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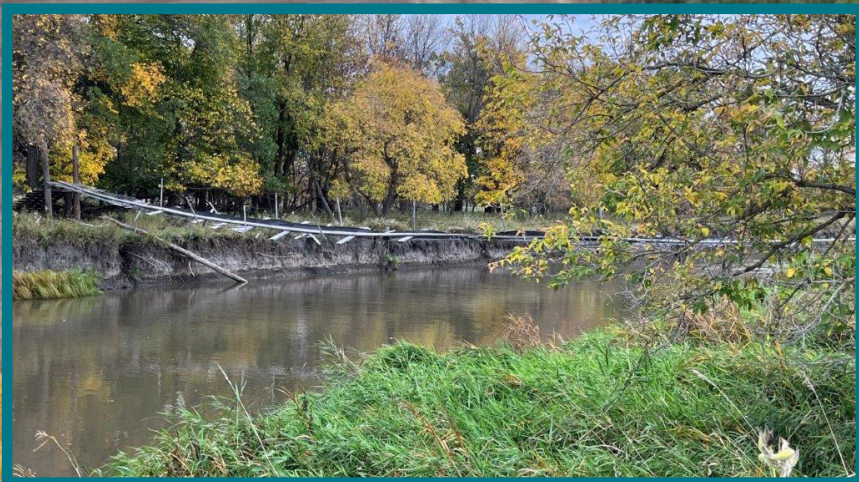
1,329.25 +/- ACRES • GRIGGS COUNTY, ND

- Exclusive Online Only! -

LAND AUCTION

Bidding Opens: Wednesday, November 1, 2023 | 10 AM (CST)

Bidding Closes: Wednesday, November 8, 2023 | 12 PM (CST)



**Owner: Michael H. Hoglund
Family Trust**

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NIKOLAISEN
LAND • COMPANY

844.872.4289

www.nikolaisenlandcompany.com



Property Information

Welcome Prospective Bidders!

The beautiful Hoglund Ranch in the Sheyenne River Valley northeast of Cooperstown, North Dakota is available for sale in this auction. It consists of 1,329.25 deeded acres being sold as five parcels. Those parcels contain 820.37+/- cropland acres, rolling fenced pasture with good well water plus natural springs, winding river bottom, treed acres with the best whitetail hunting around, hay land, a picturesque house yard with historic home and garage, sloping cattle yards made of railroad ties and combination panels, numerous calving and storage buildings and some of the most scenic land you'll ever see. The current tenant has one year left on their contract and that contract will run with the land for next year. Make sure you visit this extraordinary ranch... you'll never want to leave her!

Parcel 4



Parcel 1



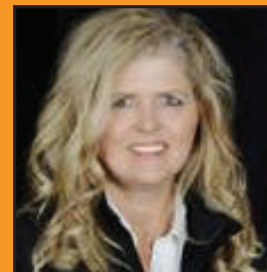
Tom Nikolaisen, Jr.

