

1674.8 +/- Acres of Grant County
Cropland, Hayland, and Pasture w/Farmstead
For Sale at Public Auction

Friday, March 8th at 1:00 pm MT
Elgin Community Center
305 N Main St. – Elgin, ND
Seller: Rod Skretteberg Estate



Property Offered By:



Western Edge Realty

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

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

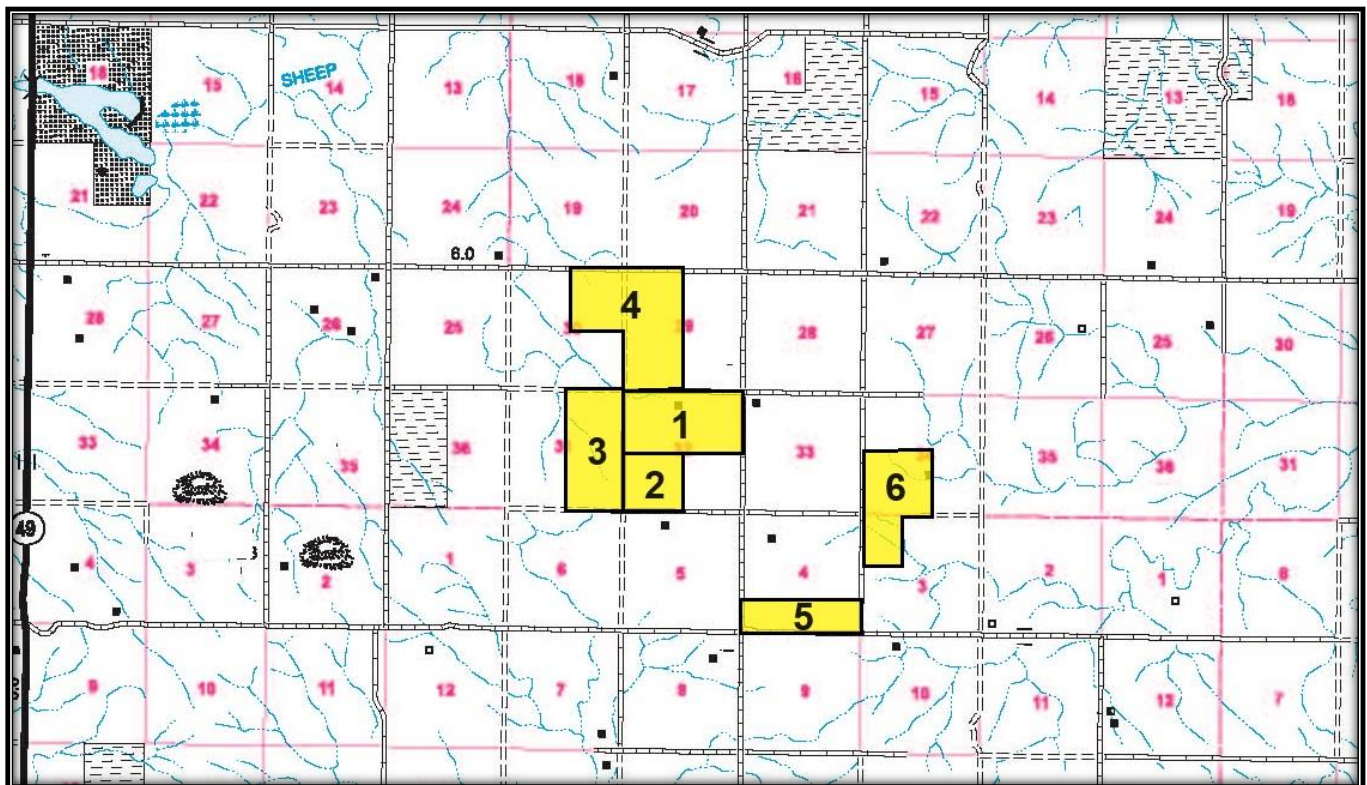
www.weishaarsales.com

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.

