



160 +/- ACRES • MCHENRY COUNTY, ND

Online Only!

LAND AUCTION

Bidding Opens: Tuesday, November 28, 2023 | 10 AM (CST)

Bidding Closes: Tuesday, December 5, 2023 | 12 PM (CST)



Owners:

Christopher M. Flahavan,
Paul Flahavan and Anne T. Flahavan



844.872.4289

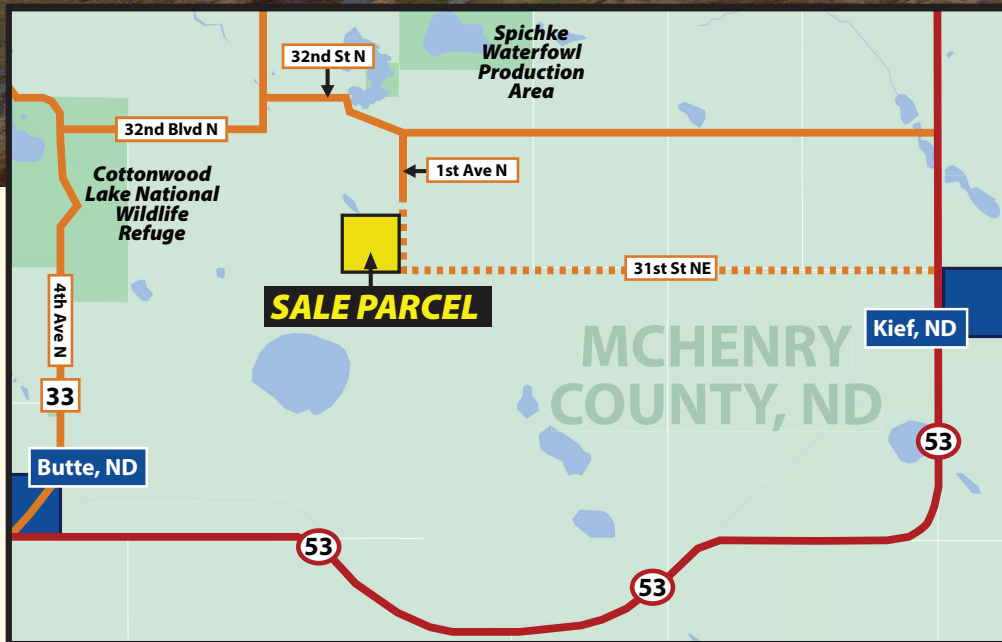
www.nikolaisenlandcompany.com

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Property Information

Welcome Prospective Bidders!

This diverse quarter of land boasts 53.82 strong tillable acres, 107.61 pasture acres, recreational hunting land, and scenic views of the bluffs towards Butte, ND.



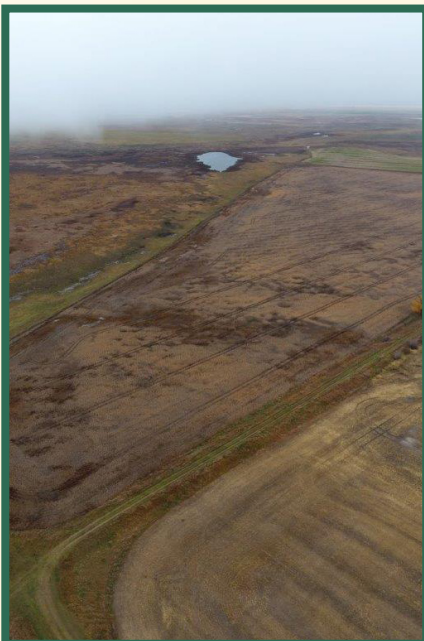
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NIKOLAISEN
LAND COMPANY



