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 ± acres Selling in 26 tracts
<table>
<thead>
<tr>
<th>Township</th>
<th>Parcel</th>
<th>Acres</th>
<th>Parcel list price</th>
<th>Property taxes</th>
<th>Page number</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEWIS</td>
<td></td>
<td>310.89</td>
<td>$478,500</td>
<td>$1,042.67</td>
<td>6</td>
</tr>
<tr>
<td>HASTINGS</td>
<td></td>
<td>160</td>
<td>$315,700</td>
<td>$1,243.39</td>
<td>7</td>
</tr>
<tr>
<td>RENVILLE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SERGIUS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHERMAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOFFMAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RICHBURG</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WAYNE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WHEATON</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANTLER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Township** | **Parcel** | **Acres** | **Parcel list price** | **Property taxes** | **Page number**
--- | --- | --- | --- | --- | ---
LEWIS | Township 160 North, Range 81 West | | | |
1 Section: 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: NW¼ | 160 | $315,700 | $1,243.39 | 7 |
RENVILLE | Township 161 North, Range 82 West | | | |
3 Section: SE¼ | PARCEL 3 SOLD | 160 | $354,200 | $802.51 | 8 |
4 Section: NW¼; SE¼ | PARCEL 4 SOLD | 320 | $711,850 | $1,595.00 | 9 |
5 Section: NE¼ | PARCEL 5 SOLD | 160 | $272,800 | $1,136.50 | 10 |
6 Section: E¼ less R/W | PARCEL 6 SOLD | 315.99 | $724,500 | $1,605.85 | 11 |
7 Section: SE¼ less R/W | PARCEL 7 SOLD | 155.39 | $350,750 | $848.97 | 12 |
SERGIUS | Township 162 North, Range 80 West | | | |
8 Section: SE¼ | 160 | $299,200 | $1,063.04 | 13 |
SHERMAN | Township 162 North, Range 82 West | | | |
9 Section: S¼NE¼; Lots 1 & 2; SE¼ | 320 | $688,600 | $2,142.57 | 14 |
10 Section: S¼NE¼; Lots 1 & 2 less Outlot 1 | PARCEL 10 SOLD | 308.98 | $648,600 | $2,030.47 | 15 |
| Lot A of Outlot 1 in the NE¼; SW¼ less R/W | | | | |
11 Section: NE¼; E¼NW¼; Lots 1 & 2; SE¼ | PARCEL 11 SOLD | 466 | $833,200 | $2.526.56 | 16 |
12 Section: NE¼; E¼NW¼; SW¼NW¼ | PARCEL 12 SOLD | 280 | $626,750 | $1,948.66 | 17 |
13 Section: NE¼ less R/W and less Outlot 1 and | PARCEL 13 SOLD | 140.84 | $341,550 | $1,104.66 | 18 |
| less the south 363 feet of the east 330 feet | | | | |
14 Section: SW¼ less Outlot 2 and less R/W | PARCEL 14 SOLD | 144.74 | $320,100 | $1,031.43 | 19 |
15 Section: W¼ less R/W | PARCEL 15 SOLD | 312.72 | $708,400 | $2,240.30 | 20 |
16 Section: E¼SW¼; Lots 3 & 4 | PARCEL 16 SOLD | 156 | $362,250 | $1,180.94 | 21 |
17 Section: NW¼ less R/W; S¼NE¼; SE¼ | PARCEL 17 SOLD | 395.95 | $871,700 | $2,947.62 | 22 |
HOFFMAN | Township 162 North, Range 83 West | | | |
18 Section: NE¼; E¼SEX¼; E¼NE¼SEX¼ | PARCEL 18 SOLD | 200 | $425,700 | $1,410.91 | 23 |
19 Section: SW¼ | PARCEL 19 SOLD | 160 | $271,450 | $974.11 | 24 |
20 Section: S¼ | PARCEL 20 SOLD | 320 | $694,100 | $1,818.62 | 25 |
21 Section: NW¼ | PARCEL 21 SOLD | 160 | $271,400 | $775.05 | 26 |
RICHBURG | Township 163 North, Range 80 West | | | |
22 Section: SE¼ less R/W | PARCEL 22 SOLD | 158.38 | $327,800 | $1,072.00 | 27 |
WAYNE | Township 163 North, Range 81 West | | | |
23 Section: E¼SW¼; Lots 3 & 4 | 154 | $325,600 | $1,101.96 | 28 |
WHEATON | Township 163 North, Range 83 West | | | |
24 Section: NE¼; S¼NW¼; 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: Lot 2 less Outlot 1; Lots 3 & 4 | PARCEL 25 SOLD | 158.23 | $276,000 | $966.27 | 30 |
26 Section: SW¼ | PARCEL 26 SOLD | 160 | $334,650 | $867.75 | 31 |

