



BID INFORMATION PACKET

LAND FOR SALE ON BIDS

549.18 +/- Acres, Towner County, ND

Lauralie Gustafson, 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**

LAND FOR SALE ON BIDS
549.18 Acres, Towner County, ND
Lauralie Gustafson, Owner

The property is offered for sale as THREE (3) parcels.

SALE PARCEL 1: NW¼ of Section 12-T161N-R67W (Howell Township), Towner County, ND

Deeded Acres: 153.2 +/- **2019 Real Estate Taxes:** \$1,226.97 **Topography:** Rolling

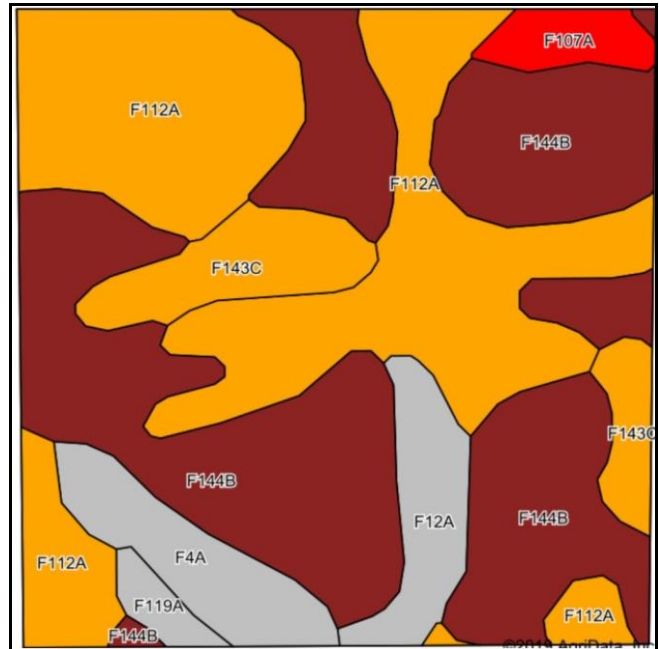
Directions: From Rock Lake, ND, travel west on Hwy 5. Turn south onto Hwy 281 and travel ½ mile. Parcel 2 is on the west side of the highway. Drive west on 95th St NE to reach Parcel 1.

Sale Parcel - Farm Service Agency information:

FSA Cropland Acres (together with Parcel 2): 274.97 +/-

Base acres & PLC yields: Wheat 163.4 ac, 34 bu; Sunflowers 21.26 ac, 1,002 lbs; Soybeans 38.69 ac, 21 bu; Canola 25.58 ac, 1,276 lbs; Dry Peas 12.3 ac, 1,891 lbs

Parcel 1 – Farm Service Agency and Soil Productivity Index Maps:



Area Symbol: ND095, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity index	*n NCCPI Soybeans
F144B	Barnes-Buse loams, 3 to 6 percent slopes	66.12	43.2%		IIIe	69	53
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	55.12	36.0%		IIw	58	35
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	11.01	7.2%		IVe	55	51
F4A	Southam silty clay loam, 0 to 1 percent slopes	8.33	5.4%		VIIIw	9	1
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	7.12	4.6%		IVw	31	16
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	3.49	2.3%		Ile	77	53
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	1.94	1.3%		IVw	45	29
Weighted Average						58.9	*n 41.5

SALE PARCEL 2: NE¼ of Section 12-T161N-R67W (Howell Township), Towner County, ND

Deeded Acres: 155.98 +/- **2019 Real Estate Taxes:** \$1,345.81 **Topography:** Rolling

