

1739 +/- Acres of Golden Valley County
Cropland and Pasture

For Sale at Public Auction

Monday, March 28th at 1:00 pm MT
Beach Community Center
153 E Main St – Beach, ND
Seller: Clarin Family Limited Partnership



Property Offered By:



Western Edge Realty

Jack Stebbins (701) 523-6271

Shawn & Sarah Weishaar – Salesperson (701) 376-3582

Chad Stoltz – Real Estate Auctioneer (701) 290-0546

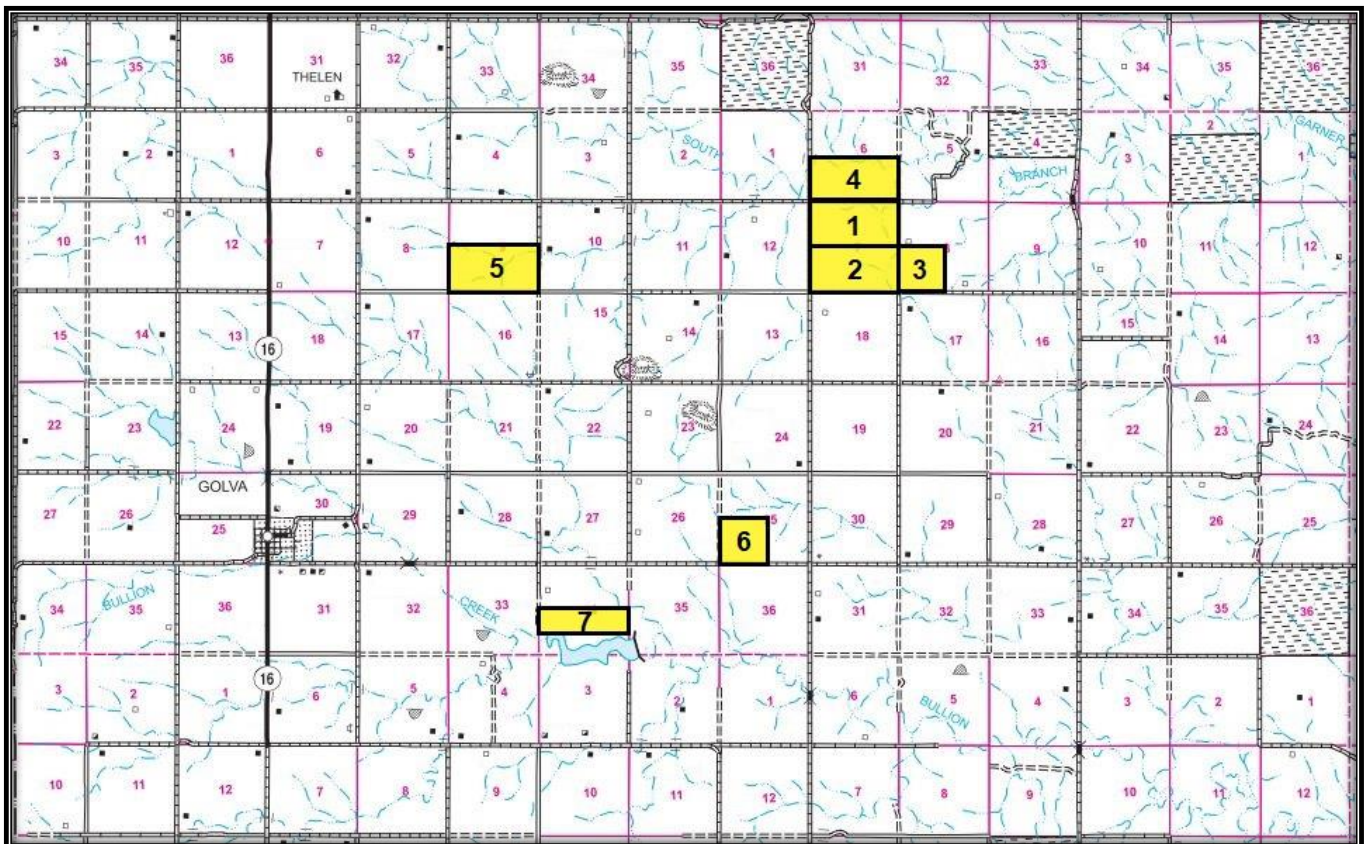
www.weishaarsales.com

Notice: Offering is subject to errors, omissions, and change or withdrawal without notice by owners. Information regarding the land types and classifications, potential production, etc., is intended only as a general guideline and has been provided by sources deemed reliable, but whose accuracy we cannot guarantee.

Terms and Conditions

Property to be sold in seven individual tracts. Successful bidder(s) will deposit 15% non-refundable earnest money on auction day, with the balance due at closing on or before May 13, 2022. Seller will reserve any and all owned mineral rights including oil, gas, and coal. Seller will be transferring all owned aggregate including sand, scoria, and gravel on or below the surface to the buyer. Property sold without buyer contingencies of any kind. Buyers should have financial arrangements secured prior to bidding. The 2021 real estate taxes to be paid by the seller with the 2022 real estate taxes to be paid by the buyer. Possession gives as follows: Immediate possession at closing. Title will transfer by updated abstracts and warranty deed. Property sold by legal description only. Descriptions and information are from sources deemed reliable although neither the seller nor Auctioneer-Broker are making any guarantees or warranties, actual or implied. Buyers should inspect property to the extent deemed necessary and use your own judgment when bidding. Auctioneers-Broker are representing the seller interests in this transaction. Seller is reserving the right to reject any and all bids the day of the auction. Announcements made at auction take precedence over any printed material or prior representation.

