



BID INFORMATION PACKET

LAND FOR SALE ON BIDS

160 +/- Acres, Towner County, ND

G.A. and R.E. Close Family Trust, Owner

Contact:

**Tom Nikolaisen, Jr or Amy Nikolaisen
Auctioneers, Broker, Realtors
Nikolaisen Land Company
418 Main Street, PO Box 7
Cando, North Dakota 58324
(844) 872-4289, (701) 968-4455, (701) 303-0392
info@nikolaisenlandcompany.com
www.nikolaisenlandcompany.com**

The property is offered for sale as ONE (1) parcel.

Sale Parcel: The South 100 Acres in SE¼ of Section 15 **AND** a tract of land commencing at the southwest corner of the NW¼ of Section 16, thence east along the quarter line 160 rods to the southeast corner of said quarter; thence north along the quarter line a distance of 60 rods; thence west at right angles 160 rods to the section line; thence south at right angles along the section line to the place of beginning, all in T158N-R65W (Bethel Township), Towner County, ND

Deeded Acres: 100 (Sec 15) + 60 (Sec 16) = 160 +/-

2020 Real Estate Taxes: \$800.79 (Sec 15) + \$414.50 (Sec 16) = \$1,215.29

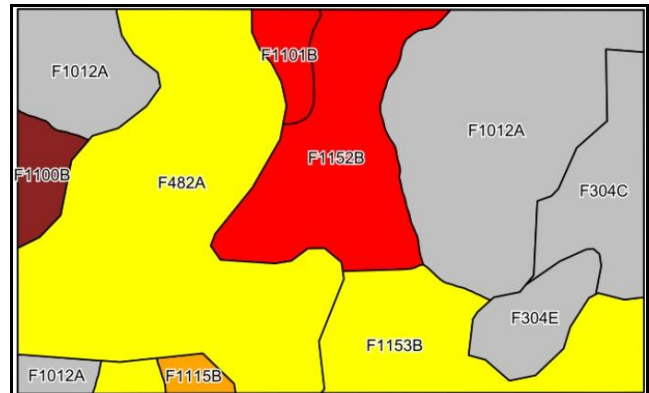
Directions (to reach the Section 15 land): From Cando, ND, travel 7 miles east on Highway 17, 1 mile north on 74th Ave NE, ½ mile east on 75th St NE (prairie road).

Farm Service Agency information (Section 15 land):

FSA Cropland Acres: 98.29

Base acres & PLC yields: Wheat 39.65 ac, 53 bu; Corn 9.14 ac, 113 bu; Soybeans 30.9 ac, 34 bu; Barley 6.58 ac, 44 bu

Farm Service Agency and Soil Productivity Index Maps:



Area Symbol: ND095, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
F482A	Great Bend-Overly silt loams, 0 to 2 percent slopes	30.52	31.1%		Ilc	85	57	
F1012A	Parnell-Valliers, saline, complex, 0 to 2 percent slopes	26.97	27.4%		Vw	33	14	
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	13.13	13.4%		Ile	77	58	
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	11.83	12.0%		Ile	82	59	
F304C	Coe-Binford complex, 6 to 9 percent slopes	6.67	6.8%		Vis	29	24	
F304E	Coe-Binford sandy loams, 9 to 25 percent slopes	3.88	3.9%		Vils	20	21	
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	2.35	2.4%		Ive	63	43	
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	1.98	2.0%		Ile	73	52	
F1115B	Parnell-Hamerly-Valliers, saline, complex, 0 to 4 percent slopes	0.96	1.0%		Vw	51	30	
Weighted Average						3.37	61.8	*n 41.2

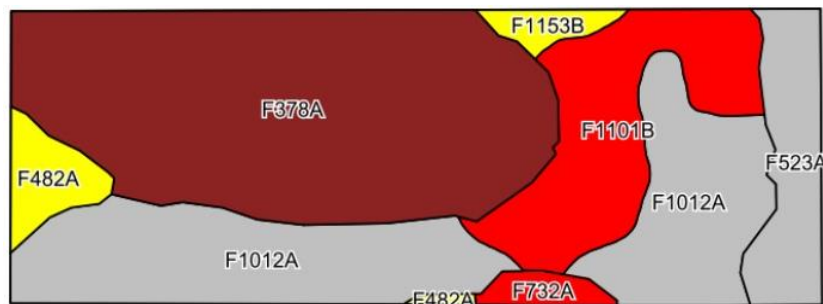
Directions (to reach the Section 16 land): From Cando, ND, travel 7 miles east on Highway 17, 1 mile north on 74th Ave NE, 1 mile west on 75th St NE (prairie trail), ½ mile north on prairie trail.

