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1,565.17 +/- ACRES • TOWNER COUNTY, ND

- Exclusive Online Only! -

LAND AUCTION

Bidding Open: Wednesday, October 25, 2023 | 10 AM (CST)

Bidding Closes: Wednesday, November 1, 2023 | 12 PM (CST)



Owner: Ella Campbell Estate, etal

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NIKOLAISEN
LAND • COMPANY

844.872.4289

www.nikolaisenlandcompany.com



Property Information

Welcome Prospective Bidders!

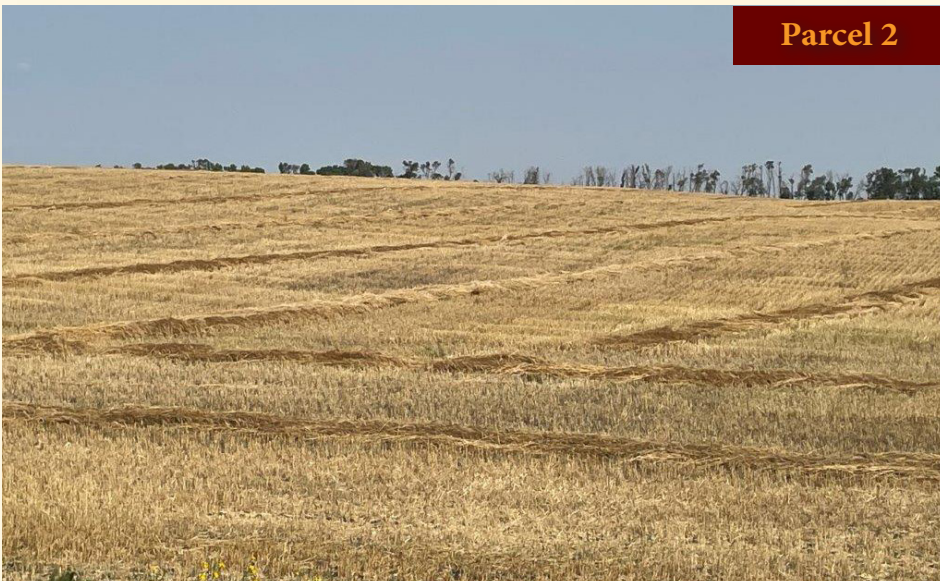
This online-only land auction consists of 1,565 +/- deeded acres of fantastic farmland being sold as nine parcels. The parcels contain a total of 1,490.93 FSA cropland acres. This sale consists of some of Towner County's best cropland with Parcels 1-3 contiguous and Parcels 4-7 contiguous.



Parcel 6



Parcel 2



Tom Nikolaisen, Jr.