Tract Location Map



Tract 1



Tract 1: (314.52 +/- Acres)

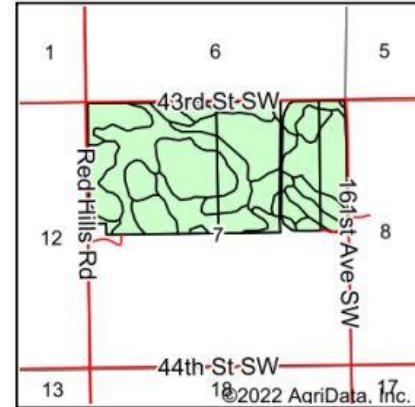
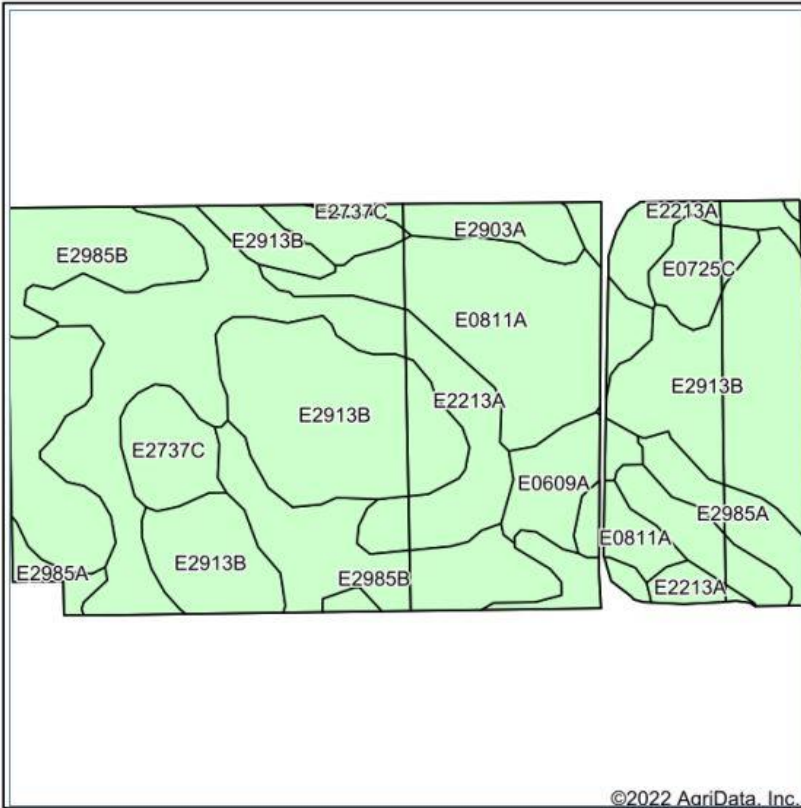
Legal Description: N ½ of Section 7 Township 138 North Range 104 West Fifth Principal Meridian, Golden Valley County, North Dakota.

Location: From Golva, ND drive three- and one-half miles north on ND Highway 16 to 43rd Street SW, then drive six miles east to the northwest corner of the property.

Land Use: Tract 1 has approximately 300.8 +/- tillable acres that are currently used for dryland farming. Soil productivity is outstanding with an estimated productivity index of 74.9. This is an exceptional half section of cropland with a good location and access along with a high percentage of tillable acres. Tracts 1 and 2 have a perimeter fence with a well in the SE ¼ of Tract 2.

2021 Real Estate Taxes: \$1,287.26

Tract 1 - Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **7-138N-104W**
 Township: **Garner**
 Acres: **300.82**
 Date: **2/24/2022**

Soils data provided by USDA and NRCS.

Maps Provided By



Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	110.91	36.9%	IIIe	2048	67
E2213A	Golva silt loam, 0 to 2 percent slopes	67.55	22.5%	IIc	2402	86
E0811A	Grail silty clay loam, 0 to 2 percent slopes	39.74	13.2%	IIc	2210	96
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	37.71	12.5%	IIe	2372	76
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	11.27	3.7%	IIs	2372	80
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	9.77	3.2%	IVe	1954	50
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	9.65	3.2%	IIIs	2452	43
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	7.21	2.4%	IIIe	2131	72
E0725C	Barkof-Wayden-Dogtooth complex, 3 to 9 percent slopes	7.01	2.3%	VIIs	1219	39
Weighted Average				2.58	2194.2	74.9

Tract 2



Tract 2: (314.44 +/- Acres)

