

PARCEL 1 INFORMATION

Legal: A parcel of land in the SW¼NW¼ of Section 33-T160N-R66W, Crocus Twp, Towner Co, ND
Deeded Acres: 10.47 +/- (to be surveyed) **2023 Real Estate Taxes:** to be assessed
House: 1.5 story, 4 bedrooms, 1 bath, main floor laundry, full basement, 3-seasons porch, vinyl siding, 1,650 sq ft, est.
Garage: attached, two-stall, two overhead doors (one opener), 28' x 25', floor drains
Water: rural brought to hydrant, but not to house **Sewer:** private drain field **Electricity:** Northern Plains Electric
Goodon Building: 48' x 80', metal shell, 220 service, built in 2009, dirt floor, 24'Wx16'T sliding doors on each end
Quonset: 36' x 60', steel, overhead door 16'Wx14'T, dirt floor, electricity, lights, walk-in door
Barn: wood, shake shingles, fountain waterer and hydrant, lean-to **Small Shed:** metal shell, dirt floor
Shop Building: 24' x 32', door is 13'W x 11'8"T, wood with metal shell, dirt floor
Steel Bins: 2 flat-bottomed **Cone Bins:** 4,000 bu and 2,500 bu, fan included
Other: light pole, private driveway, nice yard trees, established shelterbelt

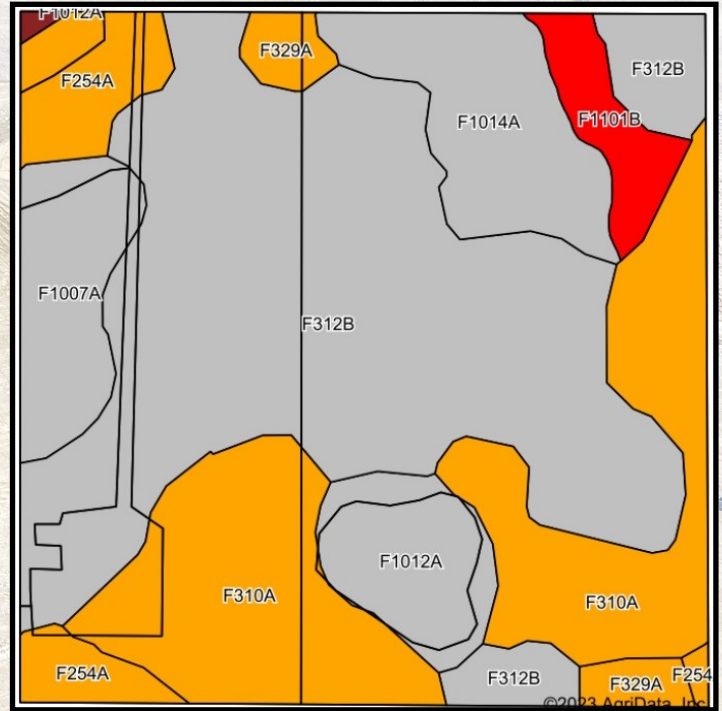


www.nikolaisenlandcompany.com



PARCEL 2 INFORMATION

Legal: NW¹/₄ less 10.47 +/- acre farmstead in Section 33-T160N-R66W, Crocus Twp, Towner Co, ND
Deeded Acres: 149.53 +/- **2022 Real Estate Taxes:** \$665.67 (entire quarter) **FSA Cropland Acres:** 133.49
Base Acres & PLC Yields: Wheat 13.4 ac, 31 bu
Easement: Wetland Reserve 30-Year Easement dated 7/26/16, Copy of Easement available upon request
 *Note: drawing below is not exact.



Area Symbol: ND095, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans | |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|-------------------|----------------|
| F312B | Brantford-Coe complex, 2 to 6 percent slopes | 73.14 | 45.6% | | IIIe | 42 | 28 | |
| F310A | Brantford-Divide, shaly, loams, 0 to 2 percent slopes | 37.99 | 23.7% | | IIIs | 58 | 36 | |
| F1014A | Hamerly, saline-Tonka complex, 0 to 3 percent slopes | 13.24 | 8.3% | | IVw | 48 | 33 | |
| F1007A | Tonka-Vallers complex, 0 to 2 percent slopes | 9.38 | 5.8% | | IVw | 48 | 41 | |
| F254A | Divide loam, shaly, 0 to 2 percent slopes | 9.14 | 5.7% | | IIIs | 58 | 34 | |
| F1012A | Parnell-Vallers, saline, complex, 0 to 2 percent slopes | 8.67 | 5.4% | | Vw | 33 | 14 | |
| F1101B | Hamerly-Wyard loams, 0 to 4 percent slopes | 4.82 | 3.0% | | IIe | 73 | 52 | |
| F329A | Wyndmere fine sandy loam, 0 to 2 percent slopes | 3.70 | 2.3% | | IIIe | 60 | 37 | |
| F1015A | Hamerly, saline-Wyard loams, 0 to 3 percent slopes | 0.28 | 0.2% | | IIIs | 61 | 41 | |
| Weighted Average | | | | | | 2.93 | 48.4 | *n 31.6 |