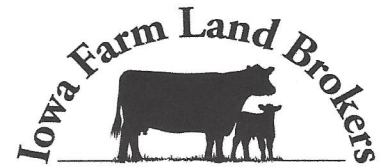


Property: 779.66 Acres in Williams County, North Dakota

Location:

779.66/A in the SE ¼ of Sect. 19 & all of Sect. 29 except
Part of the NW ¼ of the NW ¼ T-156-N R-97-W in Williams Co., ND



David Hueneke
815-291-6550
daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres: 779.66

Till. Acres: 757.74

Production Index: (See Soil Map)

Ask - Gross: \$ 1,555,000.

Per Acre Price: \$ 1,995.

Income:

| | | |
|--------------|------------|---|
| | 750 | (FSA till = 757.74 acres / Owner being paid on 750 acres) |
| | X 60. | (Current Farm Rent through 2026) |
| - Cash Rent: | \$ 45,000. | |

Gross Rent: \$ 45,000.

R.E. Taxes (Est.): \$ 4,170. (Est. \$5.35 p/Acre ave.)

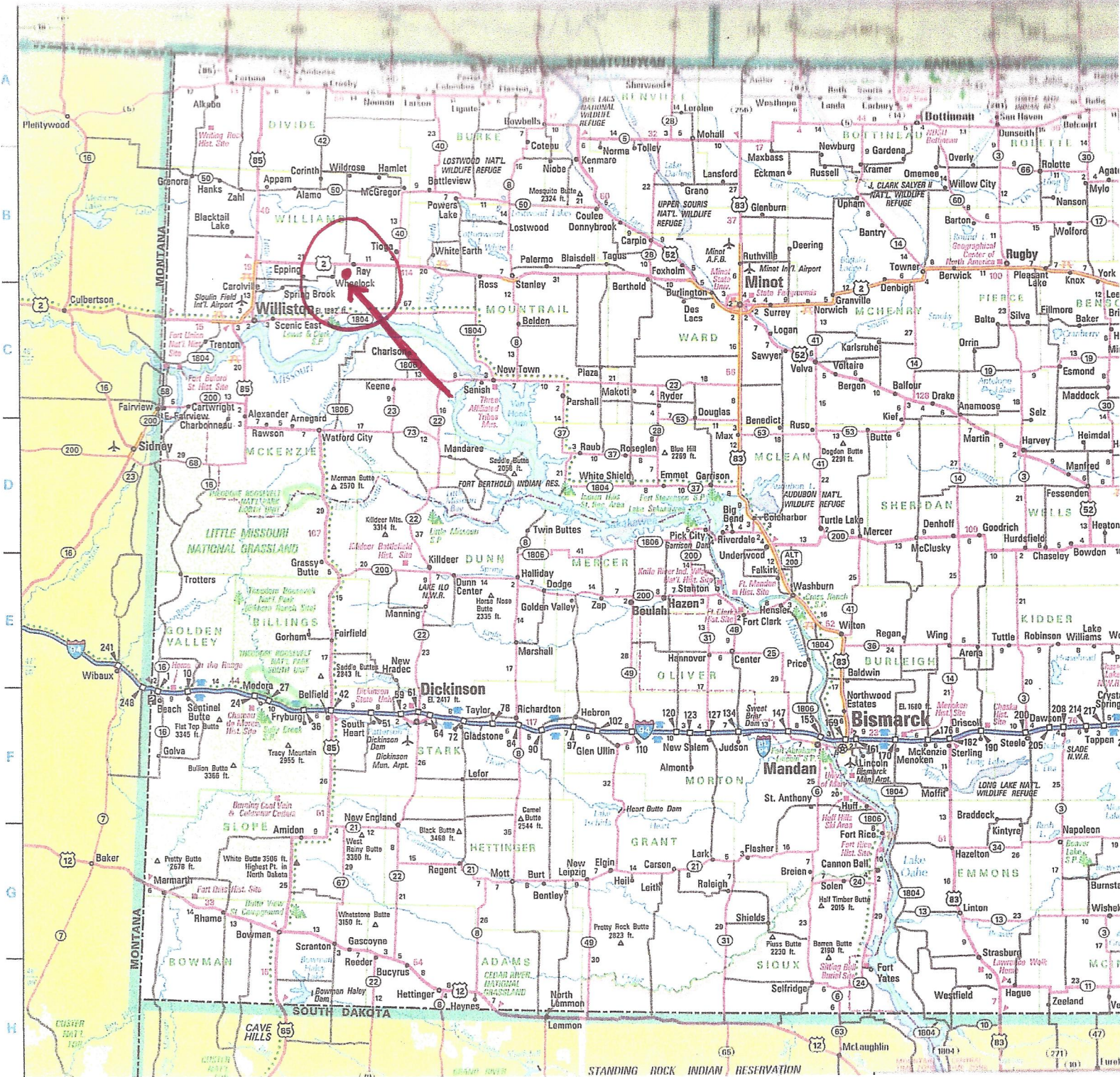
Net Return (After Tax): \$ 40,830.