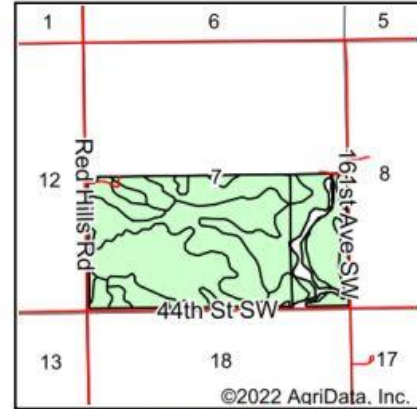
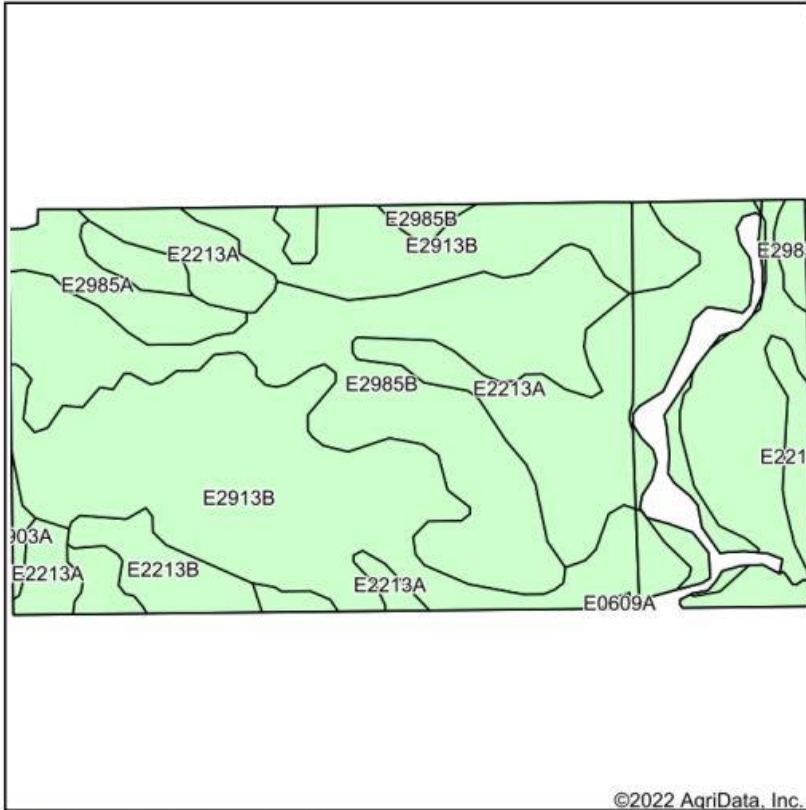
Legal Description: S ½ of Section 7 Township 138 North Range 104 West Fifth Principal Meridian, Golden Valley County, North Dakota.

Location: From Golva, ND drive three- and one-half miles north on ND Highway 16 to 43rd Street SW, then drive six miles east to Red Hills Road, then drive one mile south to the southwest corner of the property.

Land Use: Tract 2 has 293.6 +/- tillable acres that are currently used for dryland farming and hay production. A wooded draw runs through the southeast corner of the tract. There is a well in the southeast corner of the tract. Soil productivity is outstanding with an estimated productivity index of 74.4. This is an exceptional half section of cropland with a good location and access along with a high percentage of tillable acres. Tracts 1 & 2 have combined tillable of 594.4 +/- tillable acres with an average estimated productivity index of 74.6.

2021 Real Estate Taxes: \$1,280.63

Tract 2 - Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **7-138N-104W**
 Township: **Garner**
 Acres: **293.6**
 Date: **2/24/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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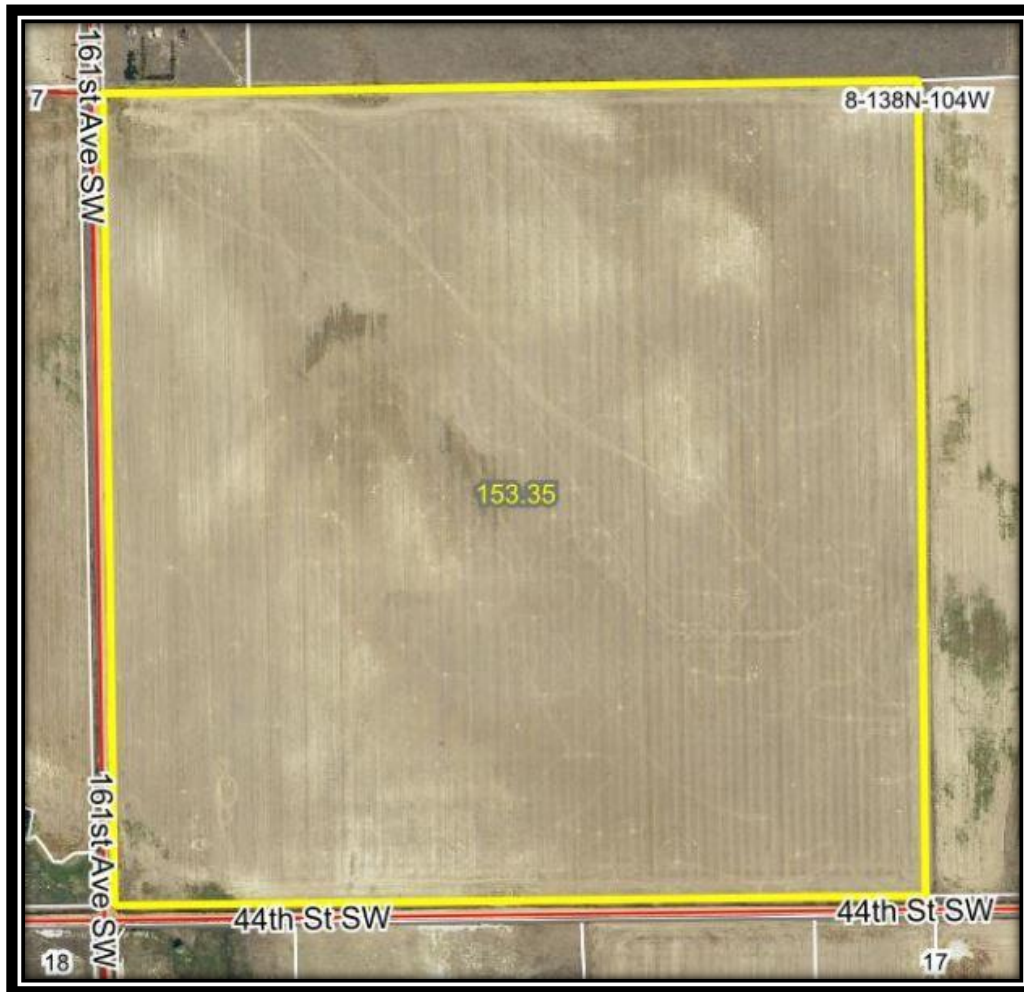