---

Total: 1,104.89 | $2,107,600 | $6,593.63

www.redriverlandco.com
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.

www.redriverlandco.com
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

www.redriverlandco.com
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

Base Ac  PLC Yield
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
**Legal Description:**

Section 3:

NW¼

Township 161 North, Range 81 West

Hastings Township

**Tillable Acres / Total Acres**

153.64 / 160.0

**Base Ac**

Wheat 42.2

Corn 14.27

Sunflowers 13.66

Barley 24.21

Canola 14.27

**PLC Yield**

28

59

1169

41

996

**Total**

108.61

**2018 Real Estate Taxes:**

$1,243.39

**Soil Productivity Index:** 61.4

**USFWS Wetland Easement:** Yes
**Legal Description:**

Section 10:
SE¼
Township 161 North, Range 82 West
Renville Township

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Ac</th>
<th>PLC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheat</td>
<td>70.52</td>
<td>48</td>
</tr>
<tr>
<td>Corn</td>
<td>4.68</td>
<td>72</td>
</tr>
<tr>
<td>Sunflowers</td>
<td>31.80</td>
<td>1514</td>
</tr>
<tr>
<td>Soybeans</td>
<td>1.49</td>
<td>25</td>
</tr>
<tr>
<td>Barley</td>
<td>3.72</td>
<td>62</td>
</tr>
<tr>
<td>Canola</td>
<td>20.71</td>
<td>1156</td>
</tr>
</tbody>
</table>

**Total** 132.92

**2018 Real Estate Taxes:**
$802.51

**Soil Productivity Index:** 71.9

**USFWS Wetland Easement:** Yes

---

**SOLD**
Legal Description:
Section 11:
NW¼; SE¼
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

www.redriverlandco.com
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
Legal Description:
Section 21:
SE¼ 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

www.redriverlandco.com
Legal Description:
Section 18:
SE¼
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
Legal Description:
Section 1:
S½NE¼; Lots 1 & 2; SE¼
Township 162 North, Range 82 West
Sherman Township

Tillable Acres / Total Acres
314.19 / 320.0

2018 Real Estate Taxes:
$2,142.57

Soil Productivity Index: 70.9
Legal Description:
Section 3:
S½NE¼; Lots 1 & 2 less Outlot 1
Lot A of Outlot 1 in the NE¼; SW¼ 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
**SOLD**

**Legal Description:**
Section 7: NE¼ less East 10 Acres; E½NW¼; Lots 1 & 2; SE¼ Towniship 162 North, Range 82 West Sherman Township

**Tillable Acres / Total Acres**
329.54 / 466

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Ac</th>
<th>PLC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheat</td>
<td>148.15</td>
<td>48</td>
</tr>
<tr>
<td>Corn</td>
<td>9.83</td>
<td>72</td>
</tr>
<tr>
<td>Sunflowers</td>
<td>66.80</td>
<td>1514</td>
</tr>
<tr>
<td>Soybeans</td>
<td>3.16</td>
<td>25</td>
</tr>
<tr>
<td>Barley</td>
<td>7.82</td>
<td>62</td>
</tr>
<tr>
<td>Canola</td>
<td>43.51</td>
<td>1156</td>
</tr>
<tr>
<td>Total</td>
<td>279.27</td>
<td></td>
</tr>
</tbody>
</table>

**2018 Real Estate Taxes:**
$3,576.56

**Soil Productivity Index:** 69.1

**USDA FmHA Easement:** Yes, copy available upon request.
Legal Description:
Section 8:
NE¼; E½NW¼; SW¼NW¼
Township 162 North, Range 82 West
Sherman Township

Tillable Acres / Total Acres
272.03 / 280.0

2018 Real Estate Taxes:
$1,948.66

Soil Productivity Index: 77.7
USFWS Wetland Easement: Yes
Legal Description:
Section 9: NE¼ 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

Tillage 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
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

2018 Real Estate Taxes:
$1,031.43

Soil Productivity Index: 75.3

www.redriverlandco.com
**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
Legal Description:
Section 18:
E½SW¼; Lots 3 & 4
Township 162 North, Range 82 West
Sherman Township