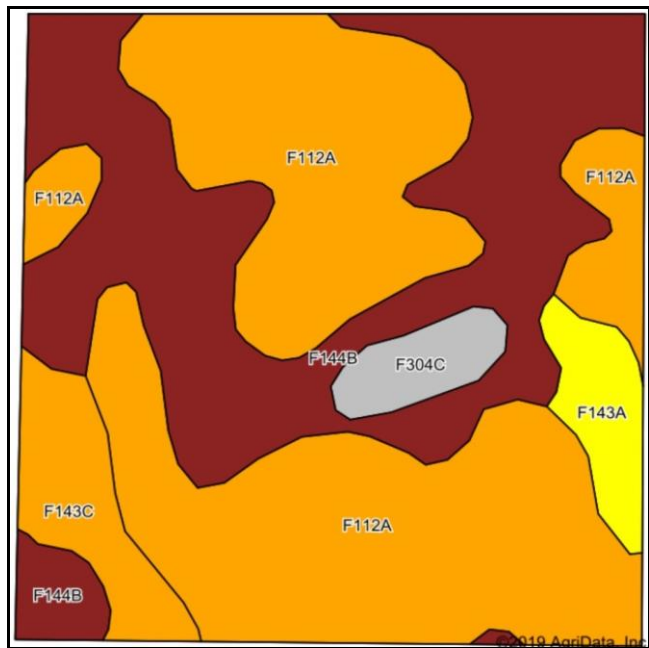
Directions: From Rock Lake, ND, travel west on Hwy 5. Turn south onto Hwy 281 and travel ½ mile. The property is on the west side of the highway.

Sale Parcel - Farm Service Agency information:

FSA Cropland Acres (together with Parcel 1): 274.97 +/-

Base acres & PLC yields: Wheat 163.4 ac, 34 bu; Sunflowers 21.26 ac, 1,002 lbs; Soybeans 38.69 ac, 21 bu; Canola 25.58 ac, 1,276 lbs; Dry Peas 12.3 ac, 1,891 lbs

Parcel 1 – Farm Service Agency and Soil Productivity Index Maps:



Area Symbol: ND095, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	80.34	51.5%		IIw	58	35
F144B	Barnes-Buse loams, 3 to 6 percent slopes	55.72	35.7%		IIIe	69	53
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	9.19	5.9%		IVe	55	51
F143A	Barnes-Svea loams, 0 to 3 percent slopes	6.11	3.9%		IIc	85	58
F304C	Coe-Binford complex, 6 to 9 percent slopes	4.62	3.0%		VIs	29	18
Weighted Average						62	*n 42.8

SALE PARCEL 3: SE¼ & E½SW¼ of Section 19-T161N-R66W (Virginia Township), Towner County, ND

Deeded Acres: 240 +/- **2019 Real Estate Taxes:** \$1,350.61 **Topography:** Rolling

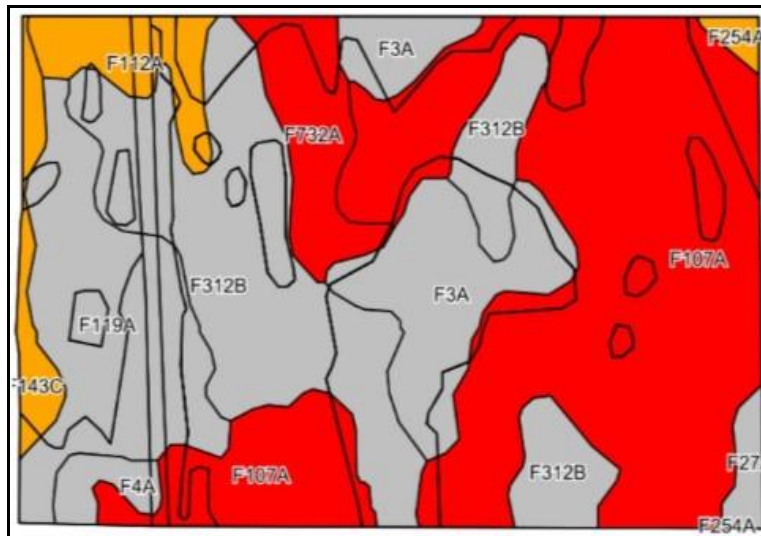
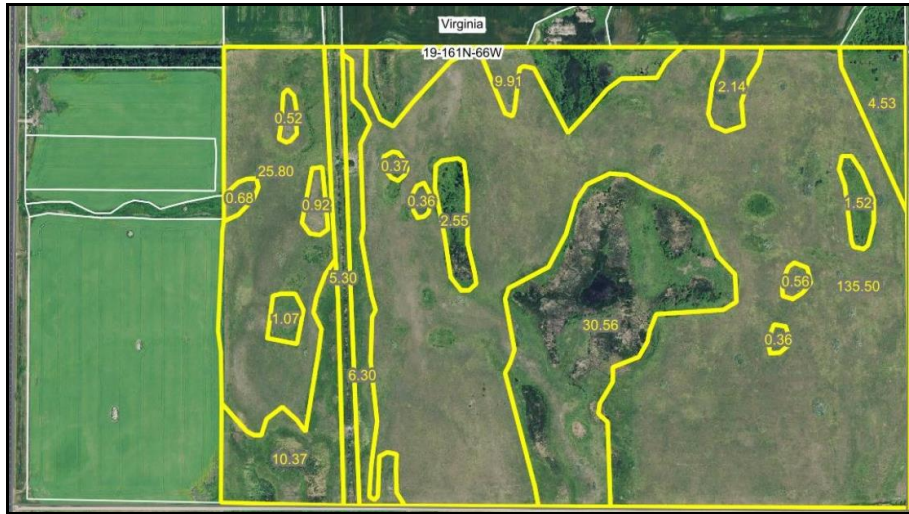
Directions: From Rock Lake, ND, travel west on Hwy 5. Turn south onto Hwy 281 and travel 3.5 miles. Turn east on 92nd St NE and travel ¼ mile. The property is on the north side of the road.