Soils data provided by USDA and NRCS.

Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	133.74	45.6%	IIIe	2048	67
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	72.18	24.6%	IIe	2372	76
E2213A	Golva silt loam, 0 to 2 percent slopes	63.39	21.6%	IIc	2402	86
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	13.42	4.6%	IIs	2372	80
E2213B	Golva silt loam, 2 to 6 percent slopes	9.18	3.1%	IIe	2456	82
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	1.42	0.5%	IIIe	2131	72
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	0.27	0.1%	IIIs	2452	43
Weighted Average				2.46	2232.4	74.4

Tract 3



Tract 3: (160.0 +/- Acres)

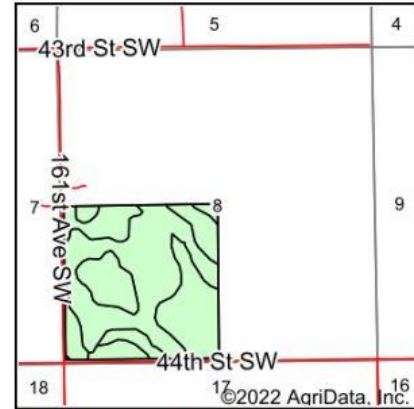
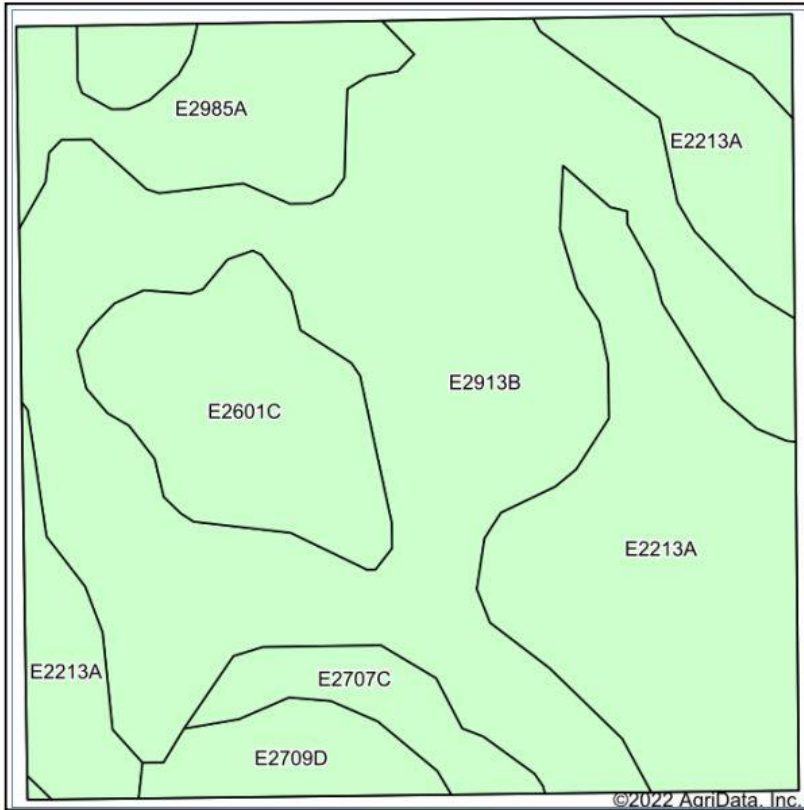
Legal Description: SW $\frac{1}{4}$ of Section 8 Township 138 North Range 104 West Fifth Principal Meridian, Golden Valley County, North Dakota.

Location: From Golva, ND drive three- and one-half miles north on ND Highway 16 to 43rd Street SW, then drive seven miles east to 161st Ave SE, the drive one mile south to the southwest corner of the property.