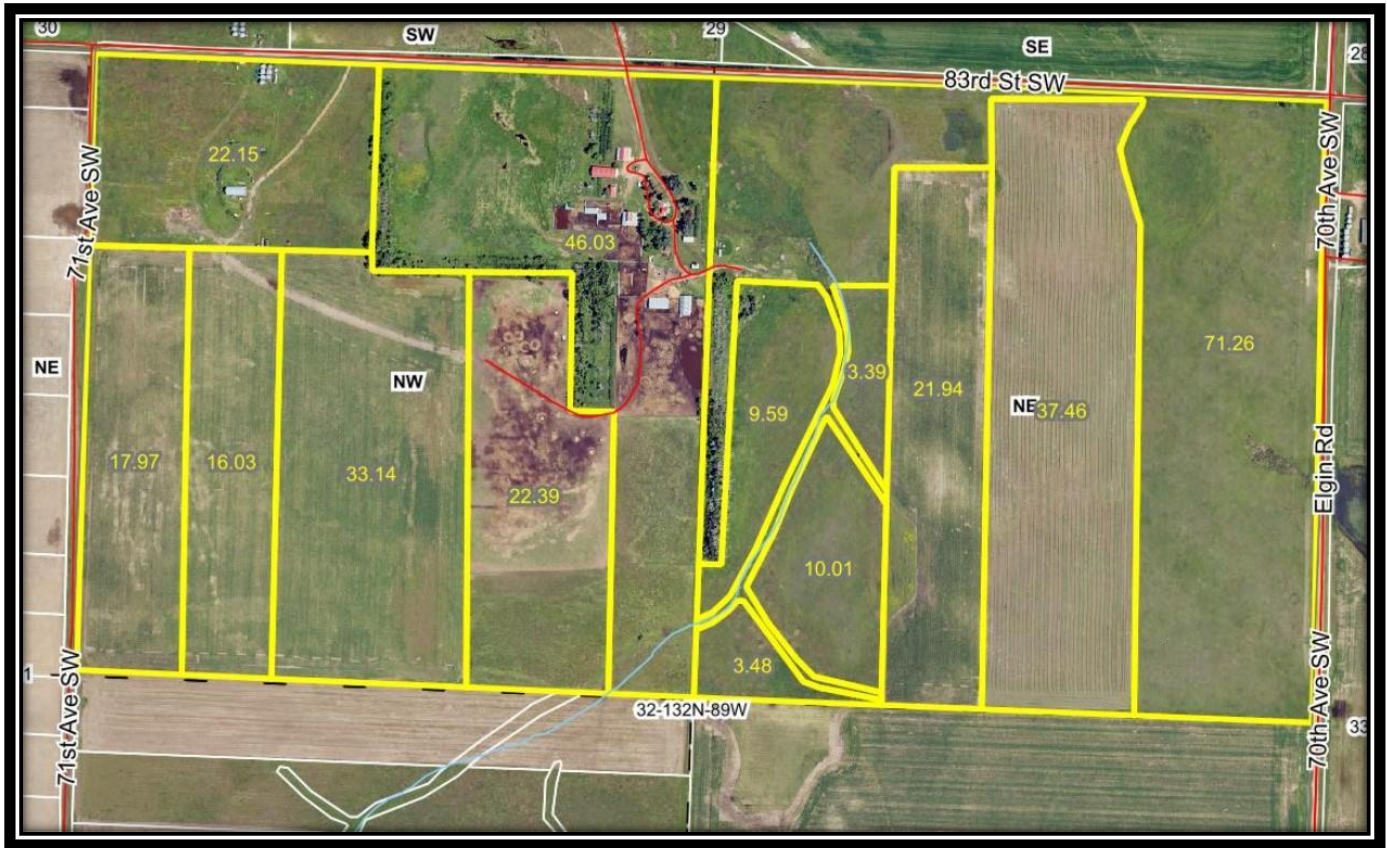
Terms and Conditions

Property to be sold in six individual tracts. Successful bidder(s) will deposit 15% non-refundable earnest money on auction day, with the balance due at closing on or before April 22, 2024. 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 2023 real estate taxes to be paid by the seller with the 2024 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. Tracts to be sold "as is" and "where is". Announcements made at auction take precedence over any printed material or prior representation.

Tract Location Map



Tract 1



Tract 1: (316.21 +/- Acres)

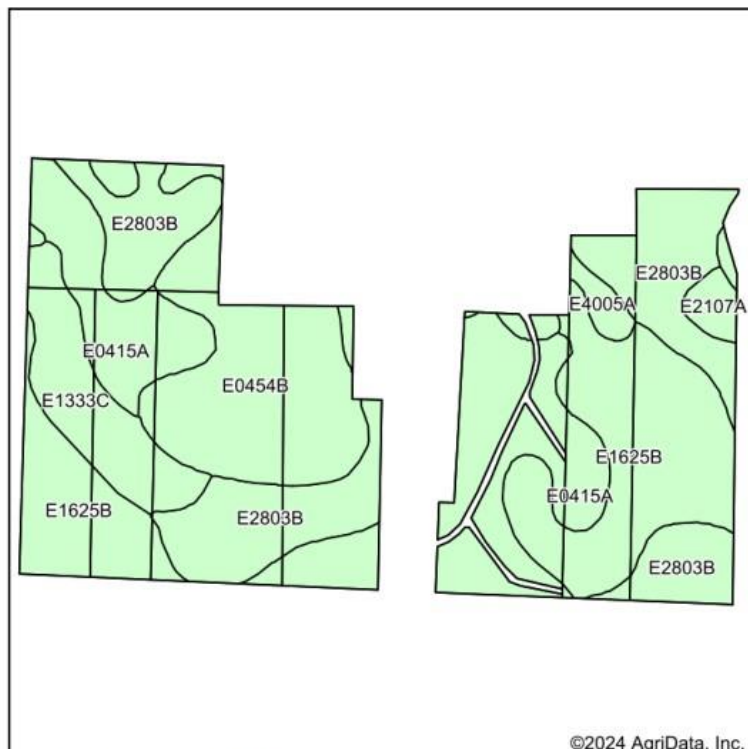
Legal Description: N $\frac{1}{2}$ of Section 32 Township 132 North Range 89 West Fifth Principal Meridian, Grant County, North Dakota. 2023 Real Estate Taxes - \$ 1,444.80.

Location: From Elgin, ND drive twelve- and one-half miles south on the Elgin Road to 83rd Street SW, then drive one half mile west to the headquarters. Good access with the location along the Elgin Road.

Land Use: Tract 1 is the headquarters for the Skretteberg Ranch with extensive shelterbelts providing protection to the site. Tract 1 has approximately 197.5 +/- tillable acres that are currently used for cropland and hayland with a productivity index of 58.7. Productive hayland with several sub irrigated hay fields. Water is provided by a well and rural water.