Sale Parcel - Farm Service Agency information:

FSA Cropland Acres: 161.3 +/-

Base acres & PLC yields: Wheat 95.86 ac, 34 bu; Sunflowers 12.47 ac, 1,002 lbs; Soybeans 22.7 ac, 21 bu; Canola 15 ac, 1,276 lbs; Dry Peas 7.22 ac, 1,891 lbs

Parcel 1 – Farm Service Agency and Soil Productivity Index Maps:



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	99.70	41.7%		Ile	77	53
F312B	Brantford-Coe complex, 2 to 6 percent slopes	53.92	22.5%		IIle	42	21
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	29.21	12.2%		IVw	45	29
F3A	Parnell silty clay loam, 0 to 1 percent slopes	23.85	10.0%		Vw	25	2
F732A	Svenoda-Barnes fine sandy loams, 0 to 3 percent slopes	11.59	4.8%		IIle	76	46
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	8.69	3.6%		IIw	58	35
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	5.14	2.1%		IVe	55	51
F4A	Southern silty clay loam, 0 to 1 percent slopes	3.38	1.4%		VIIw	9	1
F27A	Maryland loam, shaly, 0 to 1 percent slopes	2.54	1.1%		IVw	33	20
F254A	Divide loam, shaly, 0 to 2 percent slopes	1.30	0.5%		IIs	58	37
Weighted Average						57.3	*n 35.6