Land Use: Tract 3 consists of approximately 153.4 +/- tillable acres that are used for dryland farming. Soil productivity is outstanding with an estimated productivity index of 69.8 for the tillable acres. This is an outstanding quarter of cropland with a high percentage of tillable and great access.

2021 Real Estate Taxes: \$612.15

Tract 3 - Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **8-138N-104W**
 Township: **Garner**
 Acres: **153.35**
 Date: **2/24/2022**

Maps Provided By



Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	73.19	47.7%	IIIe	2048	67
E2213A	Golva silt loam, 0 to 2 percent slopes	42.19	27.5%	IIc	2402	86
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	15.19	9.9%	IIIe	2045	53
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	11.97	7.8%	IIIs	2372	80
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	5.51	3.6%	VIe	1642	33
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	5.30	3.5%	VIe	1680	44
Weighted Average				2.86	2143.1	69.8

Tract 4 – Aerial Map



Tract 4: (314.52 +/- Acres)

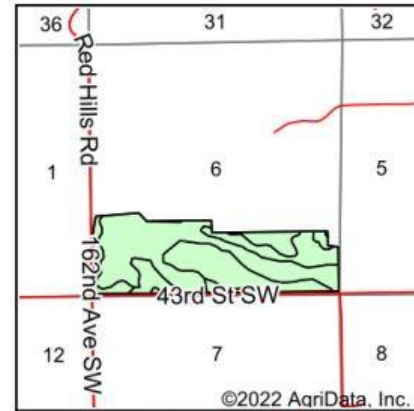
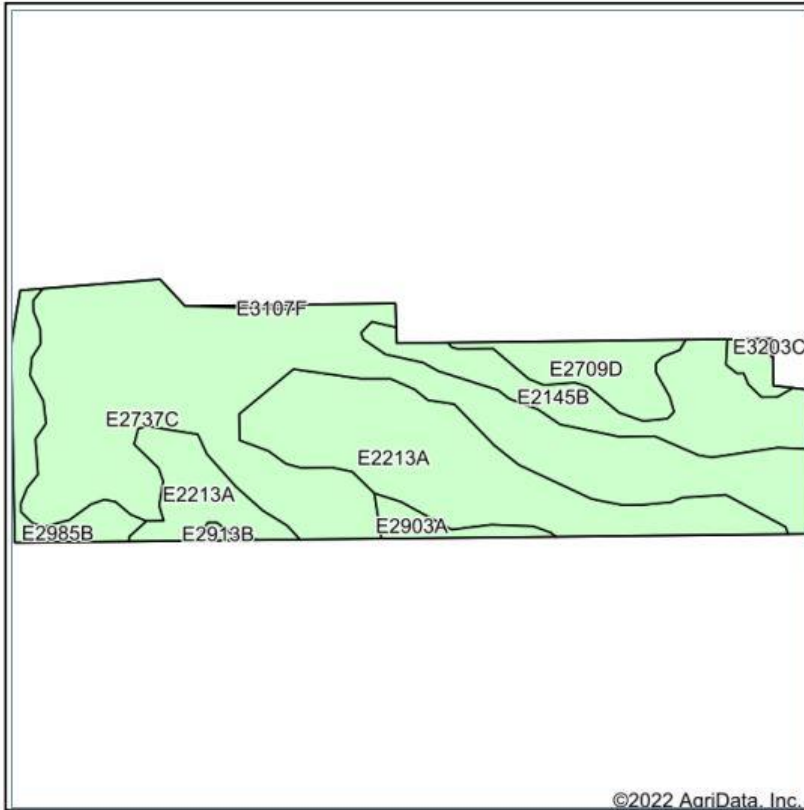
Legal Description: S ½ of Section 6 Township 138 North Range 104 West Fifth Principal Meridian, Golden Valley County, North Dakota.

Location: From Golva, ND drive three- and one-half miles north on ND Highway 16 to 43rd Street SW, then drive six miles east to the southwest corner of the property.

Land Use: Tract 4 is currently used as pasture for livestock grazing. Approximately 161.9 +/- acres was once farmed, but is currently used as improved pasture with a productivity index of 64. The South Branch of Garner Creek provides water along with a dugout in the northwest corner. There is a small corral near the road in the southeast corner. This is a great pasture unit with good access and a good barb wire fence. Great grouse and upland game habitat afforded by the creek.

2022 Real Estate Taxes: \$843.27

Tract 4 – Improved Pasture Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **6-138N-104W**
 Township: **Garner**
 Acres: **161.87**
 Date: **2/9/2022**