Auctioneer, Attorney, Realtor

Office: 701.968.4455

Cell: 701.303.0395

tom@nikolaisenlandcompany.com



Amy Nikolaisen

Auctioneer, Broker, Realtor

Office: 701.968.4455

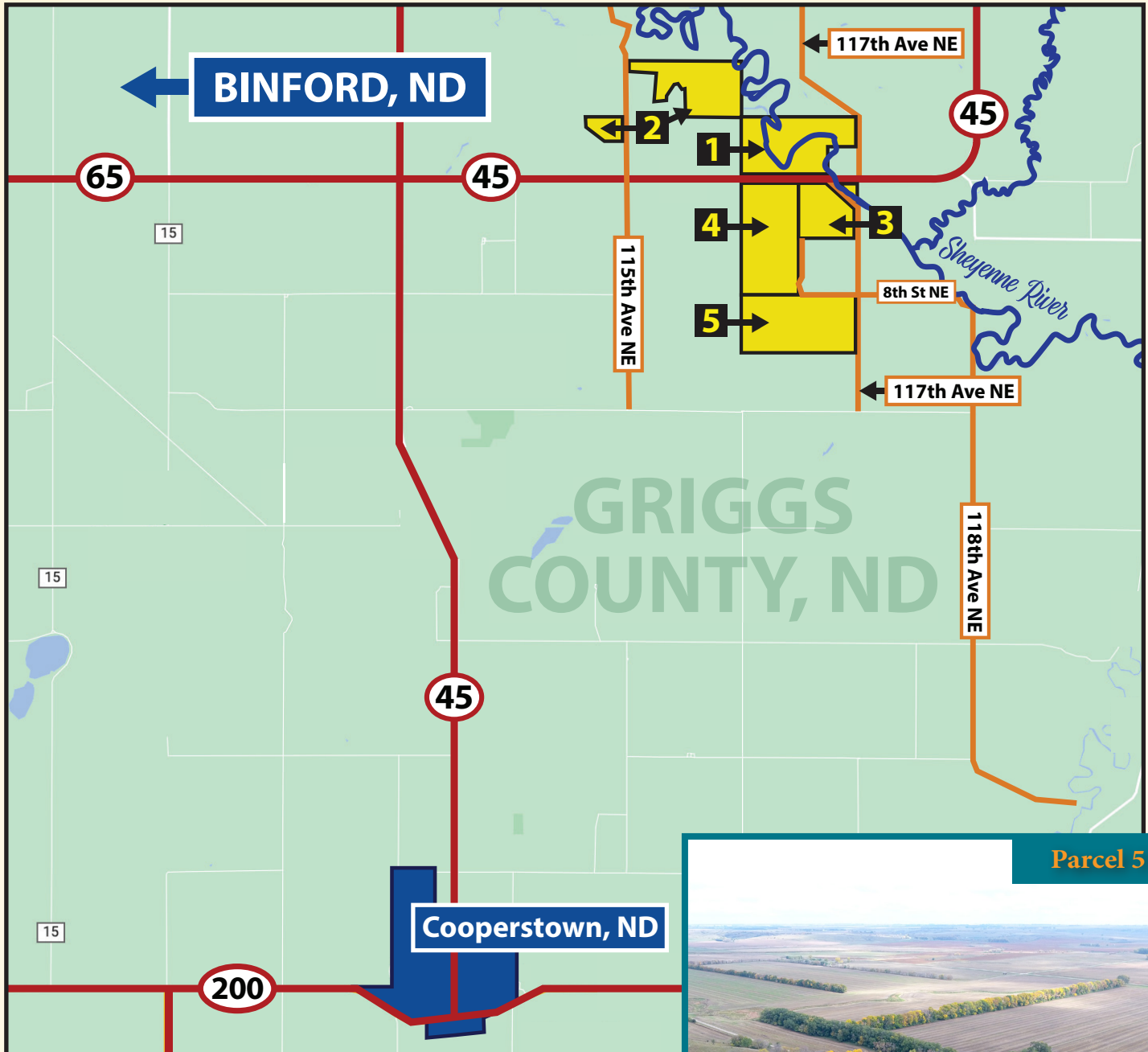
Cell: 701.303.0392

amy@nikolaisenlandcompany.com

Property Location



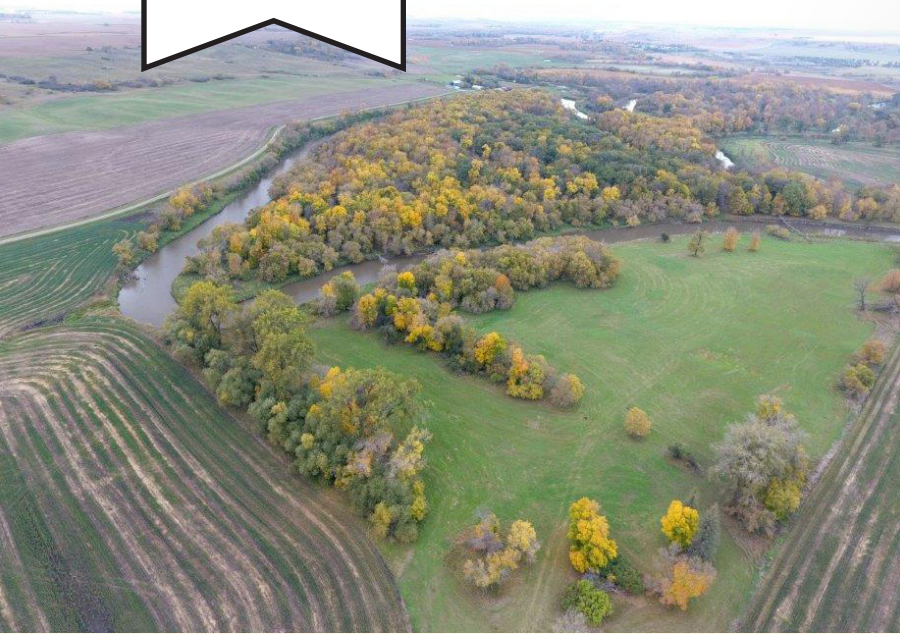
Nearly All Contiguous Land!



*Extraordinary Ranch in
the Sheyenne River Valley!*

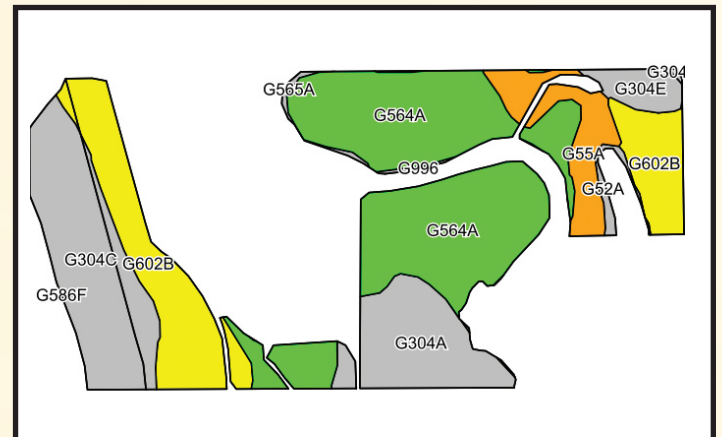
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Parcel 1



Crop	Acres	Yield
Wheat	66.57	56 bu.
Oats	12.95	49 bu.
Soybeans	64.00	40 bu.
Total: 170.20 Acres		
*Note: Base Acres Include Parcels 1 & 2		

Deeded Acres: 273.94 +/-
Legal: S¹/₂ 16-147-58 Less SE¹/₄SE¹/₄ (Romness Township)
FSA Cropland Acres: 163.87 +/-