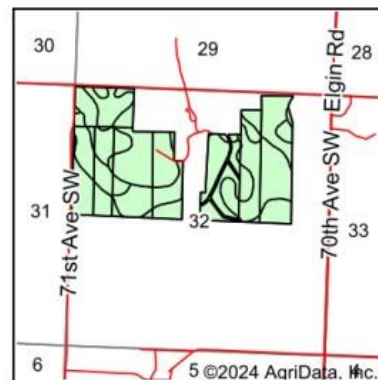
Improvements: The dwelling is a 50+ year-old one and one half story home with a basement and small garage. The hip roof barn was recently resided with steel. The site has numerous livestock and equipment improvements including a 4080 +/- SF machine shed, (2) 3200 +/- SF pole barns, 3444 +/- SF quonset, (3) pole sheds, (7) grain bins, and numerous smaller buildings. The corrals are mainly wood with several lots available for calving and backgrounding. Tract 1 has many possibilities for livestock production that is complemented by good hay and crop production.

Tract 1 – Tillable Soils Map



Soils data provided by USDA and NRCS.

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State: **North Dakota**
 County: **Grant**
 Location: **32-132N-89W**
 Township: **West Grant**
 Acres: **197.55**
 Date: **2/2/2024**

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND037, Soil Area Version: 25

| 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 | 48.73 | 24.7% | IIIe | 2444 | 63 |
| E2803B | Amor-Shambo loams, 3 to 6 percent slopes | 48.39 | 24.5% | Ile | 2361 | 76 |
| E0415A | Belfield-Daglum complex, 0 to 2 percent slopes | 44.57 | 22.6% | IIIs | 1891 | 60 |
| E0454B | Daglum-Rhoades complex, 0 to 6 percent slopes | 33.86 | 17.1% | IVs | 1392 | 35 |
| E1333C | Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes | 15.64 | 7.9% | IVe | 2124 | 40 |
| E4005A | Harriet loam, 0 to 2 percent slopes, occasionally flooded | 3.23 | 1.6% | VIIs | 2453 | 27 |
| E2107A | Arnegard loam, 0 to 2 percent slopes | 2.55 | 1.3% | IIc | 2449 | 97 |
| E4729A | Heil silty clay loam, 0 to 1 percent slopes | 0.58 | 0.3% | VIIs | 2453 | 35 |
| Weighted Average | | | | 2.82 | 2093.5 | 58.7 |

Tract 2



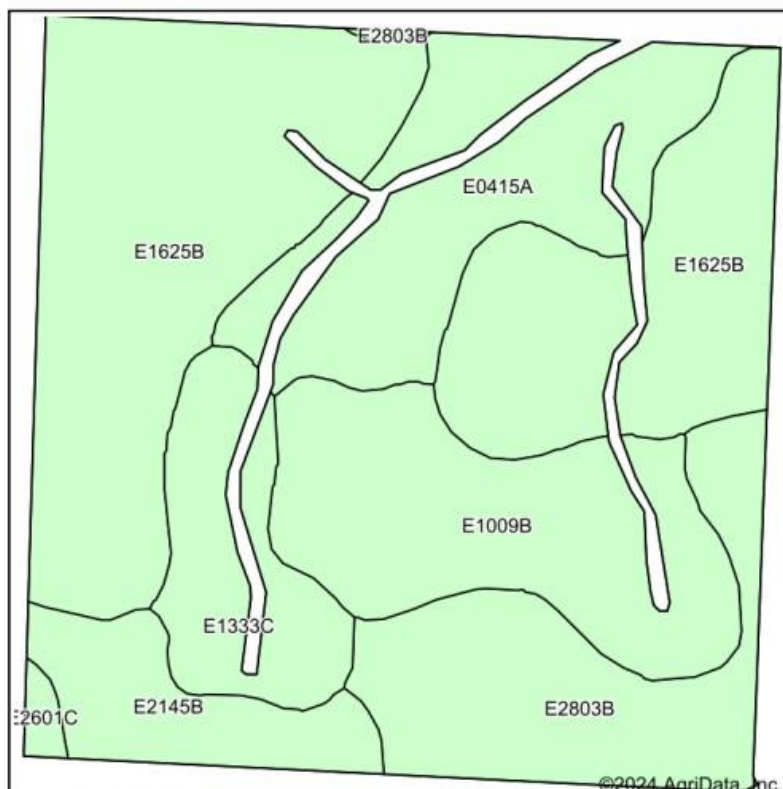
Tract 2: (160.0 +/- Acres)

Legal Description: SW ¼ of Section 32 Township 132 North Range 89 West Fifth Principal Meridian, Grant County, North Dakota. 2023 Real Estate Taxes - \$ 835.53.

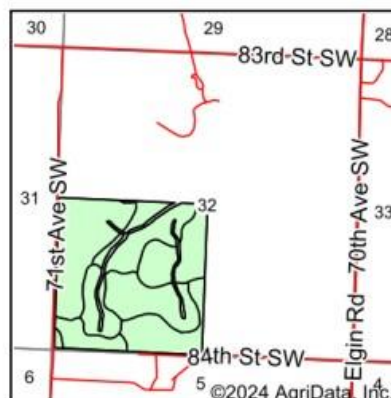
Location: From Elgin, ND drive thirteen- and one-half miles south on the Elgin Road to 84rd Street SW, then drive one half mile west to the southeast corner. Good access with the location one half mile west of the Elgin Road.