Auctioneer, Attorney, Realtor

Office: 701.968.4455

Cell: 701.303.0395

tom@nikolaisenlandcompany.com



Amy Nikolaisen

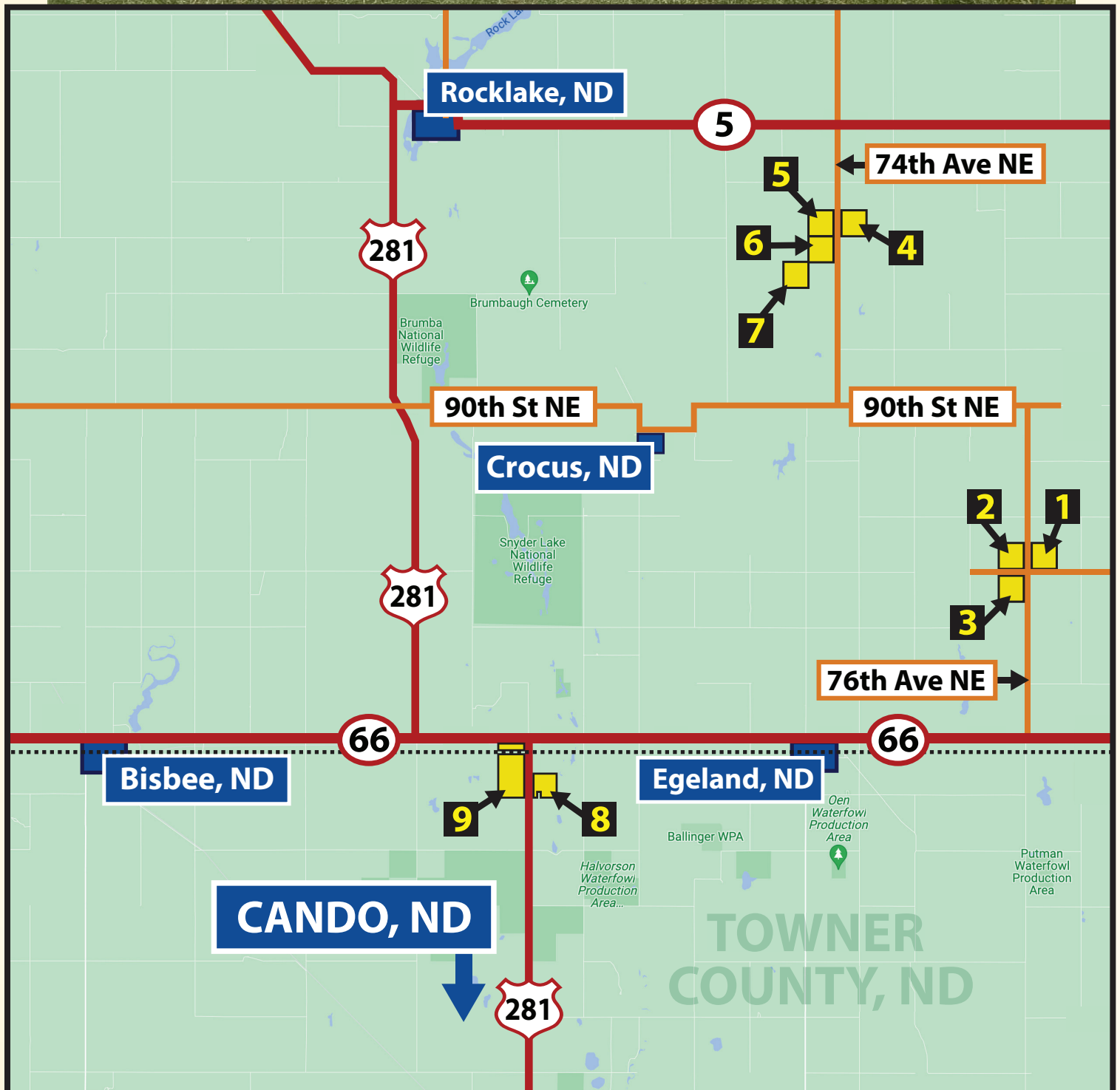
Auctioneer, Broker, Realtor

Office: 701.968.4455

Cell: 701.303.0392

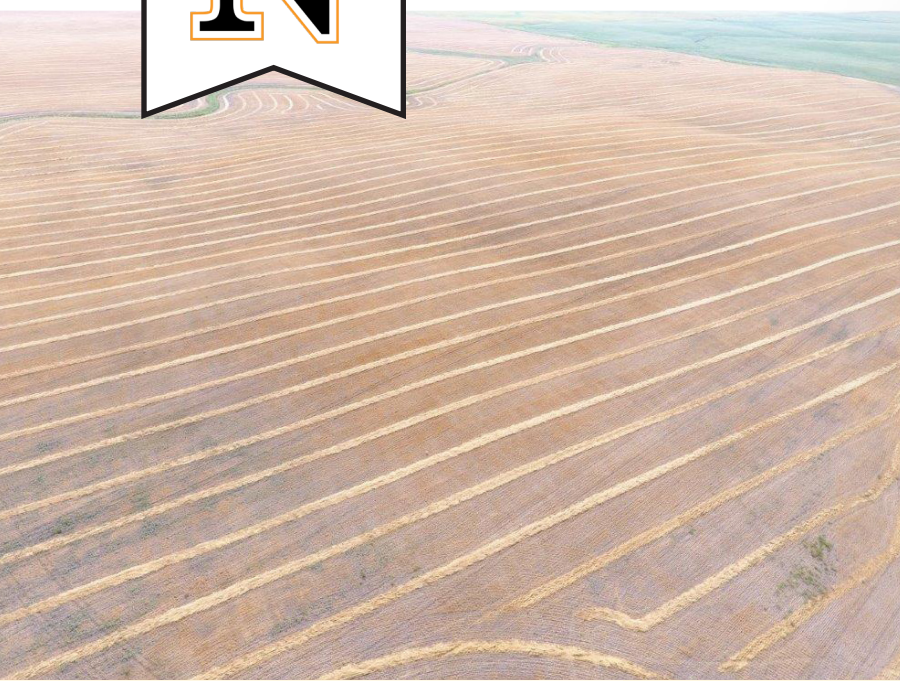
amy@nikolaisenlandcompany.com

Property Location

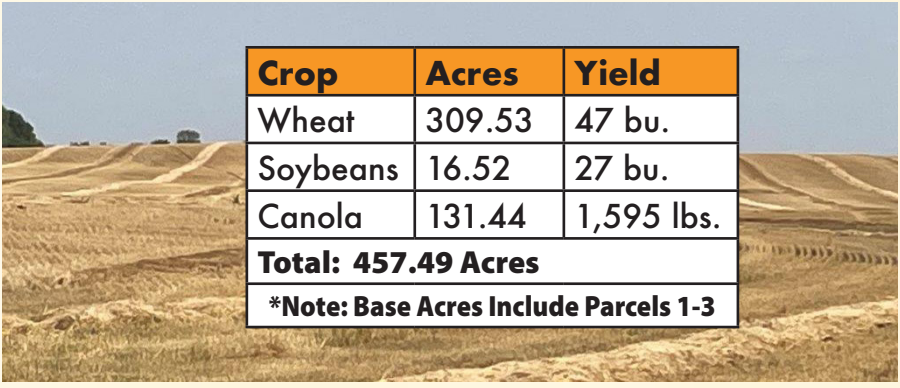
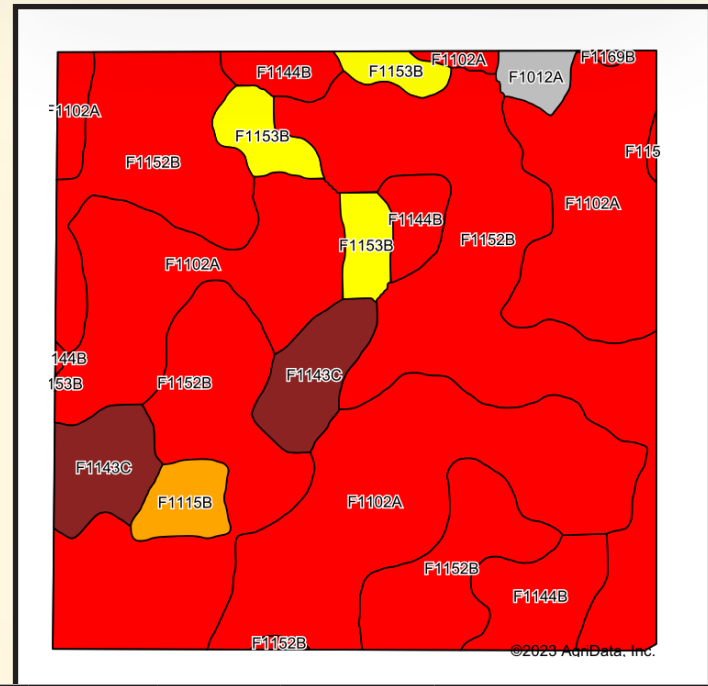