Real Estate Taxes (2022): \$1,316.73



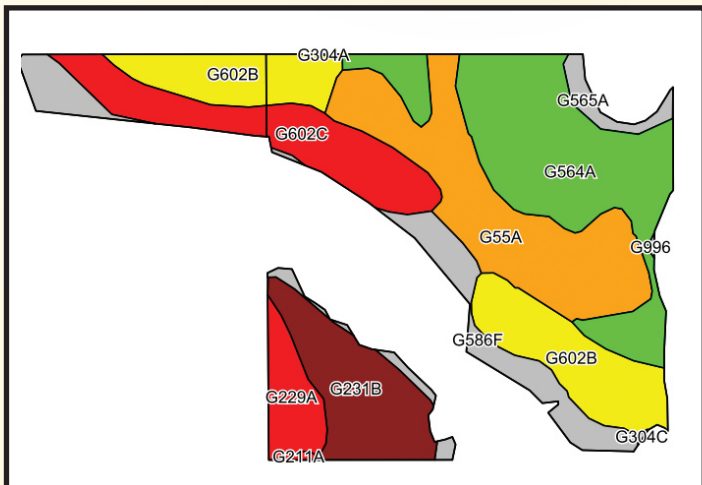
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G564A	LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded	63.78	38.9%	Green	IIIe	60
G602B	Walsh silty clay loam, 2 to 6 percent slopes	33.11	20.2%	Yellow	IVe	46
G304C	Coe-Binford complex, 6 to 9 percent slopes	29.88	18.2%	Grey	Ile	77
G304A	Binford-Coe complex, 0 to 2 percent slopes	18.95	11.6%	Grey	Ile	82
G55A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	11.02	6.7%	Orange	IIIe	76
G304E	Coe-Binford sandy loams, 9 to 25 percent slopes	4.64	2.8%	Grey	Ile	72
G52A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	1.30	0.8%	Grey	Ile	81
G565A	LaDelle-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.81	0.5%	Grey	Ile	79
Weighted Average						67.8