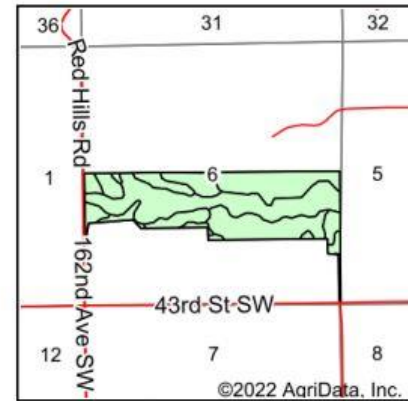
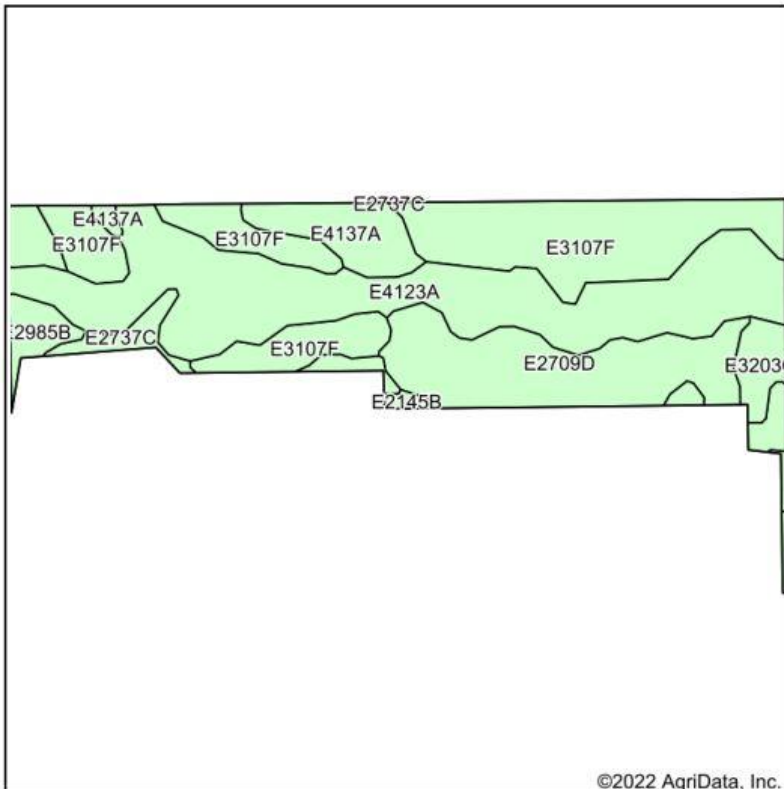
Maps Provided By



Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	77.20	47.7%	IVe	1954	50
E2213A	Golva silt loam, 0 to 2 percent slopes	43.02	26.6%	IIc	2402	86
E2145B	Shambo loam, 2 to 6 percent slopes	19.39	12.0%	IIe	2480	82
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	10.57	6.5%	VIe	1642	33
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	7.92	4.9%	IIe	2372	76
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	2.93	1.8%	IIIe	2131	72
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	0.48	0.3%	IIIe	2048	67
E3107F	Cabba-Badland complex, 6 to 70 percent slopes	0.26	0.2%	VIIe	946	13
E3203C	Cherry silt loam, 6 to 9 percent slopes	0.10	0.1%	IIIe	1942	57
Weighted Average				3.24	2138	64

Tract 4 – Pasture Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **6-138N-104W**
 Township: **Garner**
 Acres: **146.66**
 Date: **2/28/2022**

Soils data provided by USDA and NRCS.



Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E4123A	Havrelon-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	52.31	35.7%	Vlw	1964	40
E3107F	Cabba-Badland complex, 6 to 70 percent slopes	41.76	28.5%	Vlle	946	13
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	26.97	18.4%	Vle	1642	33
E4137A	Korchea loam, 0 to 2 percent slopes, occasionally flooded	8.79	6.0%	lle	2838	81
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	4.89	3.3%	IVe	1954	50
E3203C	Cherry silt loam, 6 to 9 percent slopes	3.94	2.7%	IIle	1942	57
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	3.49	2.4%	lle	2372	76
E3161F	Cherry-Cabba silt loams, 9 to 45 percent slopes	2.81	1.9%	Vle	1704	27
E2145B	Shambo loam, 2 to 6 percent slopes	1.70	1.2%	lle	2480	82
Weighted Average				5.76	1677.1	35.4

Tract 5



Tract 5: (320.0 +/- Acres)