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Parcel 1



Deeded Acres: 160 +/-
Legal: SE¹/₄ 11-160-65 (Twin Hill Township)
FSA Cropland Acres: 159 +/-
 (FSA Will Determine Exact Acres)
Real Estate Taxes (2022): \$1,369.35



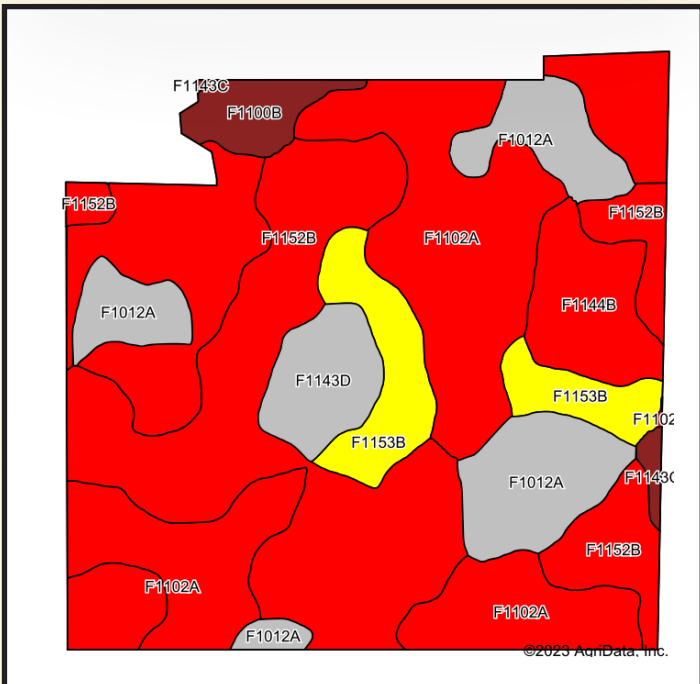
Crop	Acres	Yield
Wheat	309.53	47 bu.
Soybeans	16.52	27 bu.
Canola	131.44	1,595 lbs.
Total: 457.49 Acres		
*Note: Base Acres Include Parcels 1-3		

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	70.23	44.6%	Ile	Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	57.60	36.6%	Ile	Ile	72
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	9.55	6.1%	Ile	Ile	71
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	9.31	5.9%	IVe	IVe	65
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	6.26	4.0%	Ile	Ile	82
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	2.72	1.7%	Vw	Vw	51
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	1.66	1.1%	Vw	Vw	33
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	0.21	0.1%	IIle	IIle	77
Weighted Average					2.20	73.4

Parcel 2



Deeded Acres: 160 +/-
Legal: SW¹/₄ 11-160-65 (Twin Hill Township)
FSA Cropland Acres: 144 +/-
 (FSA Will Determine Exact Acres)
Real Estate Taxes (2022): \$1,293.73



Crop	Acres	Yield
Wheat	309.53	47 bu.
Soybeans	16.52	27 bu.
Canola	131.44	1,595 lbs.
Total: 457.49 Acres		
*Note: Base Acres Include Parcels 1-3		

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	53.76	37.7%		Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	44.29	31.0%		Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	17.11	12.0%		Vw	33
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	10.04	7.0%		Ile	82
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	7.47	5.2%		Ile	71
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	5.73	4.0%		Vle	47
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	3.66	2.6%		IVe	63
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	0.71	0.5%		IVe	65
Weighted Average					2.58	68.3

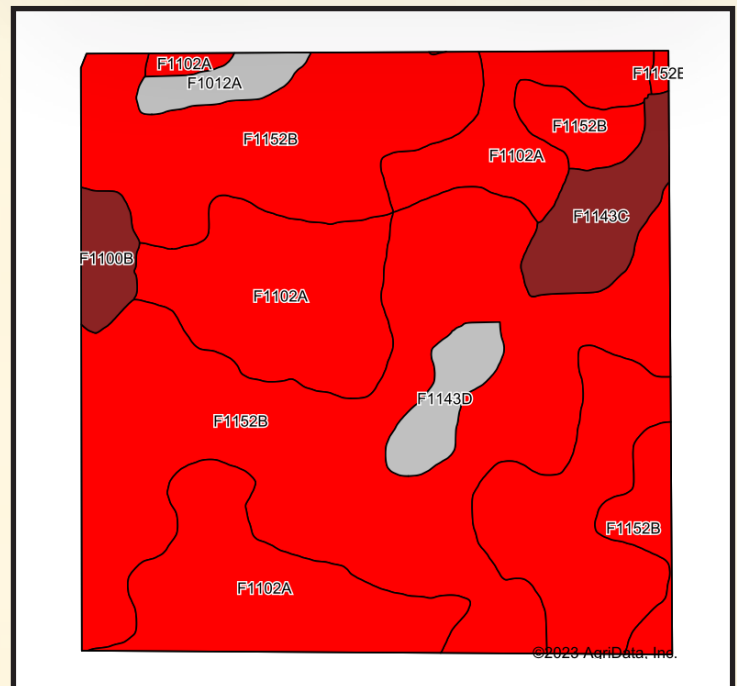
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Parcel 3



Deeded Acres: 160 +/-
Legal: NW¼ 14-160-65 (Twin Hill Township)
FSA Cropland Acres: 156.90 +/-
Real Estate Taxes (2022): \$1,298.83

Crop	Acres	Yield
Wheat	309.53	47 bu.
Soybeans	16.52	27 bu.
Canola	131.44	1,595 lbs.
Total: 457.49 Acres		
*Note: Base Acres Include Parcels 1-3		