Parcel 2



**Soybean Acres Not Included*

Deeded Acres: 263 +/-
Legal: NE $\frac{1}{4}$ & 67 Acres in NW $\frac{1}{4}$ 17-147-58 & 36 Acres in SE $\frac{1}{4}$ 18-147-58 (Romness Township)
FSA Cropland Acres: 135.04 +/-
Real Estate Taxes (2022): \$1,444.72



Crop	Acres	Yield
Wheat	66.57	56 bu.
Oats	12.95	49 bu.
Soybeans	64.00	40 bu.
Total: 170.20 Acres		
*Note: Base Acres Include Parcels 1 & 2		

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G564A	LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded	32.12	23.8%		Ile	87
G55A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	27.20	20.1%		Vlls	21
G602B	Walsh silty clay loam, 2 to 6 percent slopes	23.00	17.0%		Ille	72
G602C	Walsh silty clay loam, 6 to 9 percent slopes	16.38	12.1%		Ilc	92
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	14.33	10.6%		Ile	80
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	13.40	9.9%		IVs	48
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	5.90	4.4%		VI s	29
G565A	LaDelle-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	2.35	1.7%		IVe	32
G211A	Fram-Wyard loams, 0 to 3 percent slopes	0.26	0.2%		Ile	72
Weighted Average						70.7

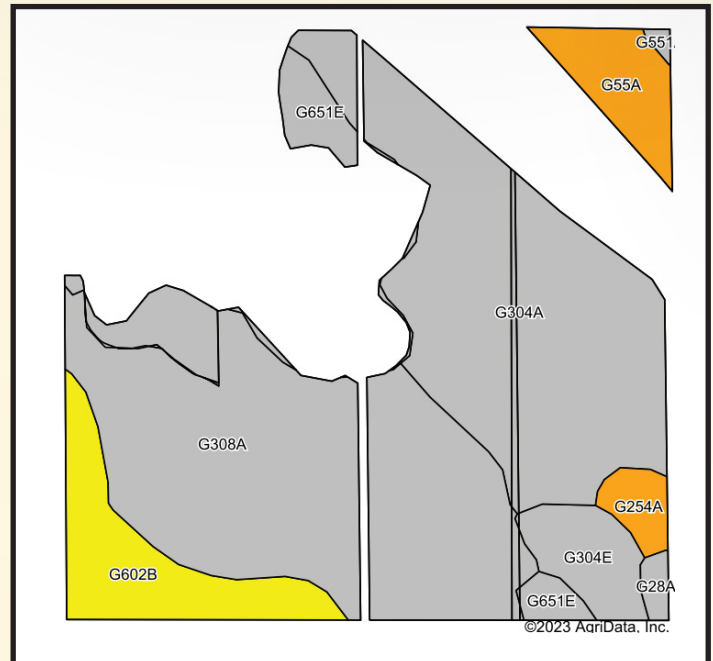
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Parcel 3



Deeded Acres: 156.17 +/-
Legal: NE¼ 21-147-58 Less R-O-W (Romness Township)
FSA Cropland Acres: 97.98 +/-
Real Estate Taxes (2022): \$551.54