Tillable Acres / Total Acres
FSA 158.07     156.0

2018 Real Estate Taxes:
$1,180.94

Soil Productivity Index: 79

USFWS Wetland Easement: Yes

Soils Map

Aerial Map

SOLD

www.redriverlandco.com
**Legal Description:**
Section 34:
NW¼ less R/W; S½NE¼; SE¼
Township 162 North, Range 82 West
Sherman Township

**Tillable Acres / Total Acres**
381.34 / 395.95

**2018 Real Estate Taxes:**
$2,947.62

**Soil Productivity Index:** 66.7

**USFWS Wetland Easement:** Yes

**Soil Analysis:**

<table>
<thead>
<tr>
<th>Soil Type</th>
<th>Base Ac</th>
<th>PLC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheat</td>
<td>154.03</td>
<td>42</td>
</tr>
<tr>
<td>Corn</td>
<td>6.82</td>
<td>72</td>
</tr>
<tr>
<td>Sunflowers</td>
<td>46.35</td>
<td>1514</td>
</tr>
<tr>
<td>Soybeans</td>
<td>27.23</td>
<td>19</td>
</tr>
<tr>
<td>Barley</td>
<td>5.43</td>
<td>62</td>
</tr>
<tr>
<td>Canola</td>
<td>56.20</td>
<td>1130</td>
</tr>
<tr>
<td>Total</td>
<td>296.06</td>
<td></td>
</tr>
</tbody>
</table>

**SOLD**
Legal Description:
Section 13:
NE¼; E½SE¼SE¼; E½NE¼SE¼
Township 162 North, Range 83 West
Hoffman Township

Tillable Acres / Total Acres
193.84 / 200

Base Ac  PLC Yield
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
Legal Description:
Section 23:
SW¼ Township 162 North, Range 83 West Hoffman Township

Tillable Acres / Total Acres
159.97 / 160.0

2018 Real Estate Taxes: $974.11

Soil Productivity Index: 82.9
Legal Description:
Section 24:
S½
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
Legal Description:
Section 26:
NW¼
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
Legal Description:
Section 29:
SE1/4 less R/W
Township 163 North, Range 80 West
Richburg Township

Tillable Acres / Total Acres
151.43 / 158.38

<table>
<thead>
<tr>
<th>Base Ac</th>
<th>PLC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheat</td>
<td>68.02</td>
</tr>
<tr>
<td>Corn</td>
<td>4.51</td>
</tr>
<tr>
<td>Sunflowers</td>
<td>30.67</td>
</tr>
<tr>
<td>Soybeans</td>
<td>1.45</td>
</tr>
<tr>
<td>Barley</td>
<td>3.59</td>
</tr>
<tr>
<td>Canola</td>
<td>19.98</td>
</tr>
<tr>
<td>Total</td>
<td>128.22</td>
</tr>
</tbody>
</table>

2018 Real Estate Taxes:
$1,072.00

Soil Productivity Index: 71.6

www.redderiverlandco.com
Legal Description:
Section 31:
E½SW¼; Lots 3 & 4
Township 163 North, Range 81 West
Wayne Township

Tillable Acres / Total Acres
153.61  154.0

2018 Real Estate Taxes:
$1,101.96

Soil Productivity Index: 66.4
Legal Description:
Section 1: NE¼; S½NW¼; Lots 3 & 4; SW¼ 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
**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
**Legal Description:**
Section 33:
SW ¼ Township 164 North, Range 82 West Antler Township

**Tillable Acres / Total Acres**
FSA 162.7 160.0

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Ac</th>
<th>PLC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheat</td>
<td>73.08</td>
<td>48</td>
</tr>
<tr>
<td>Corn</td>
<td>4.85</td>
<td>72</td>
</tr>
<tr>
<td>Sunflowers</td>
<td>32.95</td>
<td>1514</td>
</tr>
<tr>
<td>Soybeans</td>
<td>1.56</td>
<td>25</td>
</tr>
<tr>
<td>Barley</td>
<td>3.86</td>
<td>62</td>
</tr>
<tr>
<td>Canola</td>
<td>21.46</td>
<td>1156</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>137.76</td>
<td></td>
</tr>
</tbody>
</table>

2018 Real Estate Taxes:
$867.75

Soil Productivity Index: 68.5

[Soils Map](#)

[Parcel 26 Summary](#)

[Parcels Sold](#)

[www.redriverlandco.com](http://www.redriverlandco.com)