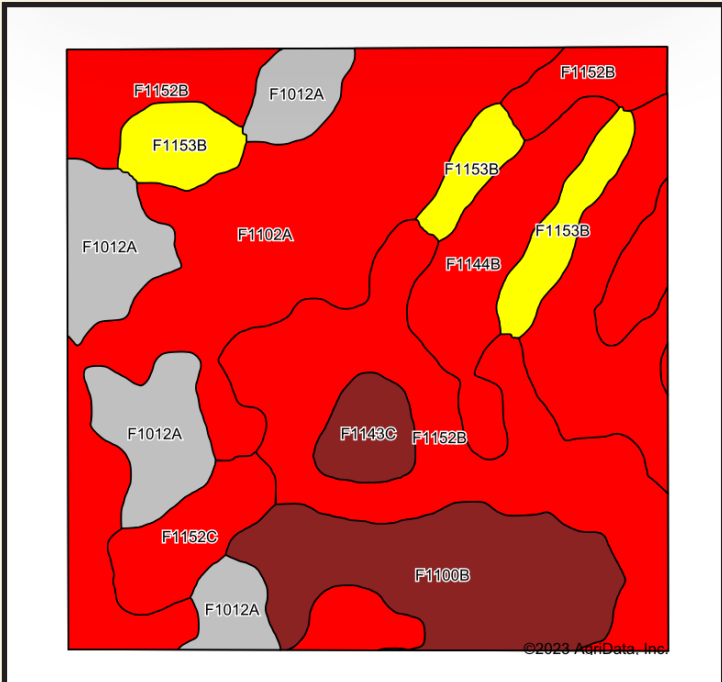


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	85.46	54.5%		Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	55.27	35.2%		Ile	72
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	6.65	4.2%		IVe	65
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	3.80	2.4%		Vle	47
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	3.03	1.9%		IVe	63
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	2.69	1.7%		Vw	33
Weighted Average					2.27	73

Parcel 4



Deeded Acres: 160 +/-
Legal: SW¹/₄ 16-161-65 (Teddy Township)
FSA Cropland Acres: 159.31 +/-
Real Estate Taxes (2022): \$1,244.07

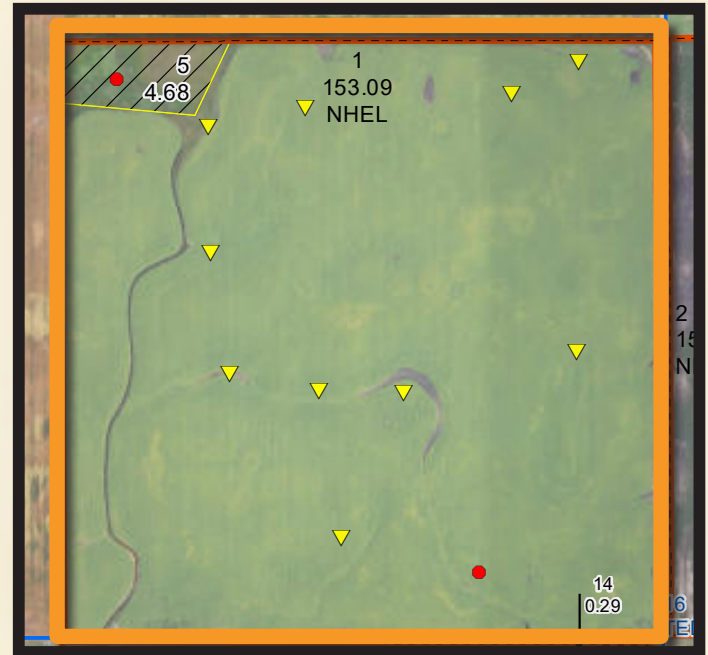


Crop	Acres	Yield
Wheat	414.02	47 bu.
Soybeans	22.09	27 bu.
Canola	175.80	1,595 lbs.
Total: 611.91 Acres		
*Note: Base Acres Include Parcels 4-7		

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	48.41	30.4%		Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	43.38	27.2%		Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	18.42	11.6%		IVe	63
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	18.33	11.5%		Vw	33
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	10.55	6.6%		Ile	82
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	10.47	6.6%		Ile	71
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	6.00	3.8%		IIIle	75
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	3.75	2.4%		IVe	65
Weighted Average					2.66	68.4

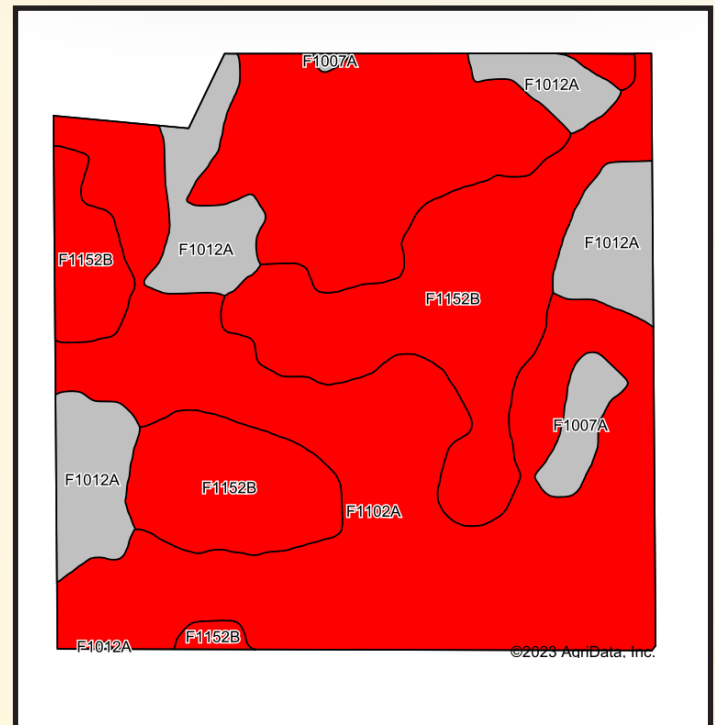
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Parcel 5