Crop	Acres	Yield
Wheat	96.30	56 bu.
Oats	9.90	49 bu.
Barley	64.00	40 bu.
Total: 170.20 Acres		
*Note: Base Acres Include Parcels 3 & 4		

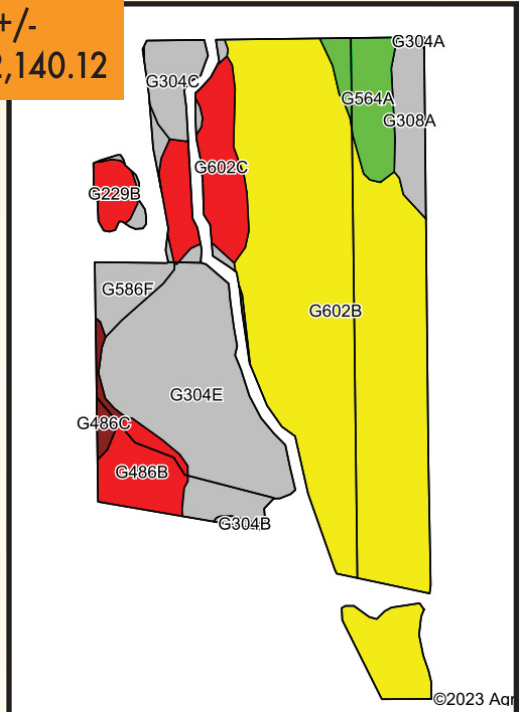


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G308A	Brantford loam, 0 to 2 percent slopes	41.31	41.0%		IVs	48
G304A	Binford-Coe complex, 0 to 2 percent slopes	34.19	34.0%		IIIe	40
G602B	Walsh silty clay loam, 2 to 6 percent slopes	9.27	9.2%		Ile	87
G55A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	4.73	4.7%		VIw	52
G304E	Coe-Binford sandy loams, 9 to 25 percent slopes	4.38	4.4%		VIIIs	21
G651E	Udarents loamy, abandoned gravel pits, 0 to 25 percent slopes	3.92	3.9%		VIIIIs	14
G254A	Divide loam, shaly, 0 to 2 percent slopes	1.89	1.9%		IIIs	58
G28A	Marysland loam, shaly, 0 to 1 percent slopes, frequently ponded	0.73	0.7%		Vw	19
G551A	Ryan-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	0.24	0.2%		VIw	27
Weighted Average					3.83	46.5

Parcel 4



Deeded Acres: 316.14 +/-
Legal: W½ 21-147-58 Less R-O-W
 (Romness Township)
FSA Cropland Acres: 218.68 +/-
Real Estate Taxes (2022): \$2,140.12



Crop	Acres	Yield
Wheat	96.30	56 bu.
Oats	9.90	49 bu.
Barley	64.00	40 bu.
Total: 170.20 Acres		
*Note: Base Acres Include Parcels 3 & 4		

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G602B	Walsh silty clay loam, 2 to 6 percent slopes	117.92	53.9%		Ile	87
G304E	Coe-Binford sandy loams, 9 to 25 percent slopes	41.07	18.8%		VIIIs	21
G602C	Walsh silty clay loam, 6 to 9 percent slopes	14.47	6.6%		IIIle	72
G564A	LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.83	4.5%		IIc	92
G486B	Gardena-Eckman loams, 2 to 6 percent slopes	9.00	4.1%		Ile	80
G308A	Brantford loam, 0 to 2 percent slopes	7.02	3.2%		IVs	48
G304C	Coe-Binford complex, 6 to 9 percent slopes	6.62	3.0%		VIIs	29
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	6.60	3.0%		IVe	32
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	3.54	1.6%		Ile	72
G486C	Eckman-Zell loams, 6 to 9 percent slopes	2.00	0.9%		IIIle	64
G304B	Binford-Coe complex, 2 to 6 percent slopes	0.47	0.2%		IIIle	38
G304A	Binford-Coe complex, 0 to 2 percent slopes	0.14	0.1%		IIIle	40
Weighted Average					3.26	68.3