HOWELL PLAT

CODE: AK

T-161-N

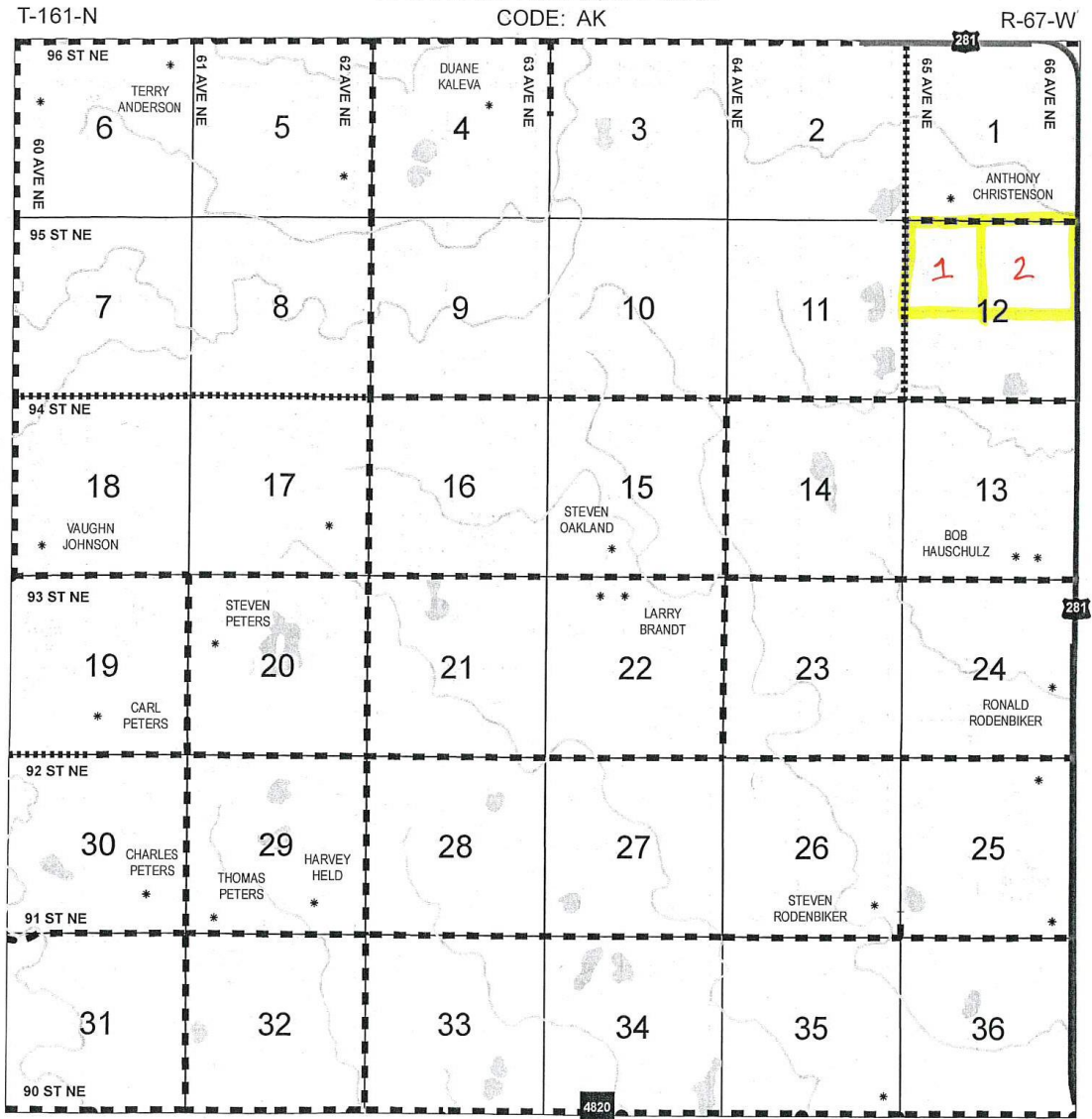
R-67-W

BRYAN & MICHELE ANDERSON 312 A	TERRY ANDERSON 319	TERRY ANDERSON 159	ROGER KURTTI RES TRUST 159	BEVERLY NEAMEYER 160	DUANE KALEVA 161	BRADYN & DAVID HENDERSON 401	DUANE KALEVA 81	BRADYN & DAVID HENDERSON 159	ILA MAE BRANDT LE 158	ANTHONY CHRISTENSON TRUST 312	BRAD VOLLRATH 146
6		5		4		3		2		1	
		ESTHER & LYNN SPEARS 160	DUANE & CAROL KALEVA 160	DUANE & CAROL KALEVA 320	LINDA KRUEGER 160			KAREN LANE 160	JAMIE & KATHERINE BRADLEY 156		DUANE HENDRICKSON & SCOTT KNUTT 156
STEVEN & MARY ELLEN PETERS 160	TERRY ANDERSON 320	STEVEN RODENBIKER ETAL 160	STANLEY LEONARD 160	VANCE BRADLEY IRREV TRUST 320	VANCE BRADLEY IRREV TRUST 320	WAYNE & FREDIA OAKLAND 160		GARY & KRISS ANDERSON 480		MATHEW GUSTAFSON ETAL 309	2
7		8		9		10		11		12	
WILLIAM PETERS 160		STEVEN OAKLAND 160	SHIRLEY PETERSON LE 160	GORDON PETERSON TEST TRUST 320		DORIS OAKLAND LE 160		STEVEN OAKLAND 160		STEVEN OAKLAND 160	BOB & SHARON HAUSCHULZ 76 BOB & SHARON HAUSCHULZ 73
		STEVEN OAKLAND 160	SHIRLEY PETERSON LE 240	GORDON PETERSON TEST TRUST 320	STEVEN OAKLAND 160	DORIS OAKLAND LIEN LE 160	BOB HAUSCHULZ 320	STEVEN OAKLAND 640		H BRUCE HAUSCHULZ 320	BOB & SHARON HAUSCHULZ 311
18		17		16		15		14		13	
VAUGHN & VALERIE JOHNSON 159	STEVEN & MARY ELLEN PETERS 160	ROBERT PETERSON & CONNIE ODEGAARD 240		DORIS OAKLAND LE 160	DORIS OAKLAND LE 160						