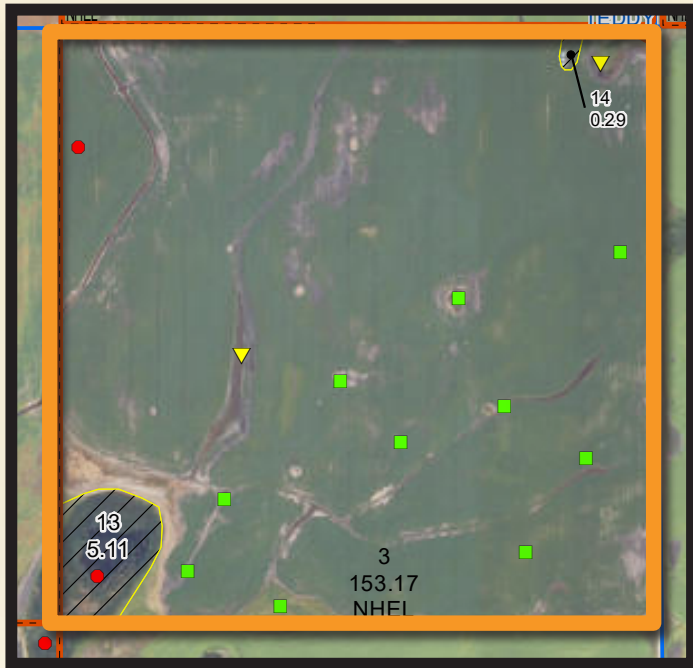
Deeded Acres: 160 +/-
Legal: SE¹/₄ 17-161-65 (Teddy Township)
FSA Cropland Acres: 153.09 +/-
Real Estate Taxes (2022): \$1,347.23

Crop	Acres	Yield
Wheat	414.02	47 bu.
Soybeans	22.09	27 bu.
Canola	175.80	1,595 lbs.
Total: 611.91 Acres		
*Note: Base Acres Include Parcels 4-7		

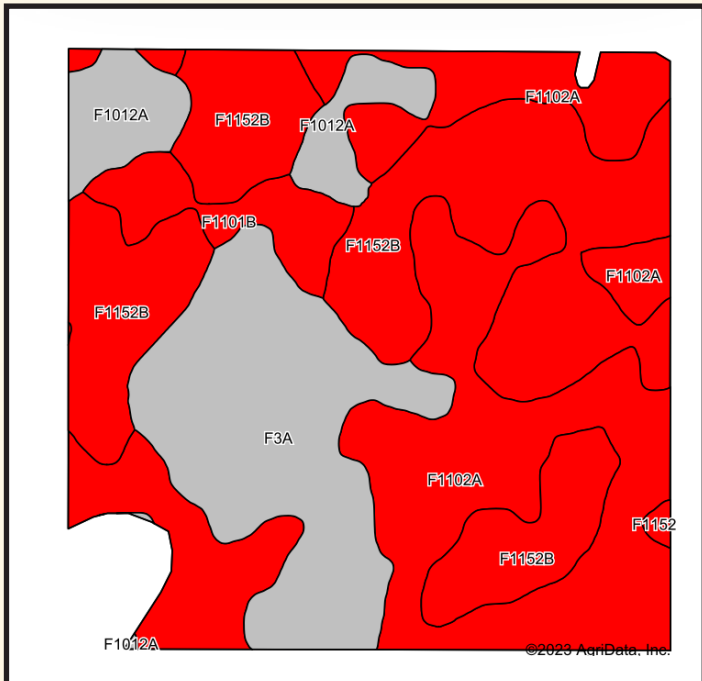


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	88.02	57.5%		Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	42.44	27.7%		Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	19.71	12.9%		Vw	33
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	2.92	1.9%		IVw	48
Weighted Average					2.42	67.9

Parcel 6



Deeded Acres: 160 +/-
Legal: NE¹/₄ 20-161-65 (Teddy Township)
FSA Cropland Acres: 153.17 +/-
Real Estate Taxes (2022): \$1,210.92

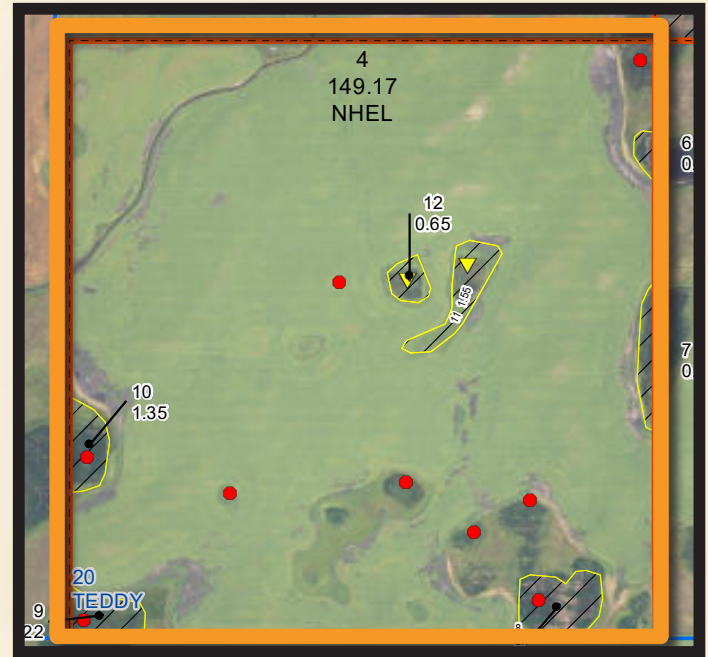


Crop	Acres	Yield
Wheat	414.02	47 bu.
Soybeans	22.09	27 bu.
Canola	175.80	1,595 lbs.
Total: 611.91 Acres		
*Note: Base Acres Include Parcels 4-7		

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	54.29	35.4%		Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	52.51	34.3%		Ile	77
F3A	Parnell silty clay loam, 0 to 1 percent slopes	30.23	19.7%		Vw	25
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	9.54	6.2%		Vw	33
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	6.60	4.3%		Ile	73
Weighted Average					2.78	62.1