Return Hypothetical: 2.6% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Large tract with level to slightly rolling terrain
- No Buildings
- FSA Maps & 156EZ available upon request.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

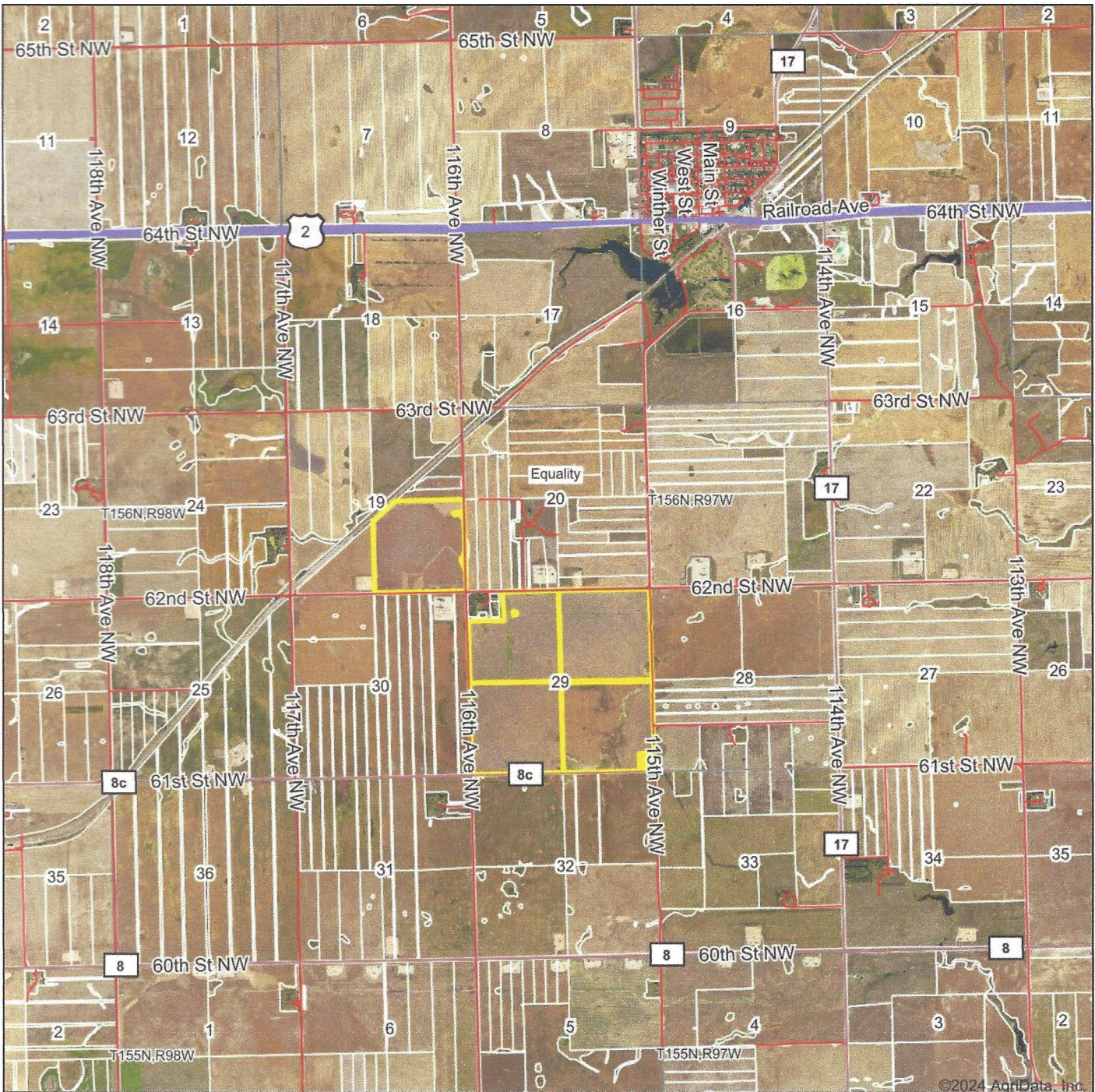
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



