

TERMS & CONDITIONS

I. Terms and Conditions of Auction

The property will be offered for sale as two (2) parcels. The open outcry auction will be held at 11:30am, Tuesday, October 5, 2021 at The Fireside Inn & Suites, Hwy 2, Devils Lake, ND. 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 **November 5, 2021**. 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 show their bidder number. 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, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or the clerk. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

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 November 5, 2021 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. 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. An updated Abstract 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.

VI. Showing of Property

The farmland 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. Announcements made on sale day by the Auctioneers of Nikolaisen Land Company, will take precedence over said printed matter.

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. **The property is not subject to a cash rent lease for the 2022 cropping season. The 2021 Real Estate Taxes will be paid by the sellers. The Buyers will be responsible for the 2022 Real Estate Taxes and subsequent years. The mineral rights will transfer to the buyer at close.**

520 Acres +/-

Towner County, ND

LAND AUCTION

Tuesday, Oct 5, 11:30am (CST)

Auction Location: The Fireside Inn & Suites, Hwy 2, Devils Lake, ND

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MARTZ ETAL, OWNERS

GENERAL PROPERTY INFORMATION

PARCEL 1 INFORMATION

Welcome prospective bidders!

Welcome to the Martz Land Auction! The sellers and our auction company are offering for sale two *impressive* parcels of land in Towner County, ND, right along the Towner and Benson County lines. The parcels feature strong base acres and yields and have solid soil productivity indexes! Additionally, the parcels do not have drainage easements, are free of a 2022 cash rent contract and will be ready to go this fall. These are excellent parcels of cropland and have good access along a main farm-to-market road. Feel free to inspect the properties at your leisure or you can see videos and pictures on our website or Facebook page. If you're unable to attend the auction, feel free to bid online with NextLot or call us to make arrangements for phone bidding. Don't miss this excellent opportunity to purchase outstanding crop land in Towner County, ND! The seller and our company wish you the best at the auction! Please call with any questions. See you at the sale!

Warmest regards,
Tom and Amy



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Auctioneer's #2038, Clerk's #2037
Salesperson's #10206



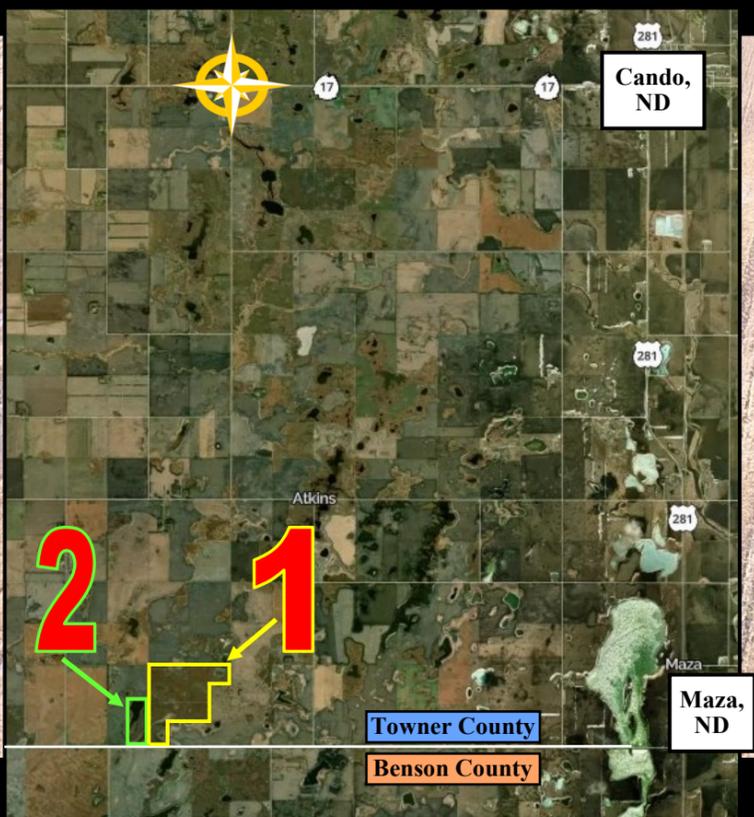
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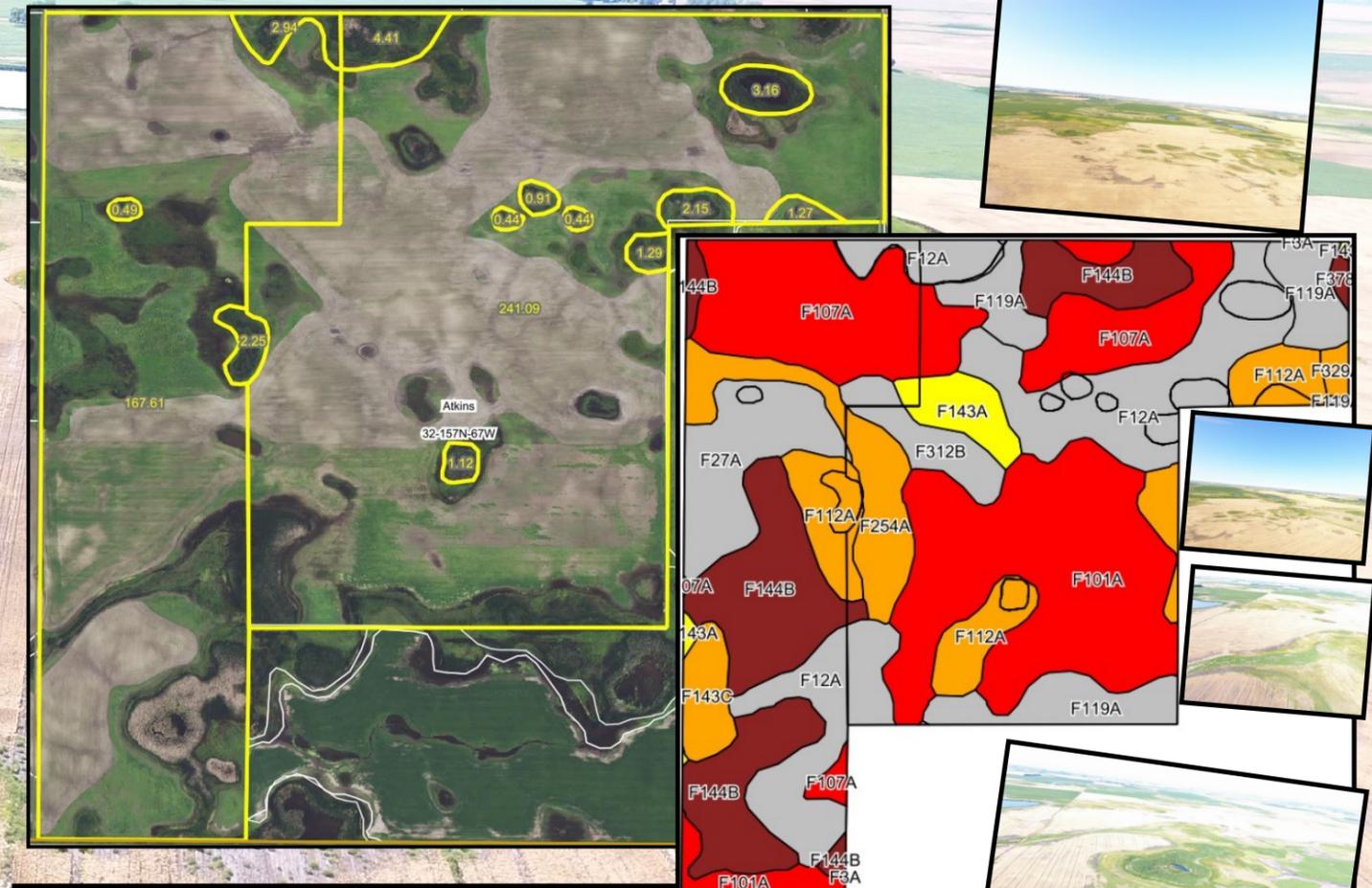