Farm Service Agency information (Section 16 land):

FSA Cropland Acres: 56.99

Base acres & PLC yields: Wheat 22.95 ac, 53 bu; Corn 5.29 ac, 113 bu; Soybeans 17.89 ac, 34 bu; Barley 3.81 ac, 44 bu

Farm Service Agency and Soil Productivity Index Maps:



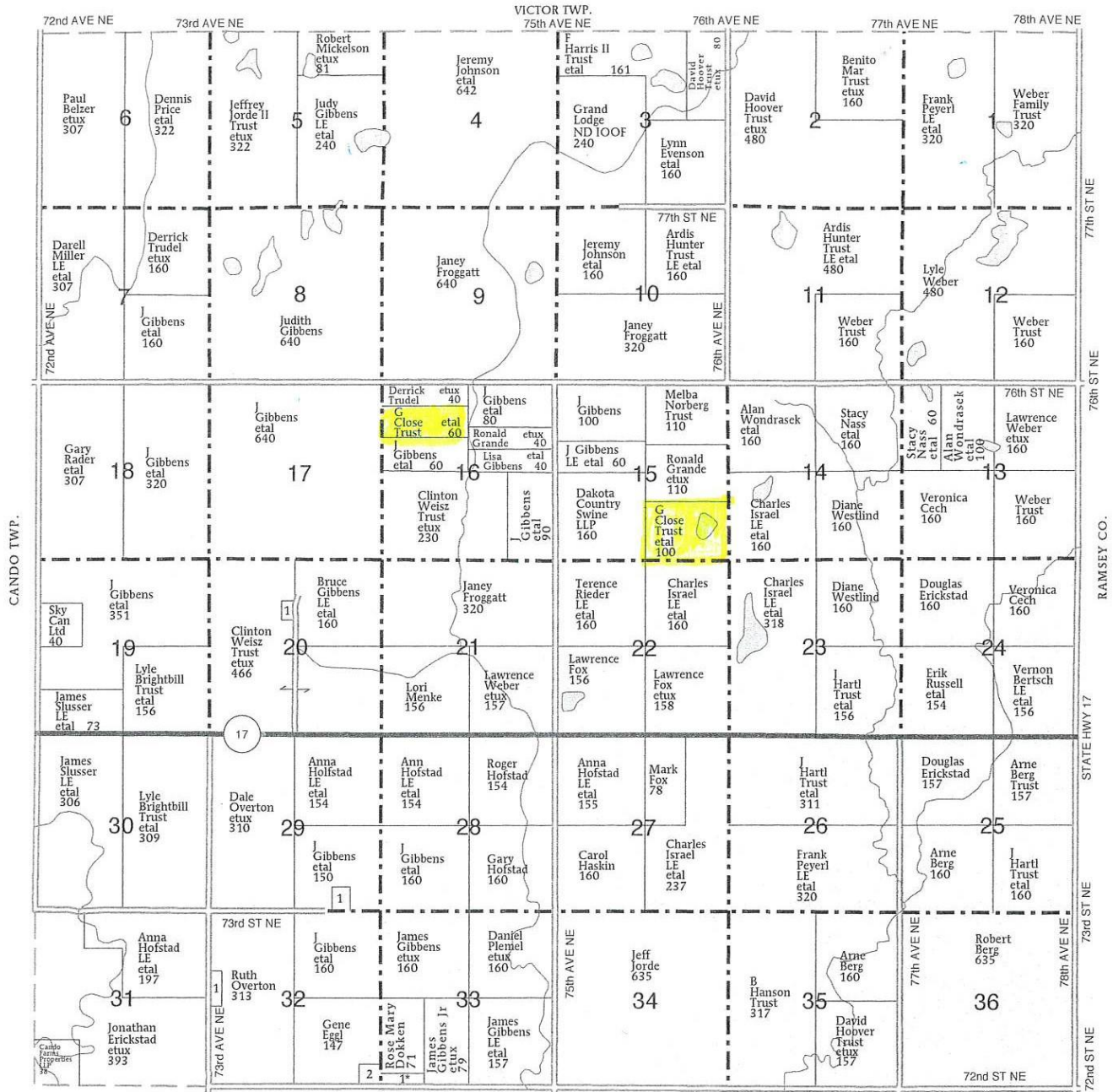
Area Symbol: ND095, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
F378A	Egeland-Emdben fine sandy loams, 0 to 2 percent slopes	23.73	41.6%		IIIe	70	46	
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	16.77	29.4%		Vw	33	14	
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	8.36	14.7%		Ile	73	52	
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	4.24	7.4%		VIw	21	9	
F482A	Great Bend-Overly silt loams, 0 to 2 percent slopes	2.03	3.6%		IIc	85	57	
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	0.95	1.7%		Ile	82	59	
F732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	0.91	1.6%		IIIe	76	54	
Weighted Average						3.61	56.7	*n 35.4