VAUGHN & VALERIE JOHNSON 159	STEVEN & MARY ELLEN PETERS 160	STEVEN & MARY ELLEN PETERS 160	STEVEN OAKLAND LE 320	ELIZABETH BOOTH 160	STEVEN OAKLAND LE 160	LARRY BRANDT ETAL 304	RAY HAUSCHULZ LE 160	MARY & TAMMERA STEPHENS 240	BOB & SHARON HAUSCHULZ 160	BOB & SHARON HAUSCHULZ 160	RONALD J RODENBIKER 233
19		20		21		22		23		24	
CARL & KATHERINE PETERS 319	CAROL REITAN 160		GARY NELSON 160	WALDEN SCHMIDT ETAL 160	RAY HAUSCHULZ LE 320		STEVEN OAKLAND 160	MARCIA BANDERET 80	H BRUCE HAUSCHULZ 160	DIANNE GARBER 80	
CARL & KATHERINE PETERS 159	CHARLES & DOROTHY PETERS LE 320	VIRGIL BUCHHOLZ TRUST 280	(JEFFREY HELD) 160	DORIS SIMPSON IRREV TRUST 160	RAYMOND HAUSCHULZ 160	RAYMOND HAUSCHULZ 160	RAYMOND HAUSCHULZ 320	WAYNE & FREDIA OAKLAND 160	THERESA & STANLEY STEPHENS 476		
30		29		28		27		26		25	
HARVEY & CLARICE HELD LE 160		HARVEY & CLARICE HELD LE 160		JAMIE & KATHERINE BRADLEY 320		WALDEN SCHMIDT ETAL 480		STEVEN RODENBIKER 160		DUANE HENDRICKSON ETAL 153	
CHARLES & DOROTHY PETERS LE 320	VIRGIL BUCHHOLZ TRUST 160	(JEFFREY HELD) 320		LARRY BRANDT ETAL 160	WILLIAM PETERS 160	CARL PETERS 160	LISA MAY 80	STEVEN RODENBIKER 240	BRETT RODENBIKER 80	STEVEN RODENBIKER 80	
31		32		33		34		35		36	
LEWIS & RICHARD HANSON 280	DORN FAMILY TRUST 160		DORIS SIMPSON IRREV TRUST 480	CARL & KATHERINE PETERS 160	VIOLET CHRIST-OFFERSON TRUST 160	CAROL FIEL 80	DOLLIE SCHWANDT BECKLUND 80 JANET CARNAHAN ETAL 80 DIANE SCHWANDT ETAL 80		DUANE HENDRICKSON ETAL 396	STEVEN RODENBIKER 77	

