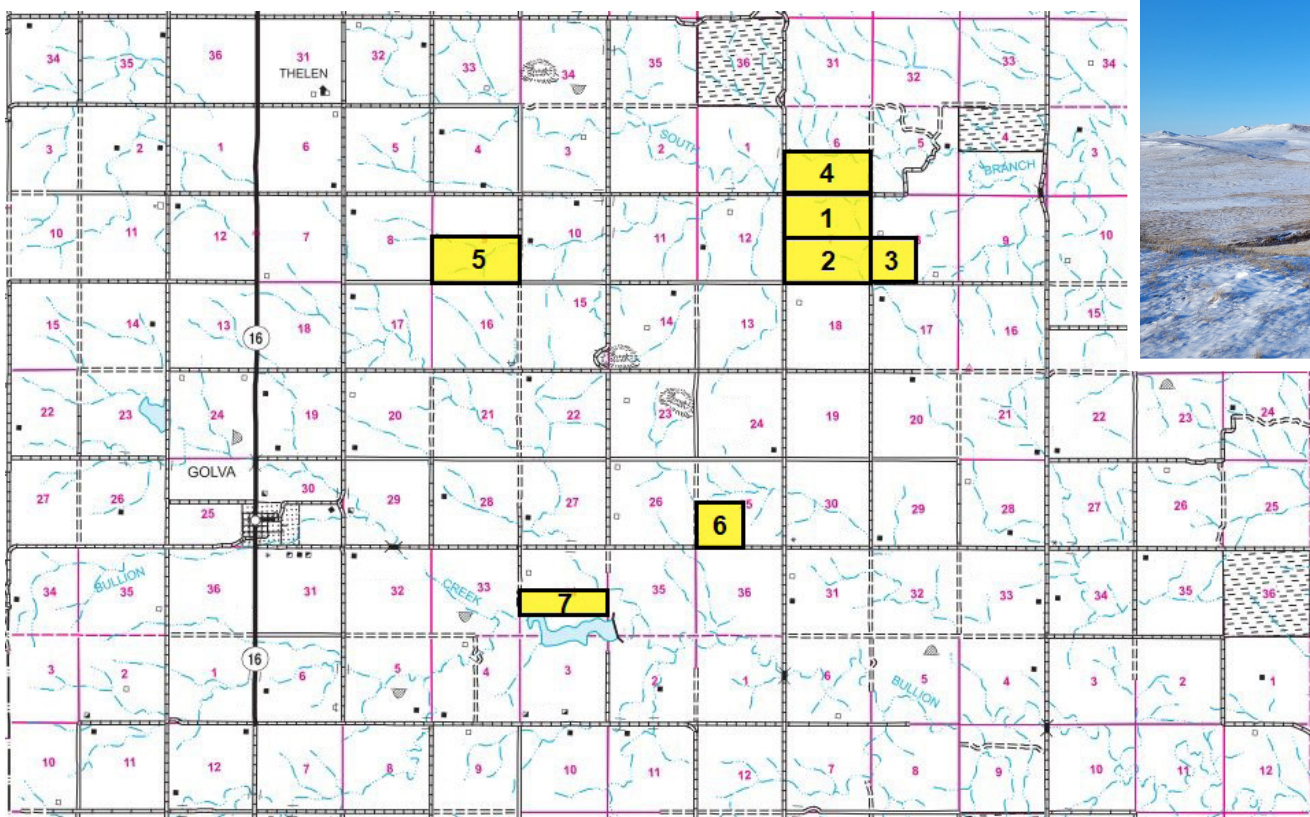


1739 +/- ACRES OF GOLDEN VALLEY COUNTY, ND CROPLAND AND PASTURE FOR SALE AT PUBLIC AUCTION

MONDAY, MARCH 28, 2022 AT 1:00 PM MT

Beach Community Center – Beach, ND

Seller: Clarin Family Limited Partnership



TRACT 1: (314.52 +/- ACRES)

Legal Description:

- N ½ 7-138N-104W - Golden Valley County, ND

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:

- 300.8 +/- tillable acres currently used for dryland farming.
- Soil productivity index: 74.9
- Exceptional half section of cropland with good location and access.
- Tracts 1 and 2 have a perimeter fence with a well in the SE ¼ of Tract 2.

TRACT 2: (314.44 +/- ACRES)

Legal Description:

- S ½ 7-138N-104W - Golden Valley County, ND

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:

- 293.6 +/- tillable acres that are currently used for dryland farming and hay production.
- Soil productivity index: 74.4
- Exceptional half section of cropland with good location and access.
- Tracts 1 & 2 have combined tillable of 594.4 +/- tillable acres with an average estimated productivity index of 74.6.

TRACT 3: (160 +/- ACRES)

Legal Description:

- SW ¼ 8-138N-104W - Golden Valley County, ND

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, then drive one mile south to the southwest corner of the property.

Land Use:

- 153.4 +/- tillable acres that are used for dryland farming.
- Soil productivity index: 69.8 on tillable acres.
- Outstanding quarter of cropland with a high percentage of tillable and great access.

TRACT 4: (314.52 +/- ACRES)

Legal Description:

- S ½ 6-138N-104W - Golden Valley County, ND

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:

- Great pasture with 161.9 +/- acres of improved pasture.
- South Branch of Garner Creek provides water along with a dugout.
- Great grouse and upland game habitat afforded by the creek.

TRACT 5: (320 +/- ACRES)

Legal Description:

- S ½ 9-138N-105W - Golden Valley County, ND

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:

- 275.7 +/- tillable acres that are used for cropland and hayland.
- Several drainages provide great wildlife habitat.
- Productivity index: 69.3 on tillable acres
- Great tract of farmland with exceptional upland game habitat.

TRACT 6: (157.49 +/- ACRES)

Legal Description:

- SW ¼ 25-138N-105W - Golden Valley County, ND

Location:

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

Land Use:

- 152.6 +/- tillable acres that are used for dryland farming.
- Productivity index: 58.9
- Great access

TRACT 7: (160 +/- ACRES)

Legal Description:

- N ½ S ½ 34-138N-10W - Golden Valley County, ND

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:

- 140.9 +/- tillable acres that are used for cropland.
- Productivity index: 60.9



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