T-158-N

BETHEL PLAT

R-65-W

(Landowners)



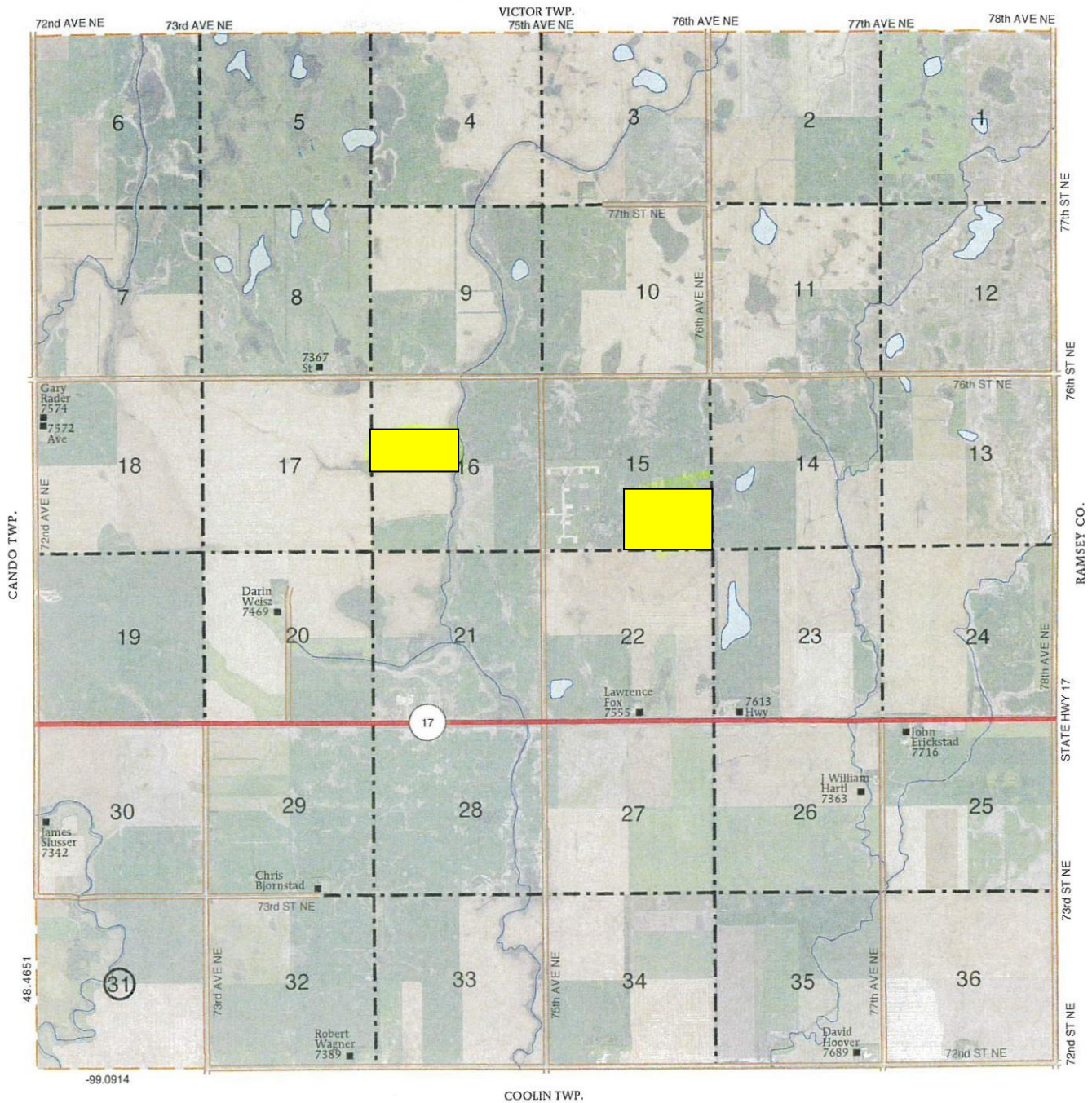
COOLIN TWP.