Land Use: Tract 2 has 152.3 +/- tillable acres that are currently used for dryland farming and hay production with estimated productivity index of 63.3. A small shelterbelt is on the south end of the tract. The tillable has good drainage with rolling topography and two grass waterways. This is a good solid quarter of cropland with minimal out acres and good access.

Tract 2 – Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grant**
 Location: **32-132N-89W**
 Township: **West Grant**
 Acres: **152.3**
 Date: **2/2/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND037, Soil Area Version: 25

| 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 | 61.36 | 40.3% | IIIe | 2444 | 63 |
| E1009B | Moreau-Barkof silty clays, 3 to 6 percent slopes | 24.83 | 16.3% | IIIe | 1863 | 61 |
| E0415A | Belfield-Daglum complex, 0 to 2 percent slopes | 23.31 | 15.3% | IIs | 1891 | 60 |
| E2803B | Amor-Shambo loams, 3 to 6 percent slopes | 20.71 | 13.6% | IIe | 2361 | 76 |
| E1333C | Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes | 11.77 | 7.7% | IVe | 2124 | 40 |
| E2145B | Shambo loam, 2 to 6 percent slopes | 9.43 | 6.2% | IIe | 2480 | 82 |
| E2601C | Amor-Cabba loams, 6 to 9 percent slopes | 0.89 | 0.6% | IIIe | 2045 | 53 |
| Weighted Average | | | | 2.73 | 2228.5 | 63.3 |

Tract 3



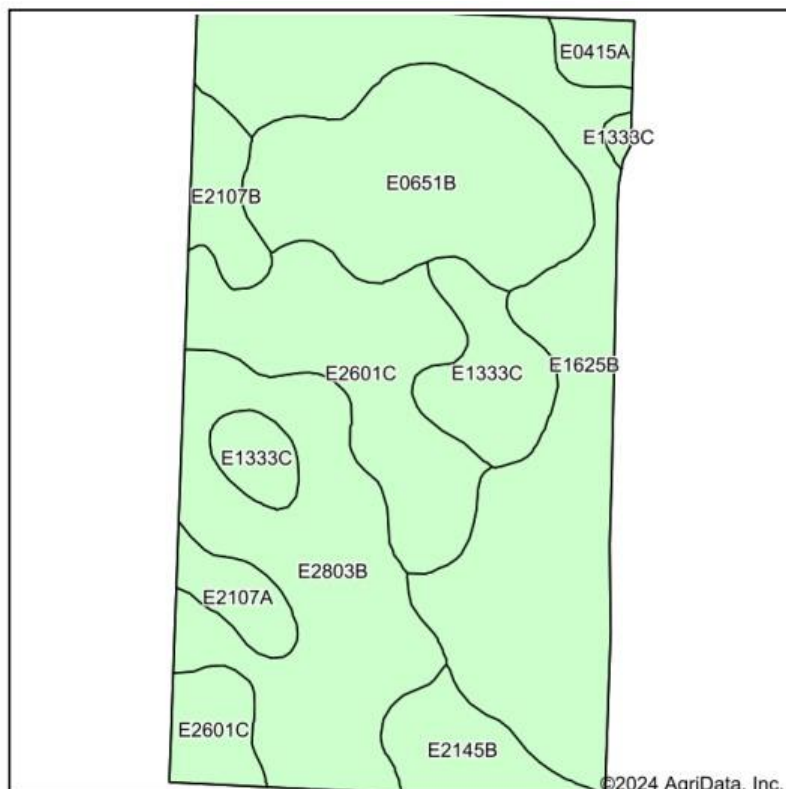
Tract 3: (320.0 +/- Acres)

Legal Description: E ½ of Section 31 Township 132 North Range 89 West Fifth Principal Meridian, Grant County, North Dakota. 2023 Real Estate Taxes - \$ 1,607.08.

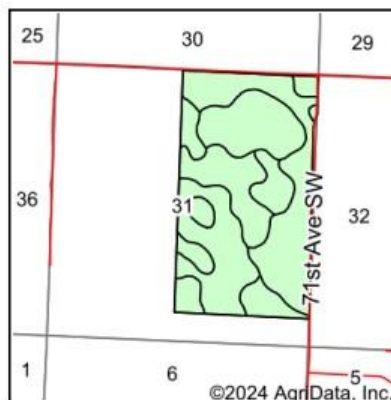
Location: From Elgin, ND drive thirteen- and one-half miles south on the Elgin Road to 84rd Street SW, then drive one mile west to the southeast corner. Good access with the location one mile west of the Elgin Road.

Land Use: Tract 3 consists of approximately 284.4 +/- tillable acres that are used for dryland farming with an additional 31.1 acres of hayland that has potential for additional cropland. The tillable acres have an estimated productivity index of 62.8. This is an outstanding half section of cropland with a high percentage of tillable and great access.