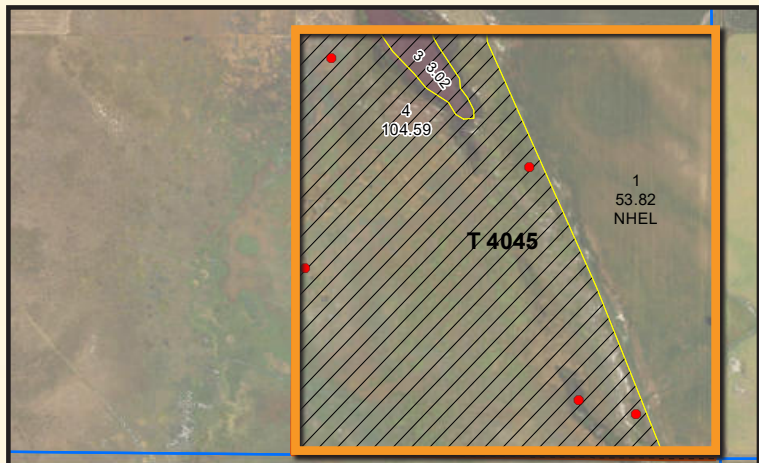
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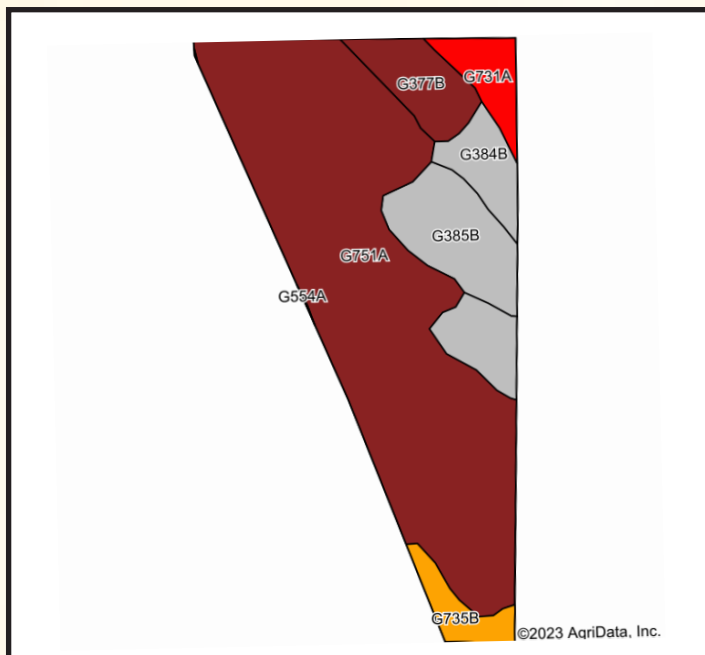


Parcel Information



Deeded Acres: 160 +/-
Legal: SE $\frac{1}{4}$ 26-151-78 (Cottonwood Lake Township)
FSA Cropland Acres: 53.82 +/-
Pasture/Recreational Acres: 107.61 +/-
Real Estate Taxes (2022): \$525.99

Crop	Acres	Yield
Wheat	26.35	31 bu.
Sunflowers	14.20	1,104 lbs.
Canola	12.35	1,249 lbs.
Total:	52.90	



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G751A	Swenoda-Larson fine sandy loams, 0 to 3 percent slopes	36.21	67.3%		IIIe	64
G385B	Maddock loamy fine sand, 0 to 6 percent slopes	5.30	9.8%		IVe	46
G384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	4.98	9.3%		IVe	46
G377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	3.34	6.2%		IIIe	63
G731A	Swenoda fine sandy loam, 0 to 3 percent slopes	2.20	4.1%		IIIe	77
G735B	Towner-Dickey loamy fine sands, 3 to 6 percent slopes	1.79	3.3%		IVe	51
Weighted Average					3.22	60.6

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Terms & Conditions

I. Terms and Conditions of Auction

The property will be offered for sale as one (1) parcel. This online auction will be held from Tuesday, November 28, 2023 at 10:00am, CST until Tuesday, December 5, 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 19, 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, at the live auction 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 one (1) individual parcel. Bidding will be available online beginning Tuesday, November 28, 2023 at 10:00am, CST until Tuesday, December 5, 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 19, 2023 or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller(s). The Auctioneer and the Seller(s) 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(s) 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 property 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(s) reserves the right to reject or accept any and all bids. Property will be sold as one (1) parcel. The 2023 real estate taxes will be paid by the seller(s). Property will be sold free of a 2024 contract. Seller(s) will retain 100% of the owned subsurface minerals. The Sellers will retain the 2023 income. 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.

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NIKOLAISEN
LAND COMPANY

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More
Information
& Photos
Here!