T-158-N

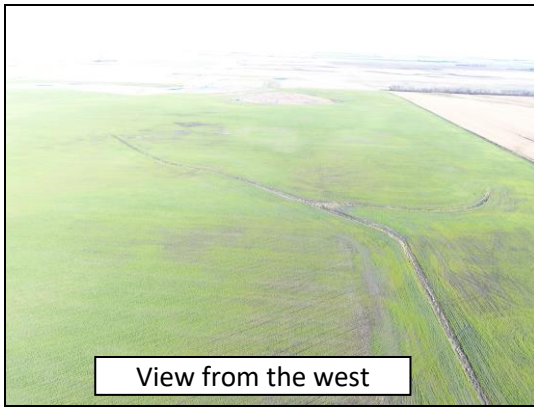
BETHEL DIRECTORY

(Residents - Owners or Renters)

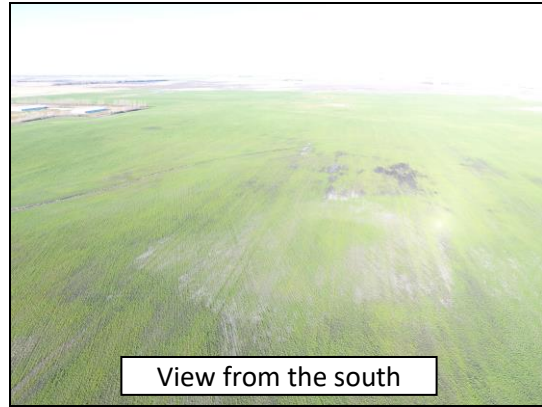
R-65-W



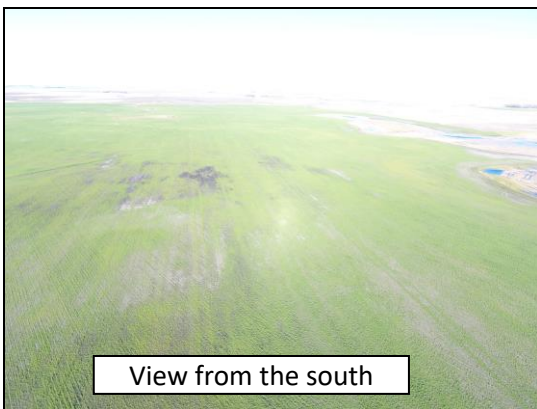
SALE PARCEL PHOTOS (Land in Section 15)