Tract 3 – Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grant**
 Location: **31-132N-89W**
 Township: **West Grant**
 Acres: **284.37**
 Date: **2/2/2024**

Maps Provided By: **surety**
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Area Symbol: ND037, Soil Area Version: 25

| 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 | 84.73 | 29.8% | IIIe | 2444 | 63 |
| E2803B | Amor-Shambo loams, 3 to 6 percent slopes | 55.57 | 19.5% | Ile | 2361 | 76 |
| E0651B | Regent-Janesburg complex, 3 to 6 percent slopes | 45.77 | 16.1% | Ile | 1902 | 51 |
| E2601C | Amor-Cabba loams, 6 to 9 percent slopes | 45.44 | 16.0% | IIIe | 2045 | 53 |
| E1333C | Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes | 21.01 | 7.4% | IVe | 2124 | 40 |
| E2145B | Shambo loam, 2 to 6 percent slopes | 12.51 | 4.4% | Ile | 2480 | 82 |
| E2107B | Arnegard loam, 2 to 6 percent slopes | 8.49 | 3.0% | Ile | 2458 | 93 |
| E2107A | Arnegard loam, 0 to 2 percent slopes | 6.55 | 2.3% | IIc | 2449 | 97 |
| E0415A | Belfield-Daglum complex, 0 to 2 percent slopes | 4.30 | 1.5% | IIIs | 1891 | 60 |
| Weighted Average | | | | 2.61 | 2246.9 | 62.8 |

Tract 4



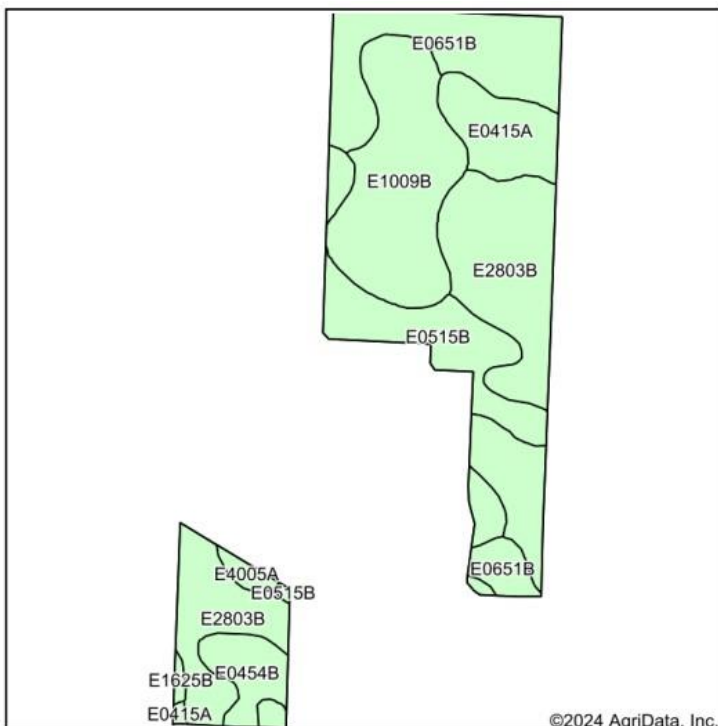
Tract 4: (480.0 +/- Acres)

Legal Description: E $\frac{1}{2}$ of Section 29 & NE $\frac{1}{4}$ 30 Township 132 North Range 89 West Fifth Principal Meridian, Grant County, North Dakota. 2023 Real Estate Taxes - \$ 1,493.02.

Location: From Elgin, ND drive eleven- and one-half miles south on the Elgin Road to 82nd Street SW, then drive one half mile west to the northeast corner. Good access with the location one mile west of the Elgin Road.

Land Use: Tract 4 has a four-pasture grazing rotation system with a solar well and a submersible well added in 2020 providing water to the four pastures. A seasonal creek also provides additional water to the pastures. There is a 23.3 +/- acre hay field in the southwest corner that also has a site with eight grain bins. An additional 115.5 +/- acre field in the northeast corner is used as cropland. The tillable acres have an estimated productivity index of 57.9.

Tract 4 – Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grant**
 Location: **30-132N-89W**
 Township: **West Grant**
 Acres: **138.74**
 Date: **2/2/2024**

