	3.86	62
Canola	21.46	1156
Total	137.76	

2018 Real Estate Taxes:

\$867.75

Soil Productivity Index: 68.5

Soils Map



Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-irr Class *c	Productivity Index	*n NCCPI Soybeans
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	128.71	79.9%		IIIe	76	46
F523A	Lowe-Fluvaquents, channelled complex, 0 to 2 percent slopes, frequently flooded	17.61	10.9%		VIw	21	3
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	14.75	9.2%		IIIe	60	38
Weighted Average						68.5	*n 40.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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