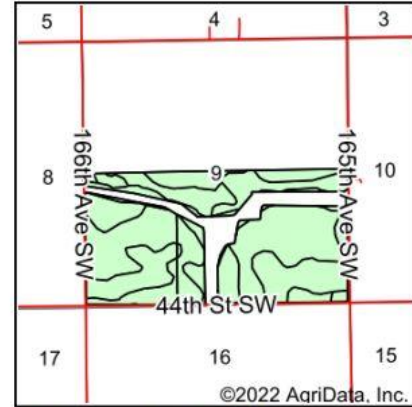
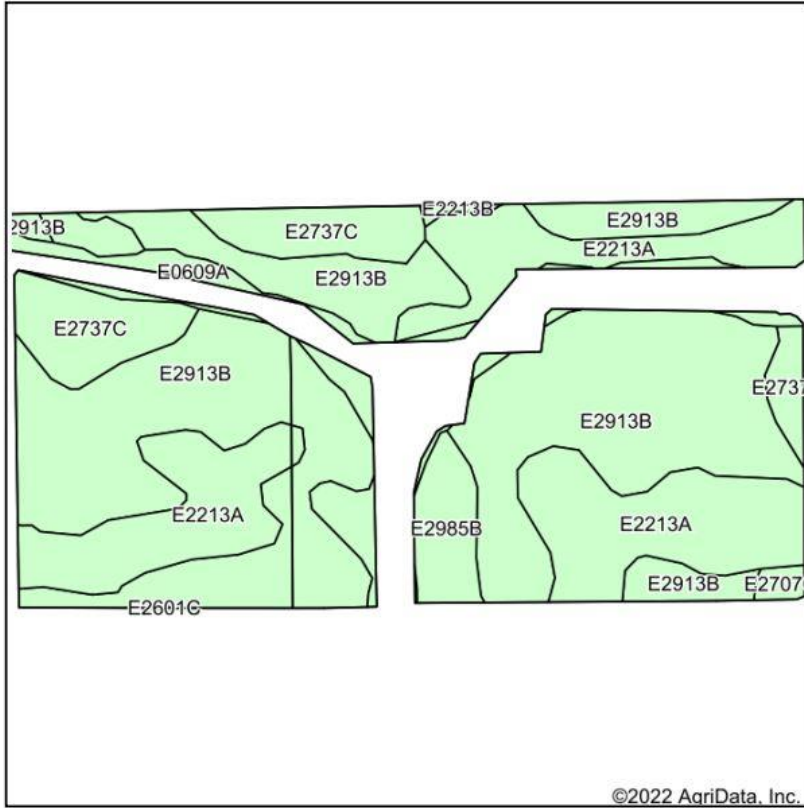
Legal Description: S ½ of Section 9 Township 138 North Range 105 West Fifth Principal Meridian, Golden Valley County, North Dakota.

Location: From Golva, ND drive three- and one-half miles north on ND Highway 16 to 43rd Street SW, then drive three miles east to 165th Ave SW, then drive one half mile south to the northeast corner of the property.

Land Use: Tract 5 has approximately 275.7 +/- tillable acres that are used for cropland and hayland. Two small drainages run through the tract and provided good wildlife habitat. The tillable acres have an estimated productivity index of 69.3. This a great tract of farmland with exceptional upland game habitat.

2021 Real Estate Taxes: \$1,188.90

Tract 5 - Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **9-138N-105W**
 Township: **Lone Tree**
 Acres: **275.71**
 Date: **2/9/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	147.53	53.5%	IIIe	2048	67
E2213A	Golva silt loam, 0 to 2 percent slopes	74.05	26.9%	IIc	2402	86
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	26.75	9.7%	IVe	1954	50
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	15.76	5.7%	IIIs	2452	43
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	9.34	3.4%	IIe	2372	76
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	1.58	0.6%	VIe	1680	44
E2213B	Golva silt loam, 2 to 6 percent slopes	0.70	0.3%	IIe	2456	82
Weighted Average				2.81	2167	69.3

Tract 6



Tract 6: (157.49 +/- Acres)

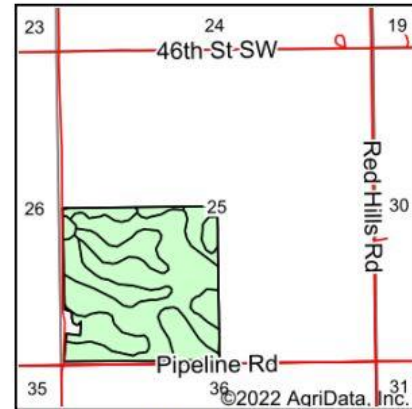
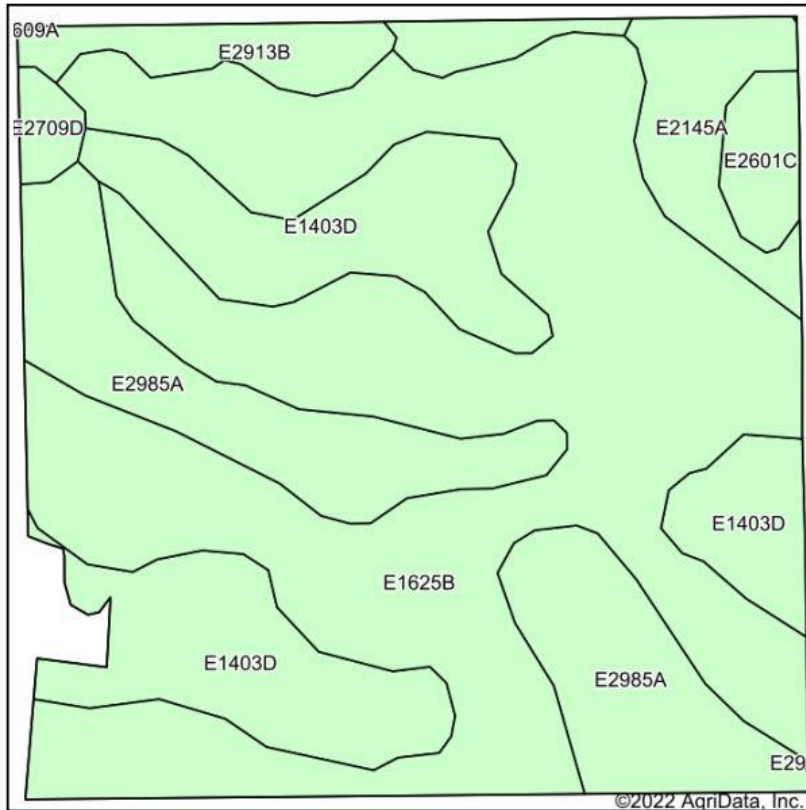
Legal Description: SW $\frac{1}{4}$ of Section 25 Township 138 North Range 105 West Fifth Principal Meridian, Golden Valley County, North Dakota.