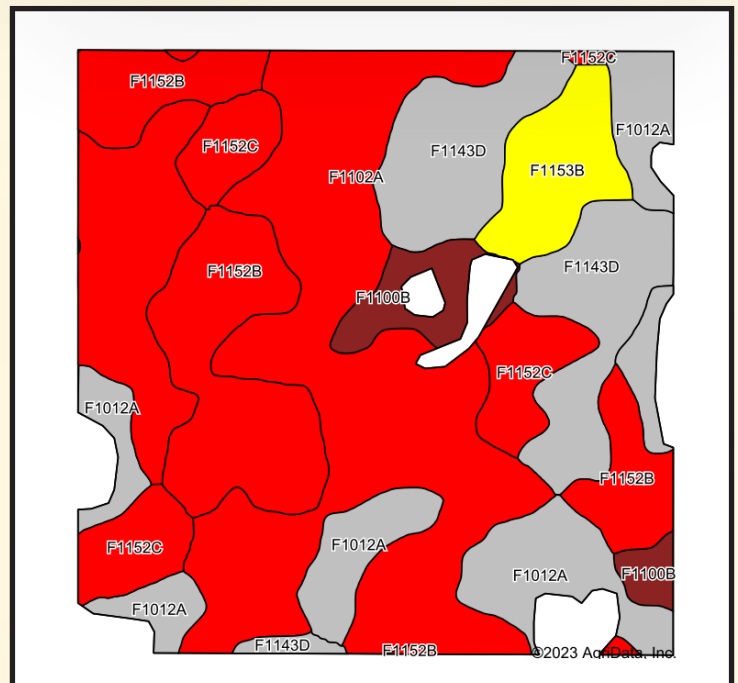
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Parcel 7



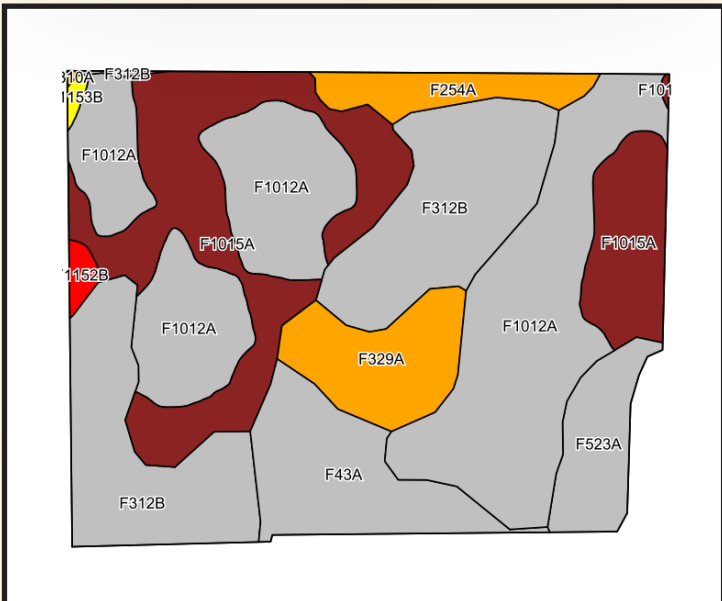
Deeded Acres: 160 +/-
Legal: SW¹/₄ 20-161-65 (Teddy Township)
FSA Cropland Acres: 149.17 +/-
Real Estate Taxes (2022): \$1,384.21

Crop	Acres	Yield
Wheat	414.02	47 bu.
Soybeans	22.09	27 bu.
Canola	175.80	1,595 lbs.
Total: 611.91 Acres		
*Note: Base Acres Include Parcels 4-7		



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	57.50	38.5%		Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	24.87	16.7%		Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	21.03	14.1%		Vw	33
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	20.88	14.0%		Vle	47
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	12.03	8.1%		Ille	75
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	7.52	5.0%		Ile	82
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	5.34	3.6%		IVe	63
Weighted Average					3.14	64.3

Parcel 8



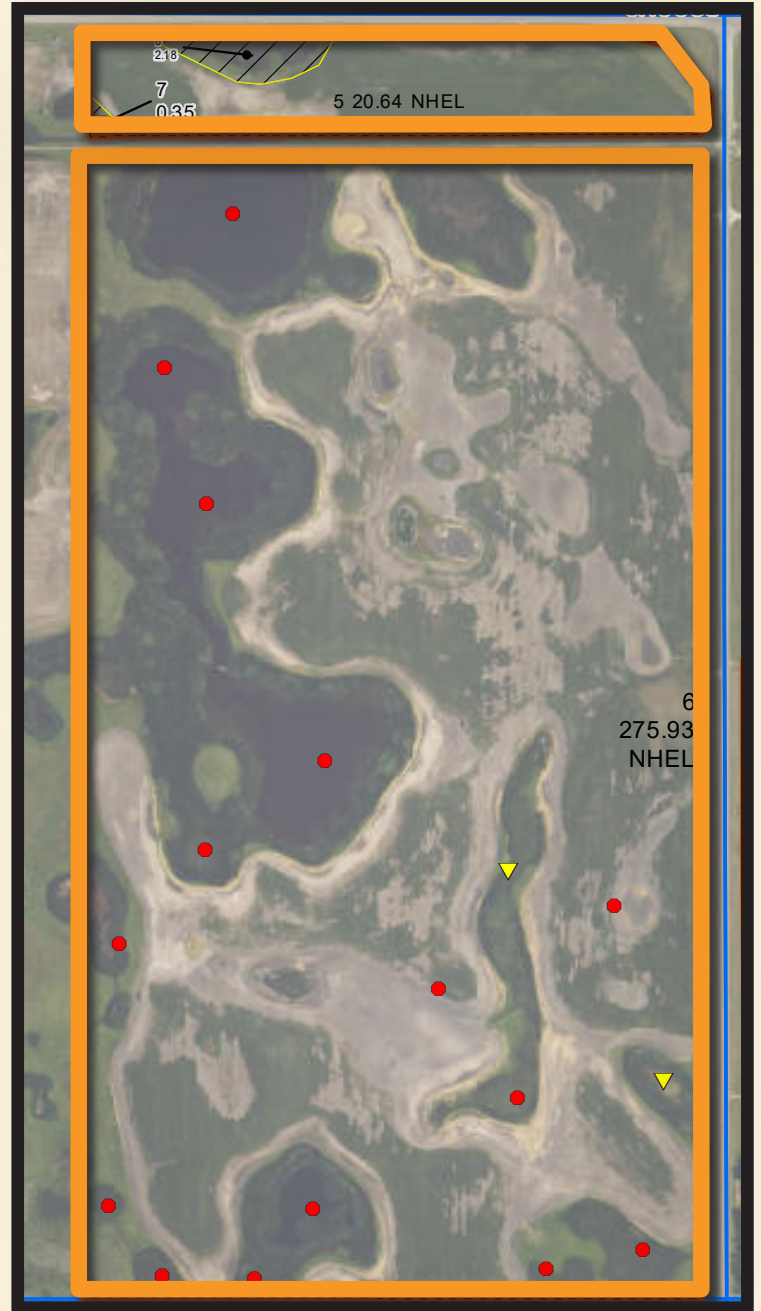
Deeded Acres: 144.69 +/-
Legal: SW¹/₄ 5-159-66 Less 11.29 Acre
Tract in SW¹/₄ SW¹/₄ (Paulson Township)
FSA Cropland Acres: 116.43 +/-
Real Estate Taxes (2022): \$540.99