SMALL TRACT OWNERS

- 6-A KELLY & RONNETTE CLOUSE - 9 ACRES
- 22-A LARRY BRANDT - 1 ACRES
- 22-B JULIE KIRCHENWITZ - 2 ACRES
- 22-C KENT BRANDT - 13 ACRES
- 25-A WILLIAM & SARA HENDERSON - 3 ACRES
- 29-A RUTH BUCHHOLZ - 30 ACRES
- 29-B THOMAS PETERS - 10 ACRES
- 31-A EUGENE & CONNIE NICHOLAS - 40 ACRES

HOWELL DIRECTOR,
CODE: AK



	R65W	R67W	R69W	R65W
T161N	AJ	AW	AY	AH
T162N	AS	AV	AX	AG
T163N	AO	AA	AU	AL
T164N	AN	AK	BE	BB
T165N	AJ	AZ	AF	BC
T166N	AP	AI	AR	BD
T167N	BF	AQ	AD	AC
T168N	BA	AB	AM	AE

TOWNER COUNTY
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VIRGINIA PLAT

T-161-N

CODE: BE

R-66-W

ROBERT & JOANN VOLLRATH 345		DAVID LEAS 139	DAVID & MARGARET LEAS 437	JUNE MURDOCK ETAL 316	JESSE MITCHELL 162	MITCHELL FAMILY TRUST 162	DONNA SHAFFER ETAL 162	MITCHELL FAM TRUST 51	GUY MITCHELL 216	GERRY & VIVIAN KRECH ETAL 317	DANIEL & MARLENE MCKINNON LE 316
6		5		4	3			2		1	
ROCK LAKE		SCOTT KNUTT 81	(JESSE MITCHELL) 257	CHRISTOPHER MCCONNELL 309	JUNE MURDOCK LE 153	DAVID & GLENDA MCCONNELL 308	(JEFF THOMAS & PERRY THOMAS) 316	ROGER & SANDRA NELSON 156	GERRY & VIVIAN KRECH ETAL 156	GERRY & VIVIAN KRECH ETAL 312	
7		8		9	10		11			12	
BOB & SHARON HAUSCHULZ 598		CHAD ANDERSON 318	JUNE MURDOCK 310	LAWRENCE & PATSY WEBER 160	LAWRENCE & PATSY WEBER 160	(JEFF THOMAS & PERRY THOMAS) 160	CHAD & SARAH PANKRATZ 320	LYLE & LIELA BRIGHTBILL TRUST 320	JUNE MURDOCK 160	MICHAEL TUCKER 160	
18		17	16	15	14					13	
BOB & SHARON HAUSCHULZ 244		TERRY & MAVIS CARTER 295	ALBERT & DEANNA KNUTT 320	LAWRENCE & PATSY WEBER 160	JIMMY CARTER LE 153	DAVID & DARREL LAGEIN 160	GERALD STENSON 160	CHAD & SARAH PANKRATZ 154		24	
19		20		21	22		23			24	
MATHREW GUSTAFSON ETAL 240				JIMMY CARTER LE 160	(CODY HUNT) 160	LYMAN & SHARLA HENDERSON 313	CHRIS & MARNEY PANKRATZ 480			MYRON & WILMA OEN TRUST 610	
30		29		28	27		26			25	
TERRY & MAVIS CARTER 291		WALLIS & HELEN KNUTT 160	NICHOLAS SWENSON 176	TERRY & MAVIS CARTER 155	LOIS & LUCILLE SIMPSON TRUST 160	BRADYN & DAVID HENDERSON 155	LYMAN & SHARLA HENDERSON 158	STEVE STENSON 640		ROBERT OBERLANDER 320	
31		32		33	34		35			36	
MARY & TAMMERA STEPHENS 145		WALLIS & HELEN KNUTT 160	LOIS & LUCILLE SIMPSON TRUST 158	JAMES SIMPSON ETAL 316	LAWRENCE & PATSY WEBER 313					PAUL BELZER 320	
LOREN GOESER 155		WALLIS & HELEN KNUTT 160	LOIS & LUCILLE SIMPSON TRUST 158	JAMES SIMPSON ETAL 313	LAWRENCE & PATSY WEBER 315					LORI WEBER MENKE 240	
31		32		33	34		35			36	
REGISTER LTD PTSHP 313		BRYAN & CAROL KNUTT 320		WEBER FAMILY TRUST 312	WEBER FAMILY TRUST 160	LYLE WEBER 160				NANCY WARNER TRUST ETAL 160	LYLE WEBER 160