Location: From Golva, ND drive five miles east on Pipeline Road to the southwest corner of the property.

Land Use: Tract 6 consists of approximately 152.6 +/- tillable acres that are used for dryland farming. This quarter has great access, a high percentage of tillable and an estimated productivity index of 58.9.

2021 Real Estate Taxes: \$515.85

Tract 6 - Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **25-138N-105W**
 Township: **Lone Tree**
 Acres: **152.6**
 Date: **2/24/2022**

Soils data provided by USDA and NRCS.

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Maps Provided By



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Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	79.76	52.3%	IIIe	2444	63
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	30.28	19.8%	VIe	1935	26
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	24.50	16.1%	IIs	2372	80
E2145A	Shambo loam, 0 to 2 percent slopes	6.77	4.4%	IIc	2480	87
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	5.12	3.4%	IIIe	2045	53
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	4.63	3.0%	IIIe	2048	67
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	1.54	1.0%	VIe	1642	33
Weighted Average				3.42	2299.5	58.9

Tract 7



Tract 7: (160.0 +/- Acres)

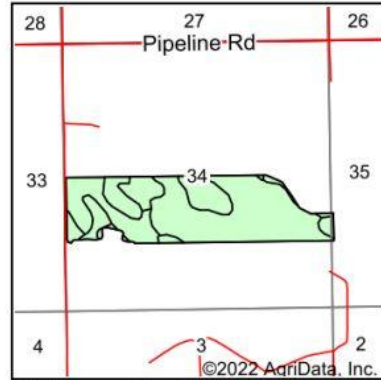
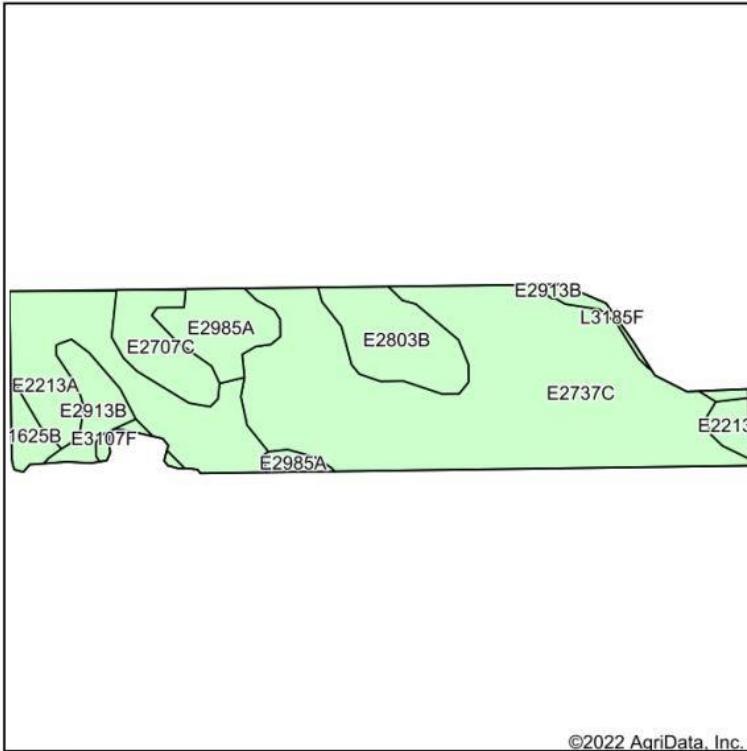
Legal Description: N ½ S ½ of Section 34 Township 138 North Range 105 West Fifth Principal Meridian, Golden Valley County, North Dakota.

Location: From Golva, ND drive three miles east on Pipeline Road to 165th Ave SW, then one half mile south to the northwest corner of the property.

Land Use: This long quarter has approximately 140.9 +/- tillable acres that are used for cropland. The tillable acres have an estimated productivity index of 60.9. The tract has a partial barb wire fence.

2021 Real Estate Taxes: \$509.05

Tract 7 - Soils Map



State: **North Dakota**
 County: **Golden Valley**
 Location: **34-138N-105W**
 Township: **Lone Tree**
 Acres: **140.89**
 Date: **2/9/2022**

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Soils data provided by USDA and NRCS.

Area Symbol: ND033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	74.28	52.7%	IVe	1954	50
E2213A	Golva silt loam, 0 to 2 percent slopes	26.02	18.5%	IIc	2402	86
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	11.87	8.4%	IIe	2361	76
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	9.71	6.9%	IIs	2372	80
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	8.08	5.7%	VIe	1680	44
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	5.67	4.0%	IIIe	2048	67
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	2.71	1.9%	IIIe	2444	63
L3185F	Patent-Badland-Cabbart complex, 6 to 50 percent slopes	1.67	1.2%	VIe	915	21
E3107F	Cabba-Badland complex, 6 to 70 percent slopes	0.88	0.6%	VIIe	946	13
Weighted Average				3.42	2078.7	60.9