



1st ANNUAL
NORTH CENTRAL NORTH DAKOTA
LAND AUCTIONS EVENT

320 +/- ACRES • CAVALIER COUNTY, ND

Online Only!
LAND AUCTION

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

Bidding Closes: Thursday, November 16, 2023 | 12 PM (CST)



Owner: Melland Trust, etal

N
NIKOLAISEN
LAND COMPANY

844.872.4289

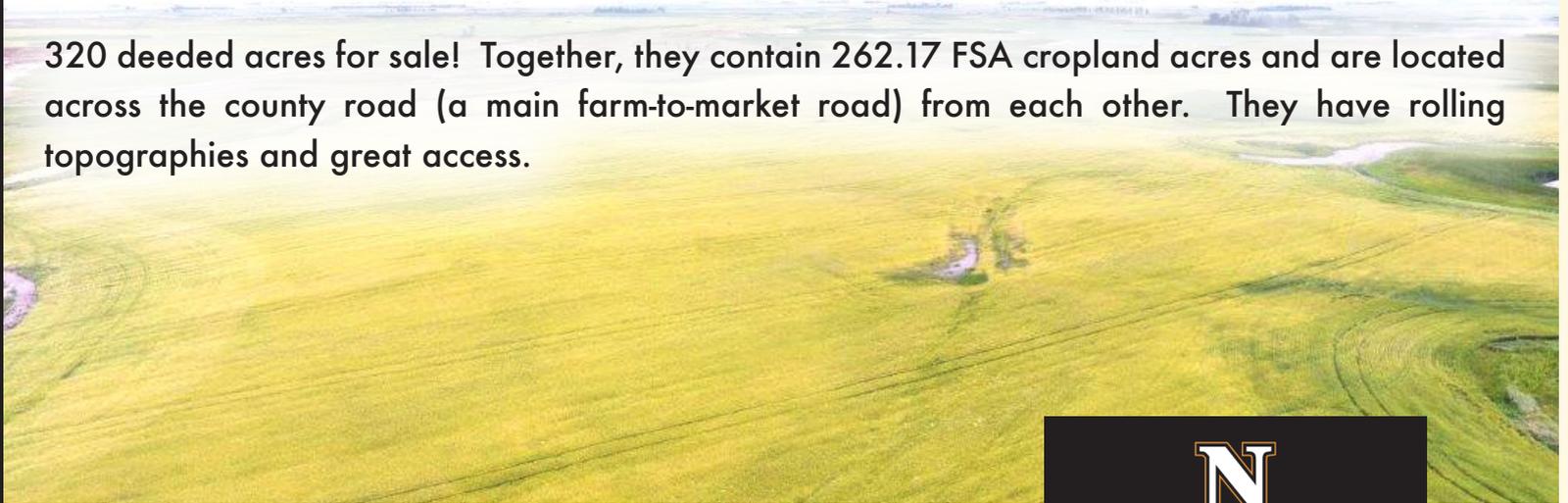
www.nikolaisenlandcompany.com

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Property Information

Welcome Prospective Bidders!

320 deeded acres for sale! Together, they contain 262.17 FSA cropland acres and are located across the county road (a main farm-to-market road) from each other. They have rolling topographies and great access.



Parcel 1



Parcel 2

N
NIKOLAISEN
LAND COMPANY



Tom Nikolaisen, Jr.