Crop	Acres	Yield
Wheat	306.82	49 bu.
Canola	104.08	1,474 lbs.
Total: 410.90 Acres		
*Note: Base Acres Include Parcels 8 & 9		

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	39.12	33.7%		Vw	33
F312B	Brantford-Coe complex, 2 to 6 percent slopes	25.16	21.7%		IIIe	42
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	24.35	21.0%		IIIs	61
F43A	Colvin silt loam, 0 to 1 percent slopes	10.01	8.6%		IVw	45
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	7.31	6.3%		IIIe	60
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	5.33	4.6%		VIw	21
F254A	Divide loam, shaly, 0 to 2 percent slopes	3.94	3.4%		IIIs	58
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	0.68	0.6%		Ile	77
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	0.28	0.2%		Ile	82
Weighted Average					3.86	44.2

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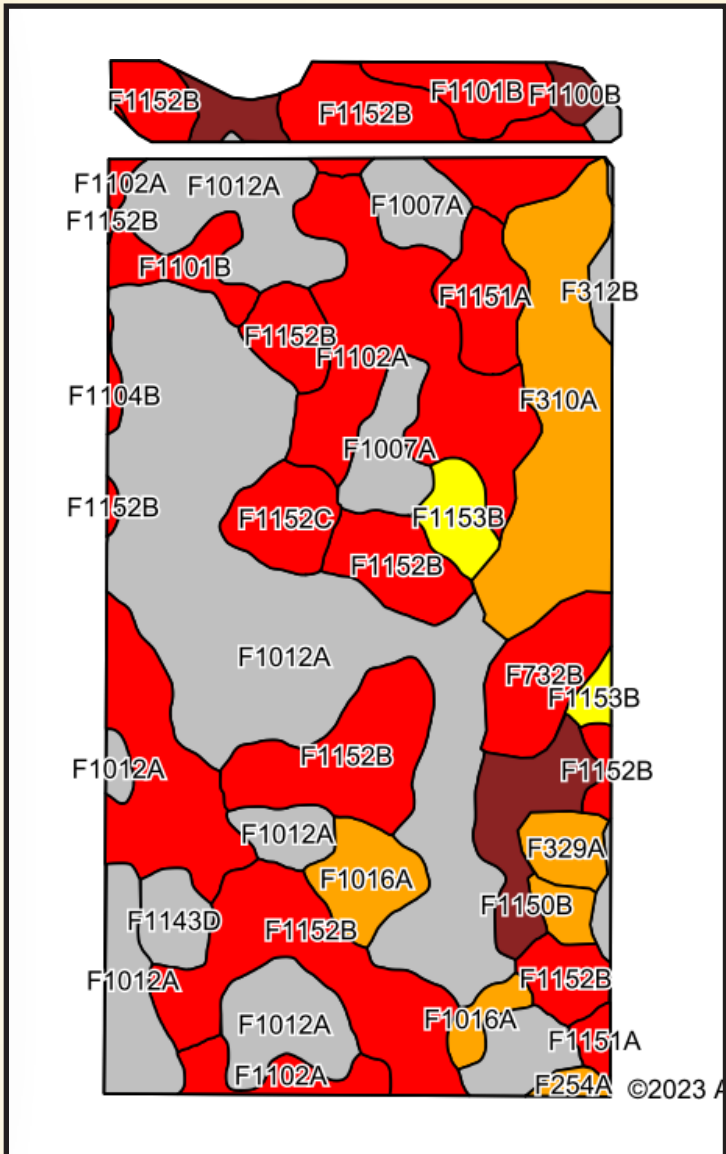
Parcel 9



Deeded Acres: 300.48 +/-
Legal: E $\frac{1}{2}$ 6-159-66 (Paulson Township)
FSA Cropland Acres: 296.57 +/-
Real Estate Taxes (2022): \$1,982.95

Crop	Acres	Yield
Wheat	306.82	49 bu.
Canola	104.08	1,474 lbs.
Total: 410.90 Acres		
*Note: Base Acres Include Parcels 8 & 9		





Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	38.99	32.5%		Vw	33
F312B	Brantford-Coe complex, 2 to 6 percent slopes	26.58	22.1%		IIle	42
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	24.19	20.2%		IIIls	61
F43A	Colvin silt loam, 0 to 1 percent slopes	13.09	10.9%		IVw	45
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	7.31	6.1%		IIle	60
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	5.34	4.4%		VIw	21
F254A	Divide loam, shaly, 0 to 2 percent slopes	3.54	2.9%		IIls	58
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	0.72	0.6%		Ile	77
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	0.27	0.2%		Ile	82
Weighted Average					3.85	44.2

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Parcel Photos

Parcel 7



Parcel 3



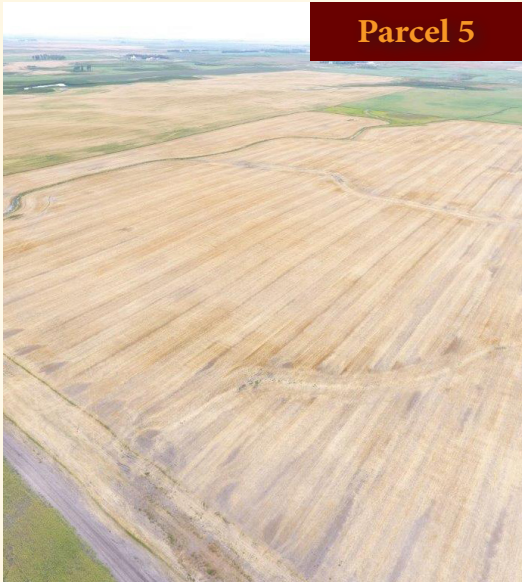
Parcel 9



Parcel 8



Parcel 5



Parcel 6



Parcels 1 & 2



Parcel 4





Terms & Conditions

I. Terms and Conditions of Auction

The property will be offered for sale as nine (9) parcels. This online auction will be held from Wednesday, October 25, 2023 at

10:00am, CST until Wednesday, November 1, 2023 at 12:00noon, CST. All bids will be taken without regard to a prospective bidder's sex, race, color, religion or national origin.

A. If you are the successful bidder on this property, you will be required to provide a 10 PERCENT of the purchase price earnest money deposit and are required to complete and sign a North Dakota Real Estate Purchase Agreement provided by the Auctioneer.

B. If you are the successful bidder on this property, your 10% earnest money deposit will be held in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before December 11, 2023. During the days following the auction, you will be contacted by the closing agent to schedule your closing date and time.

II. Bidding Procedures

Bids will be taken only by those who have registered with our company online, or in our office. Please retain your bidder number for the duration of the auction as you are responsible for your assigned number. The property is sold when the Auctioneer announces/publishes, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or the clerk. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

The property will be offered as nine (9) individual parcels. Bidding will be available online beginning Wednesday, October 25, 2023 at 10:00am, CST until Wednesday, November 1, 2023 at 12:00 noon, CST. This online auction will be subject to the automatic bid extend feature outlined in these terms and conditions. Online auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending, will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Nikolaisen Land Company or Nikolaisen Auctions are final.

All bids will be visible online, but the identity of the bidders is confidential. In the event there are technical difficulties related to the server, software or any other online auction-related technologies, Nikolaisen Land Company and Nikolaisen Auctions reserve the right to extend bidding, continue the bidding or close the bidding. Neither the company providing the software nor Nikolaisen Land Company or Nikolaisen Auctions shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications will be sent to registered bidders with updated information as deemed necessary by Nikolaisen Land Company or Nikolaisen Auctions.

III. Purchase Agreement, Marketability, Signing Area

At the auction completion, the successful high bidder must sign a North Dakota Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Buyer after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 11, 2023 or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller.

The Auctioneer and the Seller assume that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is—where is" condition. The Buyer agrees to hold the Auctioneer and their client(s) harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property. It is the Buyer's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local and federal codes. The Auctioneer and the seller obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of the property and related information by the buyer is strongly recommended.

IV. Forfeiture of Purchase

Money Paid Pursuant to the Terms of the Purchase Agreement. Buyer's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of the Buyer's earnest money deposit.

V. Agency

Nikolaisen Land Company and Nikolaisen Auctions and their representatives are acting as agents for the Seller(s).

VI. Closing

At closing, the Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Title insurance will not be furnished and any fees and closing costs regarding determination of title or title insurance purchase will be paid by the Buyer. Updated Abstracts of Record Title will be furnished to the Buyer prior to close for the Buyer's attorney to prepare a preliminary title opinion, if desired, by the Buyer or the Buyer's lender.

VII. Showing of Property

The property is accessible by highway, county and township roads for inspection. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS-WHERE IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO THE MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer. Online announcements made on sale day by the Auctioneers of Nikolaisen Land Company/Nikolaisen Auctions, will take precedence over any printed materials. The Auctioneer reserves the right to preclude any person or entity from bidding if there is any question as to their/its credentials or fitness to bid.

We encourage you to inspect any parcel you wish to bid on. This property is subject to prior sale and bids will be taken until the last and final bid has been taken and accepted. The seller reserves the right to reject or accept any and all bids. Property will be sold as nine (9) parcels. The 2023 real estate taxes will be paid by the sellers. The sellers will retain all income for 2023. Property will be sold free of 2024 contract. Sellers are not retaining any of the owned subsurface minerals. This auction is managed by Nikolaisen Land Company, Amy Nikolaisen, ND #951 • Tom Nikolaisen, ND #2038.



Buyers are urged to inspect the property. Property is being sold AS-IS, WHERE IS. Announcements made sale day take precedence over all printed materials.



418 Main St. • PO Box 7 • Cando, ND 58324
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*This sale is managed
by Nikolaisen Land
Company, #3160*



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PO Box 7
Cando, ND 58324

Exclusive Online Only!

1,565.17 +/- Acres
Towner County, ND

Owner:
Ella Campbell Estate, etal

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