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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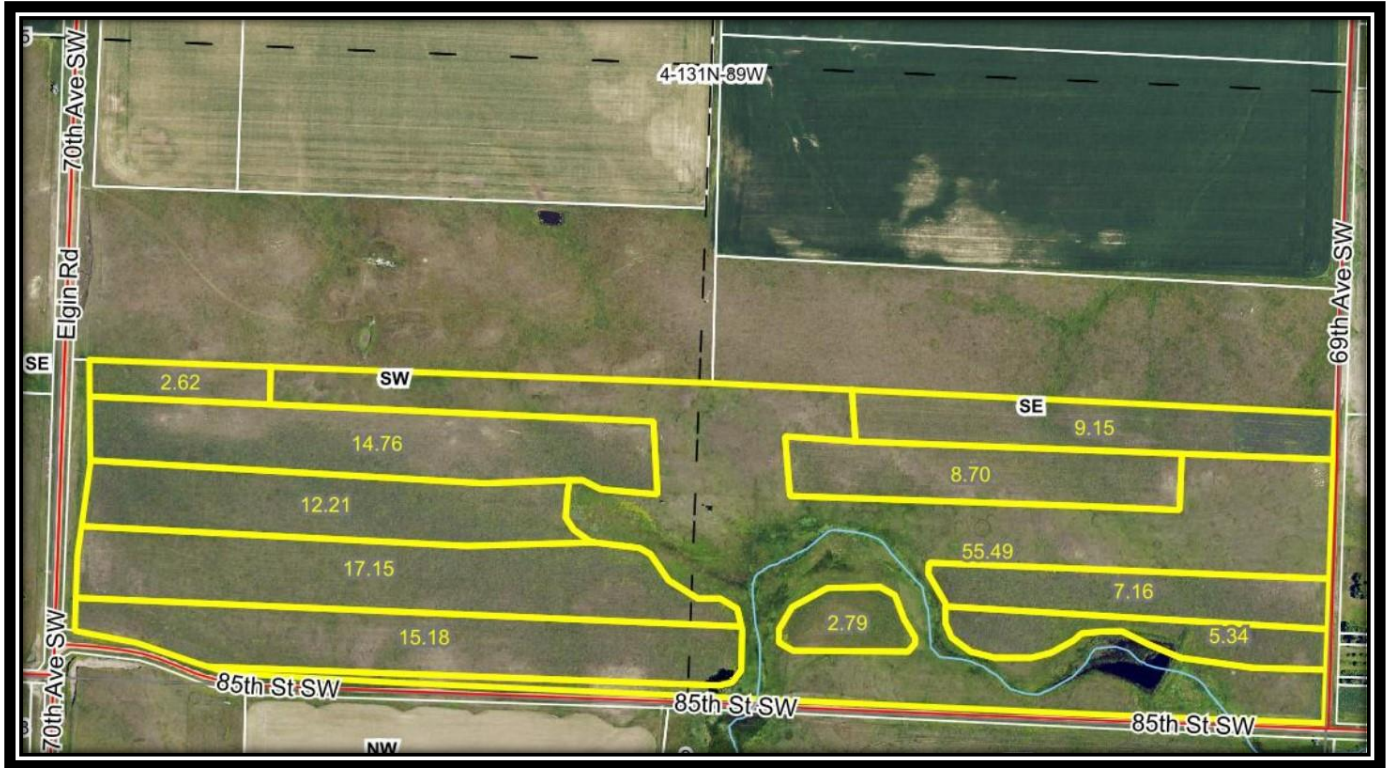
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Area Symbol: ND037, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index |
|------------------|---|-------|------------------|------------------|--------------------------------|--------------------|
| E2803B | Amor-Shambo loams, 3 to 6 percent slopes | 45.57 | 32.8% | Ile | 2361 | 76 |
| E1009B | Moreau-Barkof silty clays, 3 to 6 percent slopes | 29.52 | 21.3% | IIle | 1863 | 61 |
| E0651B | Regent-Janesburg complex, 3 to 6 percent slopes | 23.92 | 17.2% | Ile | 1902 | 51 |
| E0515B | Rhoades-Daglum complex, 0 to 6 percent slopes | 19.83 | 14.3% | Vis | 1210 | 29 |
| E0415A | Belfield-Daglum complex, 0 to 2 percent slopes | 10.95 | 7.9% | IIs | 1891 | 60 |
| E0454B | Daglum-Rhoades complex, 0 to 6 percent slopes | 6.55 | 4.7% | IVs | 1392 | 35 |
| E4005A | Harriet loam, 0 to 2 percent slopes, occasionally flooded | 1.83 | 1.3% | Vis | 2453 | 27 |
| E1625B | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes | 0.57 | 0.4% | IIle | 2444 | 63 |
| Weighted Average | | | | 2.94 | 1930.1 | 57.9 |

Tract 5



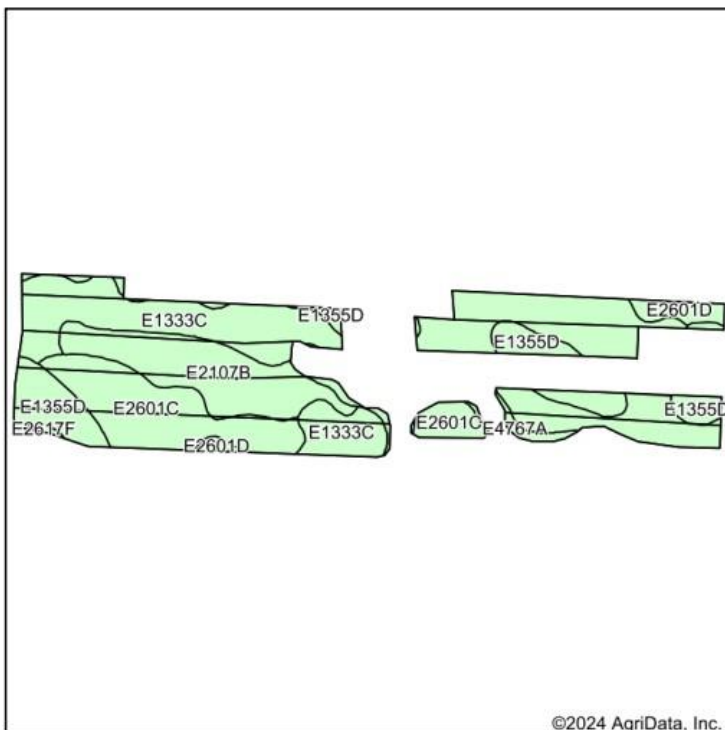
Tract 5: (158.76 +/- Acres)

Legal Description: S ½ S ½ of Section 4 Township 131 North Range 89 West Fifth Principal Meridian, Grant County, North Dakota. 2023 Real Estate Taxes - \$ 437.59.

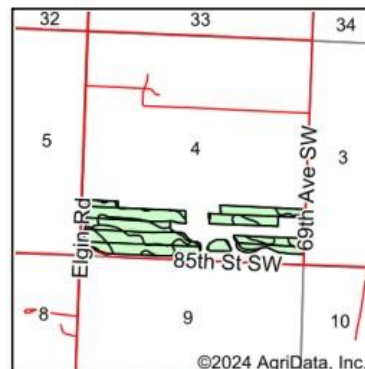
Location: From Elgin, ND drive fourteen- and one-half miles south on the Elgin Road to 85th Street SW to the southwest corner. Good access with the location along the Elgin Road with a gravel road on the south side of the tract.