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Boundary Center: 48° 18' 35.36, -103° 11' 25.2

0ft 4468ft 8936ft



6/12/2024



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

29-156N-97W
Williams County
North Dakota

Aerial Map



Maps Provided By:



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Boundary Center: 48° 18' 35.36, -103° 11' 25.2

29-156N-97W
Williams County
North Dakota

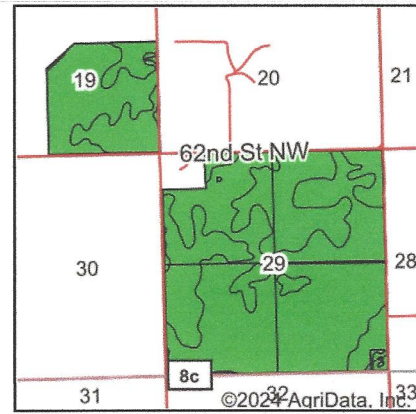
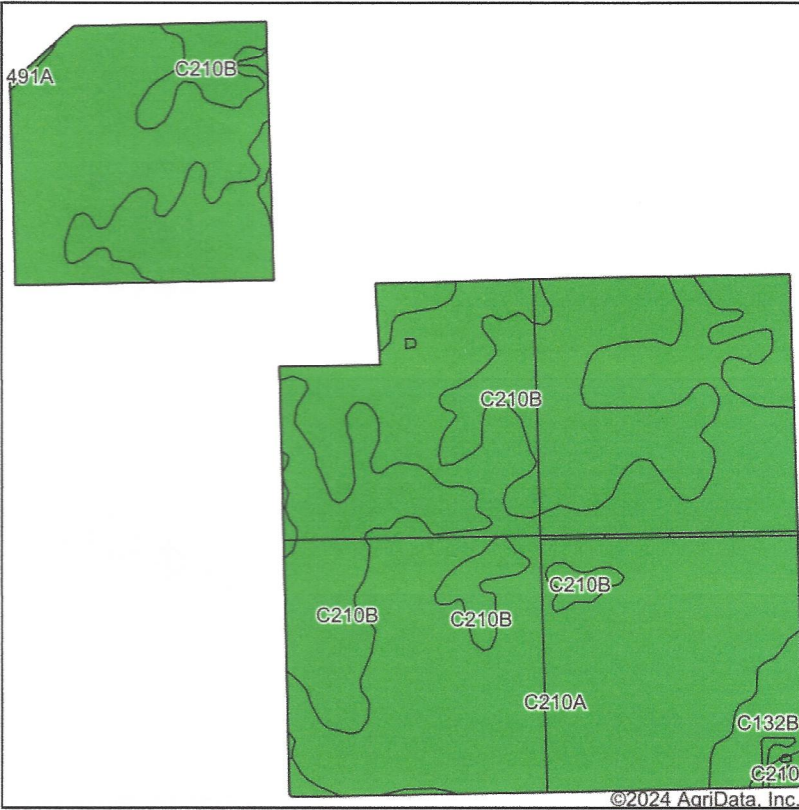
0ft 1207ft 2414ft



6/12/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Williams**
 Location: **29-156N-97W**
 Township: **Equality**
 Acres: **760.28**
 Date: **6/12/2024**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: ND105, Soil Area Version: 23