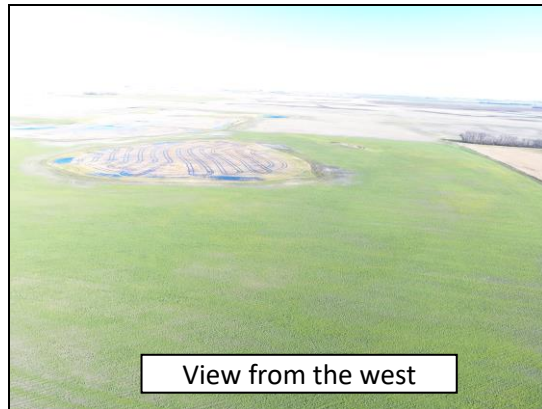
View from the west



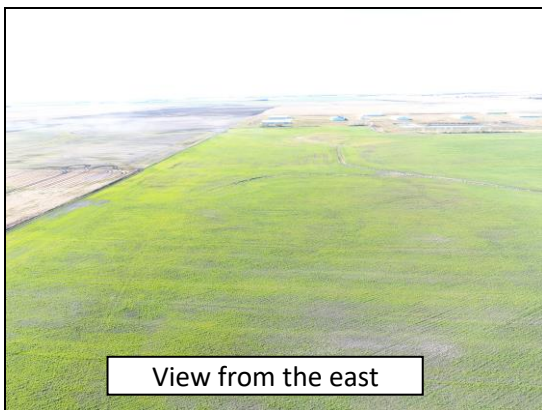
View from the south



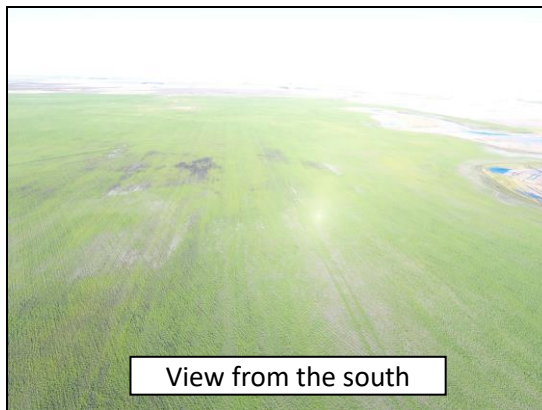
View from the south



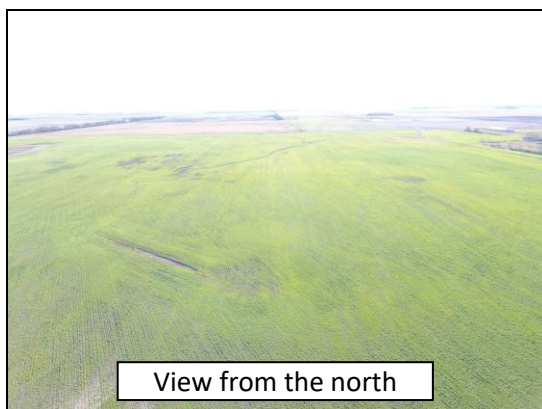
View from the west



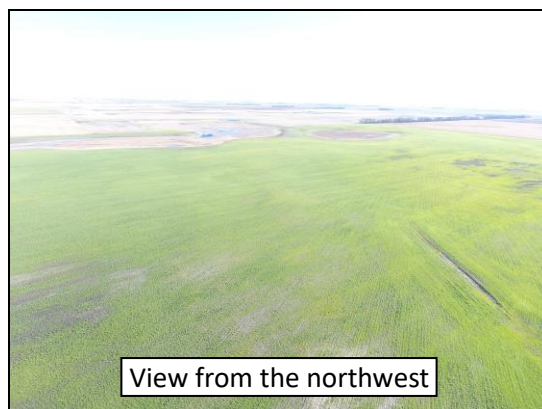
View from the east



View from the south

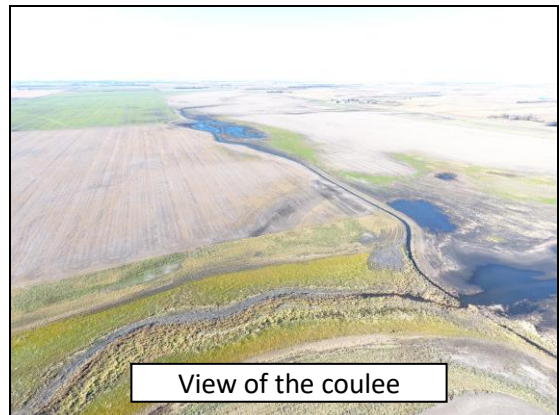
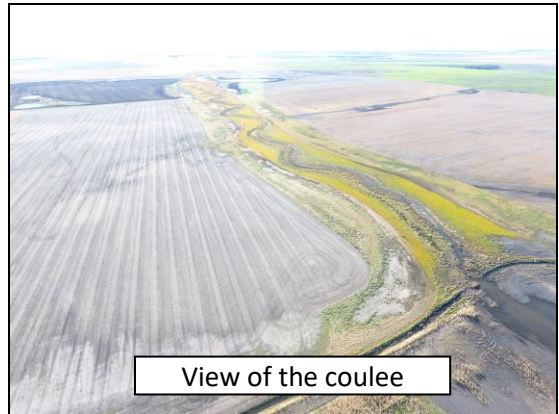
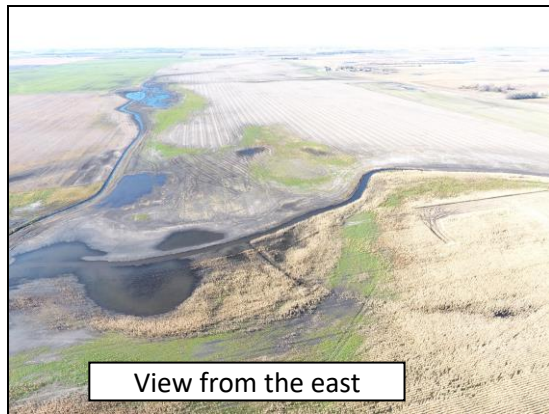
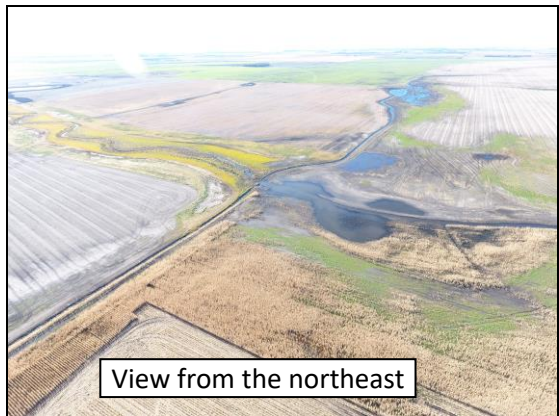
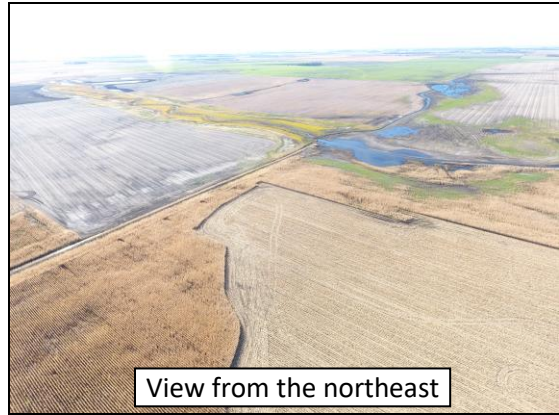
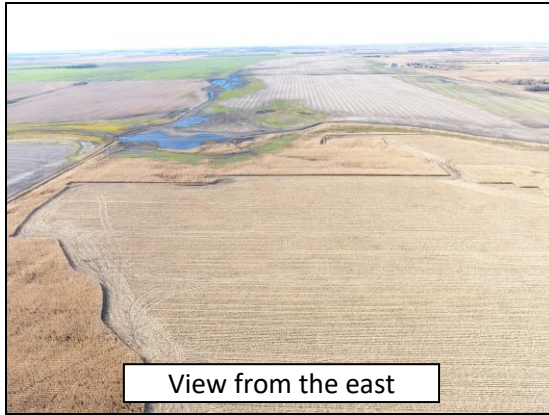


View from the north



View from the northwest

SALE PARCEL PHOTOS (Land in Section 16)



Real Estate Taxes: All real estate taxes due and payable for 2021 will be paid by the seller prior to close. The Buyer will be responsible for the 2022 real estate taxes and subsequent years. There are no special assessments or installments owing.

Terms of Sale: The seller is offering the property for sale “as is” on a cash basis only. Written bid submissions will be accepted until **12:00 noon, CST, Tuesday, December 7, 2021**. Bids should be for the total purchase price and not per acre. The high bidders will be notified to have the right to participate in the oral bidding at **10:00am, CST, Thursday, December 9, 2021** at Nikolaisen Land Company, 418 Main Street, Cando, ND 58324. Bidders must be present to participate in the oral bidding. The purchaser’s bidding is not contingent upon financing. All financial arrangements need to be in place prior to the oral bidding process. The bidding process will be announced at the oral bidding. The seller shall have five (5) business days after the oral bidding to accept or reject any or all bids. The successful bidder will be required to sign a written purchase agreement and shall present an earnest money check in the amount of ten percent (10%) of the purchase price which will be deposited into the Nikolaisen Land Company Trust Account until closing. The remaining balance of the purchase price will be due and payable on the close date. Bidders shall use the enclosed bidder’s form and return it by U.S. Mail in a sealed envelope to Nikolaisen Land Company, PO Box 7, Cando, ND 58324, hand deliver it, or email it to info@nikolaisenlandcompany.com.