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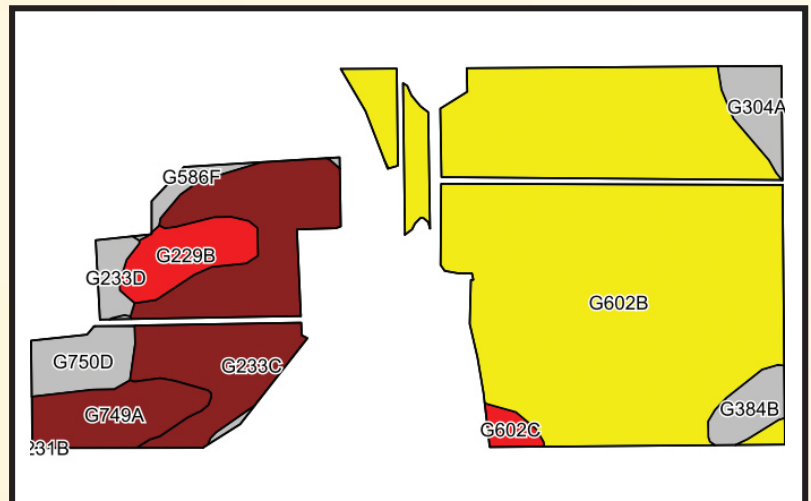
Parcel 5



Crop	Acres	Yield
Wheat	66.57	56 bu.
Corn	12.95	115 bu.
Soybeans	46.18	29 bu.
Total: 125.70 Acres		
*Note: Base Acres for T2551 (NE¼)		

Deeded Acres: 320 +/-
Legal: N½ 28-147-58 (Romness Township)
FSA Cropland Acres: 204.80 +/-
Real Estate Taxes (2022): \$2,447.45

Crop	Acres	Yield
Wheat	27.10	56 bu.
Oats	3.60	49 bu.
Barley	10.80	40 bu.
Total: 41.50 Acres		
*Note: Base Acres for T2011 (NW¼)		

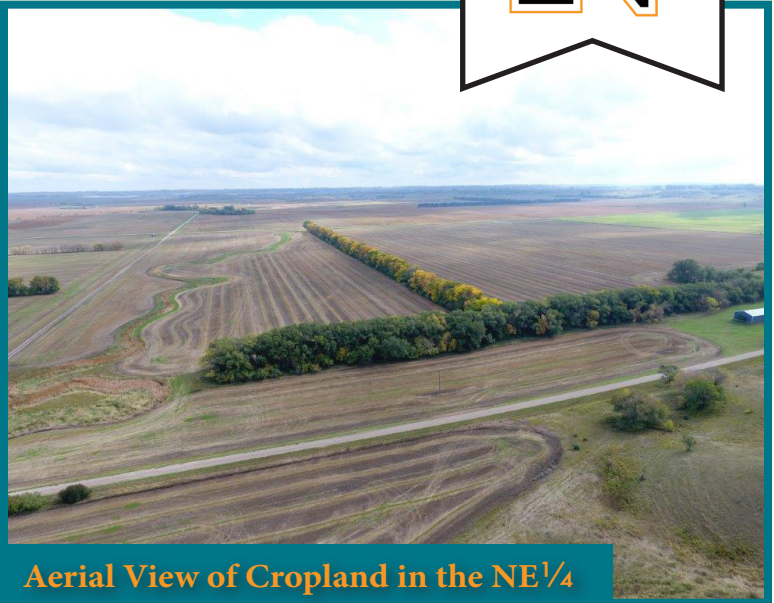


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G602B	Walsh silty clay loam, 2 to 6 percent slopes	128.46	63.2%		Ile	87
G233C	Esmond-Heimdal-Darnen loams, 3 to 9 percent slopes	33.95	16.7%		IVe	61
G749A	Towner-Heimdal fine sandy loams, 0 to 3 percent slopes	10.22	5.0%		IIIe	67
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	7.88	3.9%		Ile	72
G750D	Dickey-Esmond-Embden complex, 6 to 15 percent slopes	6.60	3.2%		VIe	37
G304A	Binford-Coe complex, 0 to 2 percent slopes	4.96	2.4%		IIIe	40
G384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	4.35	2.1%		IVe	46
G233D	Esmond-Heimdal-Darnen loams, 6 to 15 percent slopes	2.66	1.3%		VIe	46
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	2.30	1.1%		IVe	32
G602C	Walsh silty clay loam, 6 to 9 percent slopes	1.92	0.9%		IIIe	72
Weighted Average					2.67	76.1