Land Use: Tract 5 has approximately 95.1 acres of hayland. A rural water tap is on the west side of the tract. A stock dam is in the southwest corner of the tract. Tract 5 has lots of potential for forage production as hayland and/or pasture. The good access and location along the Elgin Road provides additional potential for the development of a building site.

Tract 5 – Tillable Soils Map



Soils data provided by USDA and NRCS.



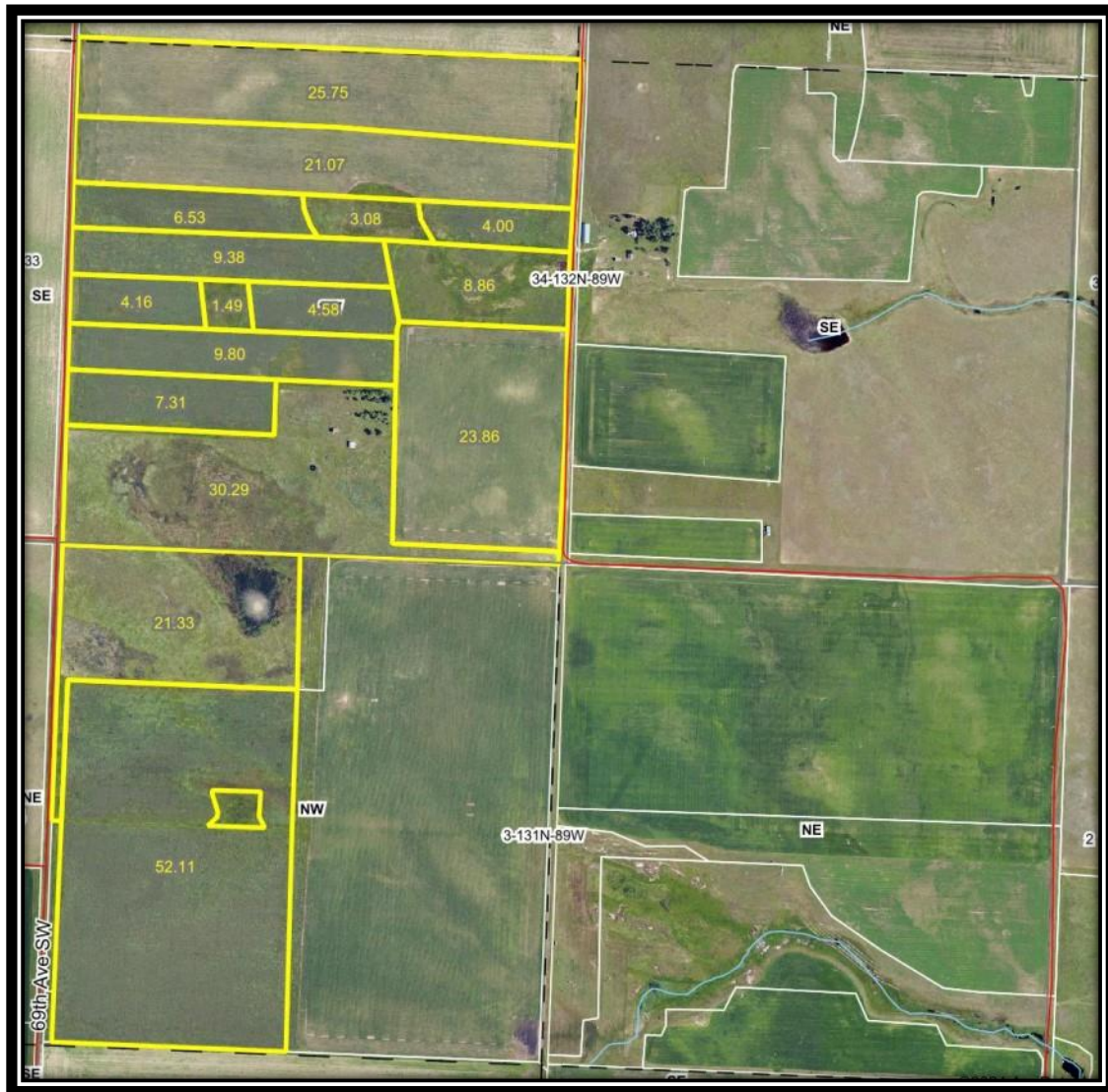
State: **North Dakota**
 County: **Grant**
 Location: **4-131N-89W**
 Township: **Pretty Rock**
 Acres: **95.06**
 Date: **2/2/2024**



Area Symbol: ND037, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index |
|------------------|--|-------|------------------|---------------------|--------------------------------|--------------------|
| E1333C | Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes | 43.86 | 46.1% | IVe | 2124 | 40 |
| E2601C | Amor-Cabba loams, 6 to 9 percent slopes | 17.99 | 18.9% | IIIe | 2045 | 53 |
| E2107B | Arnegard loam, 2 to 6 percent slopes | 15.56 | 16.4% | Ile | 2458 | 93 |
| E1355D | Vebar-Flasher-Tally complex, 9 to 15 percent slopes | 12.63 | 13.3% | VIe | 2103 | 32 |
| E2601D | Amor-Cabba loams, 9 to 15 percent slopes | 2.76 | 2.9% | IVe | 2050 | 40 |
| E4767A | Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded | 1.99 | 2.1% | IVw | 2955 | 26 |
| E2617F | Cabba-Chama-Shambo loams, 9 to 50 percent slopes | 0.27 | 0.3% | VIIe | 1874 | 27 |
| Weighted Average | | | | 3.76 | 2175.5 | 49.7 |