Abstract of Title: The seller will furnish updated abstracts of record title. The buyer will have fifteen (15) days from the receipt of the abstract(s) to have their attorney review and/or complete a title opinion(s) on their behalf and at their expense. The seller will have thirty (30) days to address any objections to the title.

Sale Costs: The seller shall be responsible for the following closing costs: The first abstract update/continuation, preparation of the Warranty Deed and the preparation of and recording expense of all releases, satisfactions and curative documents. The buyer shall be responsible for a title examination/opinion fee and the fee for recording the Warranty Deed with the Towner County Recorder’s Office. Any cost not specifically enumerated herein shall be the responsibility of the party ordering the item or contracting therefore. In the special event that the buyer’s lender requires title insurance, the cost will be entirely paid by the buyer. Any required surveys will be at the buyer’s expense. These properties are to be sold subject to any restrictive covenants or easements of record.

Anticipated Closing Date: The closing is tentatively set for on or before Tuesday, February 1, 2022 with the seller’s closing agent. Possession will be at closing unless otherwise agreed upon by buyer and seller in writing. Purchasers who are unable to close because of insufficient funds will be in default and the earnest money deposit will be forfeited.

Further information: Requests for further information should be directed to Tom Nikolaisen, Jr, Auctioneer, Realtor or Amy Nikolaisen, Broker, Realtor, Auctioneer, Nikolaisen Land Company, (844) 872-4289, (701) 303-0392, info@nikolaisenlandcompany.com.

Warranties: The information contained herein is from sources deemed to be reliable, however its accuracy is not warranted and no representation or warranty to that effect is being made. Acreage figures have been taken from local tax and Farm Service Agency (FSA) records where available and are not guaranteed by the seller or agents. The information contained herein is subject to verification and no liability for errors or omissions is assumed. It is the buyer’s responsibility to review and inspect all information prior to submitting a bid. Announcements made the day of the oral bidding take precedence over any advertised or printed material.

Reservations: Half of the owned subsurface mineral rights will be retained by the seller at closing. The seller reserves the right to reject any and all bids and to waive any irregularities in any bid and to modify oral bidding requirements.

LAND FOR SALE ON BIDS
160 +/- Acres, Towner County, ND
G.A. and R.E. Close Family Trust, Owner

Bid Form

Please complete this form with your desired bid. All bids are to be for the total dollar amount, not per acre.

SALE PARCEL: The South 100 Acres of the SE¼ of Section 15 AND a tract of land commencing at the southwest corner of the NW¼ of Section 16, thence east along the quarter line 160 rods to the southeast corner of said quarter; thence north along the quarter line a distance of 60 rods; thence west at right angles 160 rods to the section line; thence south at right angles along the section line to the place of beginning, all in T158N-R65W (Bethel Township), Towner County, ND, 160 total deeded acres, more or less.

I bid the total sum of \$ _____ for this sale parcel of land located in Towner County, ND.

This bid is submitted in accordance with all of the terms & conditions set forth in the disclosed bid packet.

Dated this ____ day of _____, 2021

Bidder Signature

Bidder Name

Bidder Telephone Number

Bidder Address

Bidder Mobile Number

Note: Bids are required to be received at Nikolaisen Land Company, 418 Main St, PO Box 7, Cando, ND 58324 no later than **12:00 noon, Tuesday, December 7, 2021** in a sealed envelope.

Seller reserves the right to accept or reject any or all bids and to waive any irregularities in any bid and to modify oral bidding requirements.



This auction is managed by Tom Nikolaisen, Jr, Auctioneer and Amy Nikolaisen, Auctioneer, Broker, Realtor
Nikolaisen Land Company, 418 Main Street, PO Box 7, Cando, North Dakota 58324
ND Auctioneer's #2038 & #951, ND Clerk's #2037 & #644, 844-872-4289
Any announcements made sale day take precedence over any printed materials. We urge you to inspect the property.