SMALL TRACT OWNERS

- 2-A WILLIAM MITCHELL FAM TR ETAL - 54 ACRES
- 5-A BARTLEY & RUTH HELD - 19 ACRES
- 5-B TOWNER CO YOUNG RIDERS 4-H CLUB - 6 ACRES
- 5-C CHAD ANDERSON - 3 ACRES
- 5-D RONALD & JOANN RODENBIKER - 1 ACRE
- 5-E CARL & CYNTHIA SWANSON - 13 ACRES
- 6-A DARREL & DAVID & JANNELL LAGEIN - 15 ACRES
- 6-B DUANE & RENAE HENDRICKSON - 15 ACRES
- 6-C ROBERT & JOANN VOLLRATH - 40 ACRES
- 6-D ROBERT HENDRICKSON - 17 ACRES

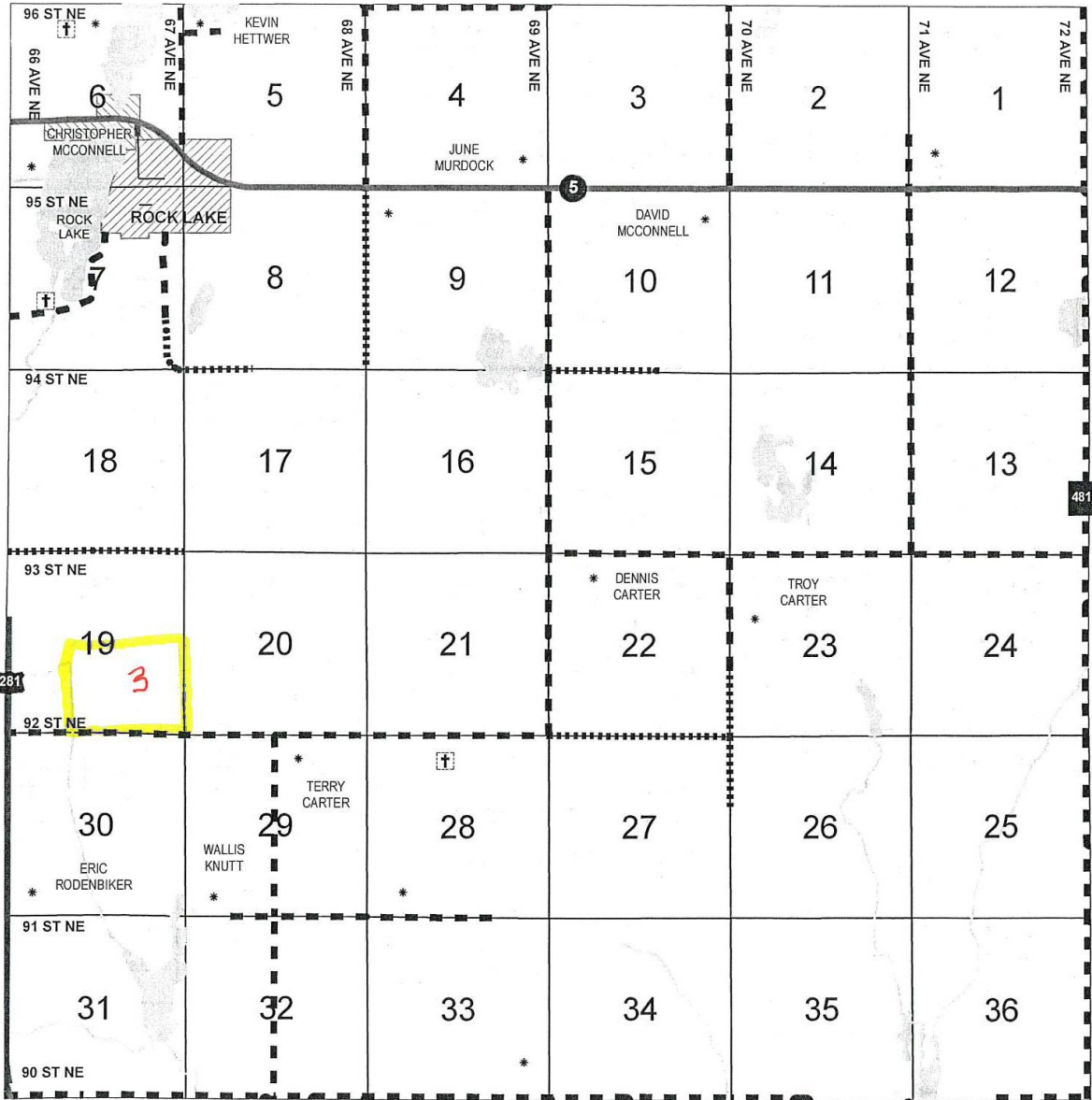
- 6-E CHRIS MCCONNELL - 11 ACRES
- 7-A DARREL & DAVID & JANNELL LAGEIN - 31 ACRES
- 7-B ROCK LAKE CEMETERY - 2 ACRES
- 7-C BOB HAUSCHULZ - 40 ACRES
- 8-A (DAVID, JANELL & DARREL LAGEIN) - 64 ACRES
- 9-A AMG 1982 LIVING TRUST - 7 ACRES
- 23-A RANDY AND MARK HUNT - 6 ACRES
- 24-A PAUL COSE - 34 ACRES
- 28-A BRUMBAUGH CEMETARY - 5 ACRES
- 30-A ERIC RODENBIKER - 10 ACRES