Tract 6



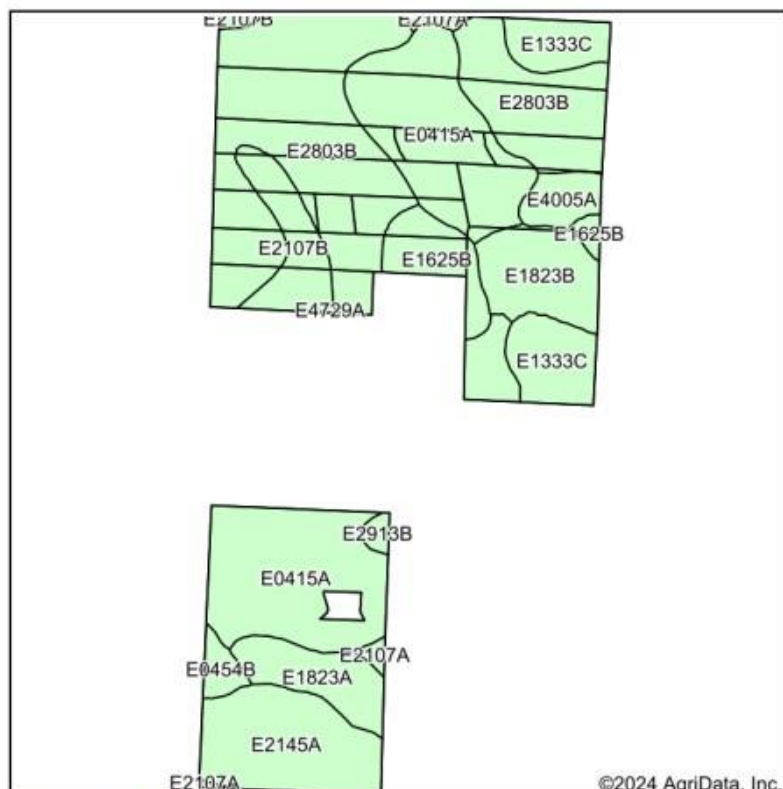
Tract 6: (239.96 +/- Acres)

Legal Description: SW ¼ of Section 34 Township 132 North Range 89 & SW ¼ NW ¼, Lot 4 of Section 3 Township 131 North Ranch 89 West Fifth Principal Meridian, Grant County, North Dakota. 2023 Real Estate Taxes - \$ 1,261.90.

Location: From Elgin, ND drive twelve- and one-half miles south on the Elgin Road to 83rd Street SW, then drive one east and one-half mile south to the northwest corner.

Land Use: Tract 6 has approximately 182 +/- tillable acres that are used for hayland and dryland farming. A 50 +/- acre pasture with water provided by a submersible well is in the center of the tract. Hayland and cropland productivity is good with an estimated productivity index of 68.3.

Tract 6 – Tillable Soils Map



Soils data provided by USDA and NRCS.

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State: **North Dakota**
 County: **Grant**
 Location: **34-132N-89W**
 Township: **West Grant**
 Acres: **181.98**
 Date: **2/2/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND037, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index |
|------------------|---|-------|------------------|------------------|--------------------------------|--------------------|
| E2803B | Amor-Shambo loams, 3 to 6 percent slopes | 58.83 | 32.3% | Ile | 2361 | 76 |
| E0415A | Belfield-Daglum complex, 0 to 2 percent slopes | 46.29 | 25.4% | IIIs | 1891 | 60 |
| E2145A | Shambo loam, 0 to 2 percent slopes | 16.98 | 9.3% | IIc | 2480 | 87 |
| E1333C | Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes | 12.32 | 6.8% | IVe | 2124 | 40 |
| E1823B | Parshall fine sandy loam, 2 to 6 percent slopes | 10.72 | 5.9% | IIIe | 2435 | 66 |
| E2107B | Arnegard loam, 2 to 6 percent slopes | 9.02 | 5.0% | Ile | 2458 | 93 |
| E1823A | Parshall fine sandy loam, 0 to 2 percent slopes | 8.15 | 4.5% | IIIe | 2467 | 71 |
| E1625B | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes | 7.45 | 4.1% | IIIe | 2444 | 63 |
| E4005A | Harriet loam, 0 to 2 percent slopes, occasionally flooded | 3.93 | 2.2% | VIIs | 2453 | 27 |
| E1025C | Regent-Wyola silty clay loams, 6 to 9 percent slopes | 3.67 | 2.0% | IIIe | 2079 | 62 |
| E0454B | Daglum-Rhoades complex, 0 to 6 percent slopes | 2.11 | 1.2% | IVs | 1392 | 35 |
| E2107A | Arnegard loam, 0 to 2 percent slopes | 1.52 | 0.8% | IIc | 2449 | 97 |
| E2913B | Chama-Sen-Cabba silt loams, 3 to 6 percent slopes | 0.91 | 0.5% | IIIe | 2048 | 67 |
| E4729A | Heil silty clay loam, 0 to 1 percent slopes | 0.08 | 0.0% | VIIs | 2453 | 35 |
| Weighted Average | | | | 2.42 | 2238.1 | 68.3 |