Parcel 5 Photos



Aerial View of Cropland in the NW¹/₄



Aerial View of Cropland in the NE¹/₄



Aerial View of Farmstead



Cropland in NE¹/₄



Cropland in NW¹/₄



Historic Turn-of-the-Century Home



Storage Building



Calving Barn



Show Barn



Outbuildings



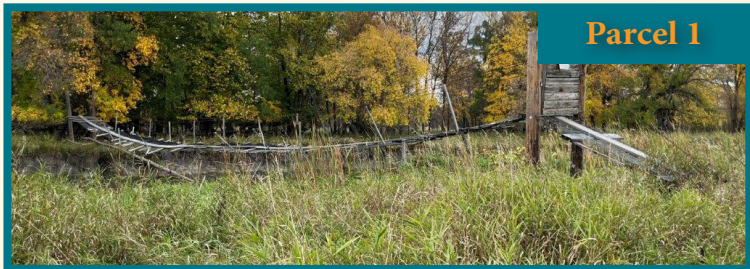
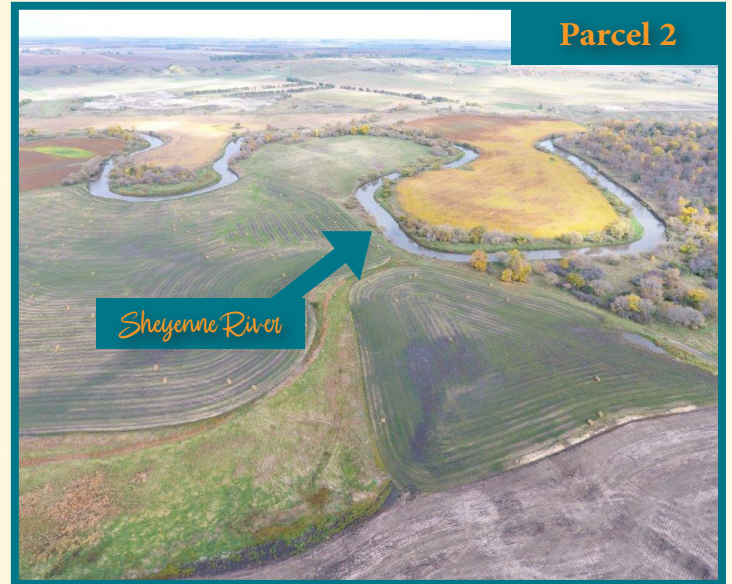
Fencing



Barn

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Property Photos





Terms & Conditions

I. Terms and Conditions of Auction

The property will be offered for sale as five (5) parcels. This online auction will be held from Wednesday, November 1, 2023 at

10:00am, CST until Wednesday, November 8, 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 7, 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 five (5) individual parcels. Bidding will be available online beginning Wednesday, November 1, 2023 at 10:00am, CST until Wednesday, November 8, 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 7, 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 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 reserves the right to reject or accept any and all bids. Property will be sold as five (5) parcels. The 2023 real estate taxes will be paid by the seller. The 2024 real estate taxes will be paid by the buyer. Property will be sold with a one-year cash rent contract in place for 2024. Income from said 2024 contract will be the buyer's. Seller will not retain any of the owned surface or subsurface minerals. All existing fencing and solar panels included in the sale. 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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More
Information
& Photos
Here!





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Cando, ND 58324

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Griggs County, ND

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Hoglund Family Trust

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