Driving Directions:
From Cando, ND:
Travel 7.5 miles south on Hwy 281, turn west at Maza, ND and travel on 66th St NE (Towner/Benson County line) for 6 miles. The property is on the north side of the road.

No 2022 cash rent contract!

The farmstead in Section 31 is included in Parcel 2 and is being sold as-is, where-is.



Legal: NW¼, SW¼SW¼, N½SW¼, N½NE¼, SW¼NE¼, NW¼SE¼ of Section 32-T157N-R67W, Atkins Twp, Towner County, ND
Deeded Acres: 440 +/-
2020 Real Estate Taxes: \$2,819.42
FSA Cropland Acres: 408.34 +/-
Base Acres & PLC Yields (shared w Parcel 2): Wheat 87.49 ac, 39 bu; Corn 60.35 ac, 86 bu; Sunflowers 7.09 ac, 1,153 lbs; Soybeans 106.94 ac, 27 bu; Barley 83.21 ac, 68 bu; Canola 60.47 ac, 1,506



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	*n NCCPI Soybeans
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	83.78	19.5%		lle	77	52
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	73.20	17.0%		IVw	31	19
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	67.68	15.8%		lle	77	52
F144B	Barnes-Buse loams, 3 to 6 percent slopes	63.96	14.9%		llle	69	51
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	31.94	7.4%		llw	58	36
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	30.24	7.0%		IVw	45	32
F27A	Marysland loam, shaly, 0 to 1 percent slopes	24.60	5.7%		IVw	33	22
F254A	Divide loam, shaly, 0 to 2 percent slopes	21.64	5.0%		lls	58	34
F312B	Brantford-Coe complex, 2 to 6 percent slopes	10.89	2.5%		llle	42	28
F143A	Barnes-Svea loams, 0 to 3 percent slopes	10.23	2.4%		llc	85	54
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	8.43	2.0%		IVe	55	48
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	1.89	0.4%		llle	60	37
F378A	Egeland-Emdben fine sandy loams, 0 to 2 percent slopes	1.09	0.3%		llle	70	45
Weighted Average						59.6	*n 40.3



844-872-4289

www.nikolaisenlandcompany.com