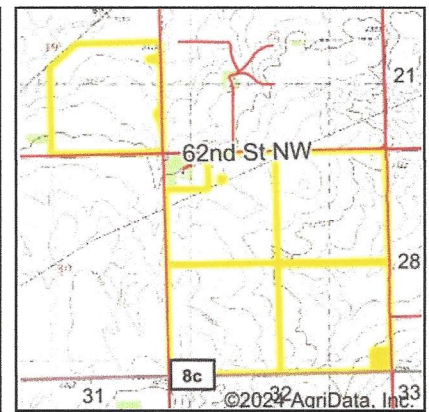
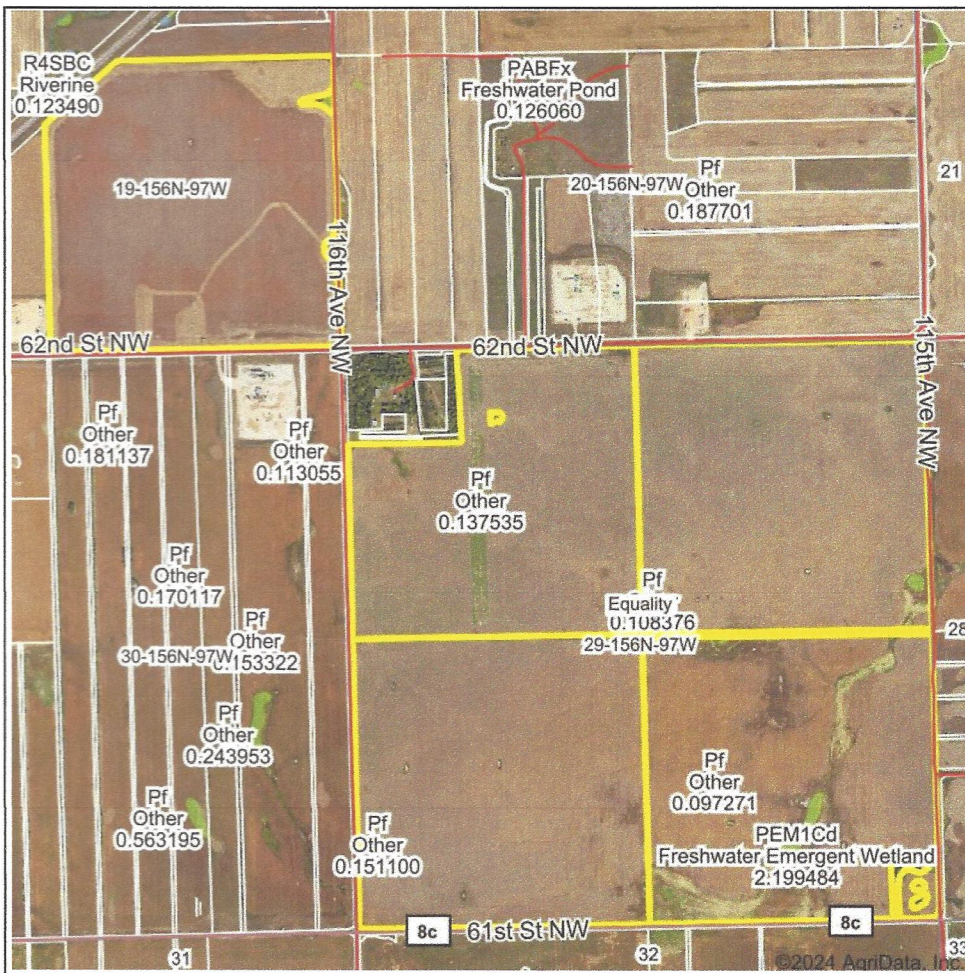
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|-------------------------|---|--------|------------------|-----------|------------------|--------------------|-------------------|
| C210A | Williams-Bowbells loams, 0 to 3 percent slopes | 488.27 | 64.2% | | IIc | 86 | 54 |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 249.92 | 32.9% | | Ile | 83 | 53 |
| C132B | Williams-Zahl loams, 3 to 6 percent slopes | 21.39 | 2.8% | | Ile | 76 | 53 |
| C491A | Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded | 0.70 | 0.1% | | VIw | 42 | 24 |
| Weighted Average | | | | | 2.00 | 84.7 | *n 53.6 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



State: **North Dakota**
 Location: **29-156N-97W**
 County: **Williams**
 Township: **Equality**
 Date: **6/12/2024**



0ft 1804ft 3608ft

| Classification Code | Type | Acres |
|---------------------|-----------------------------|-------|
| PEM1Cd | Freshwater Emergent Wetland | 2.20 |
| Pf | Other | 0.49 |
| PEM1Ad | Freshwater Emergent Wetland | 0.40 |
| PEM1A | Freshwater Emergent Wetland | 0.29 |
| Total Acres | | 3.38 |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>