VIRGINIA DIRECTORY

T-161-N

CODE: BE

R-66-W



	R66W	R67W	R68W	R65W
T161N	AI	AW	AY	AH
T162N	AS	AV	AX	AG
T163N	AO	AA	AU	AL
T164N	AN	AK	BE	BB
T165N	AJ	AZ	AF	BC
T166N	AP	AI	AR	BD
T167N	BF	AQ	AD	AC
T168N	BA	AB	AM	AE

SALE PARCEL 1 & 2 PHOTOS:



SALE PARCEL 1 & 2 PHOTOS:



SALE PARCEL 3 PHOTOS:



Real Estate Taxes: All real estate taxes due and payable for 2019 are currently paid. The Buyer will be responsible for the 2020 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, March 17, 2020**. 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 **11:00am, CST, Wednesday, March 18, 2020** at the Fireside Inn & Suites, Hwy 2, Devils Lake, North Dakota. 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(s) 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 in a sealed envelope to Nikolaisen Land Company, PO Box 7, 418 Main Street, Cando, ND 58324.

Abstract of Title: The seller will furnish updated abstracts of record title. The buyer(s) 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(s) shall be responsible for a title examination/opinion fee and the fee for recording the Warranty Deed with the 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 Wednesday, April 15, 2020 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 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.

Rental Contracts: The sale properties do not have a cash rent contract for the 2020 cropping season.

Reservations: All owned mineral rights will be transferred to the buyer 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
549.18 +/- Acres, Towner County, ND
Lauralie Gustafson, Owner

Bid Form

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

SALE PARCEL 1: NW¼ of Section 12-T161N-R67W (Howell Township), Towner County, ND,
153.2 +/- deeded acres

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

SALE PARCEL 2: NE¼ of Section 12-T161N-R67W (Howell Township), Towner County, ND,
155.98 +/- deeded acres

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

SALE PARCEL 3: SE¼ & E½SW¼ of Section 19-T161N-R66W (Virginia Township), Towner County, ND,
240 +/- deeded acres

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

This/These bid(s) is/are submitted in accordance with all of the terms & conditions set forth in the disclosed bid packet.

Dated this ____ day of _____, 2020

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, March 17, 2020** 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.