Auctioneer, Attorney, Realtor

Office: 701.968.4455

Cell: 701.303.0395

tom@nikolaisenlandcompany.com



Amy Nikolaisen

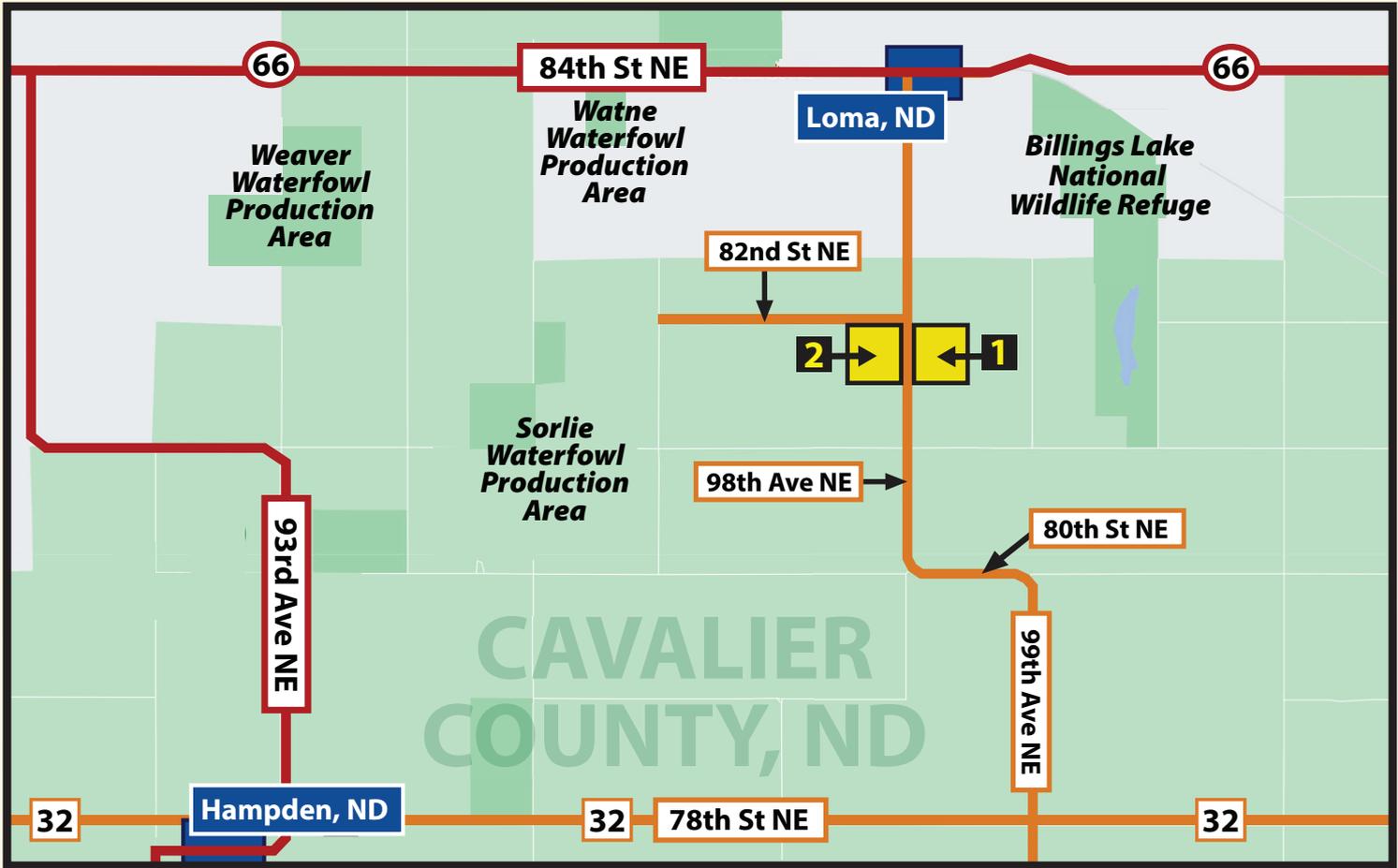
Auctioneer, Broker, Realtor

Office: 701.968.4455

Cell: 701.303.0392

amy@nikolaisenlandcompany.com

Property Location



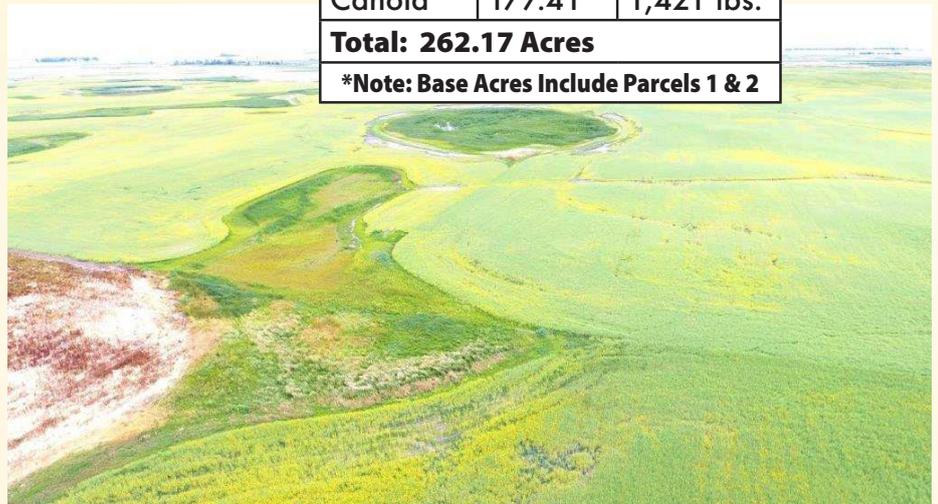
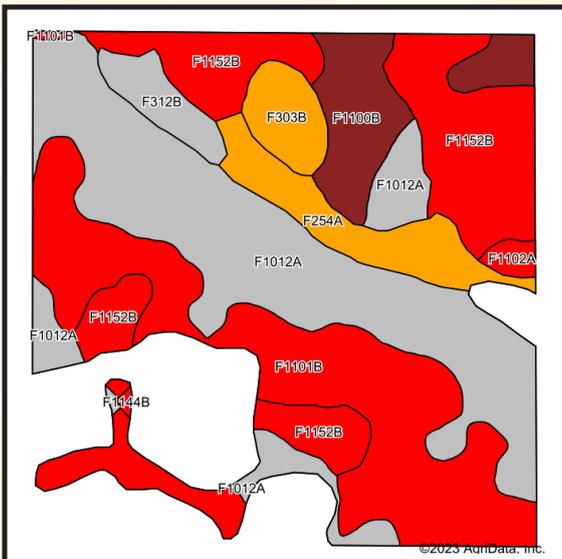
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Parcel 1



Deeded Acres: 160 +/-
Legal: NW¼ 16-159-61 (Billings Township)
FSA Cropland Acres: 127.52 +/-
Real Estate Taxes (2022): \$960.63

Crop	Acres	Yield
Wheat	84.76	40 bu.
Canola	177.41	1,421 lbs.
Total:	262.17 Acres	
*Note: Base Acres Include Parcels 1 & 2		



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	41.71	32.7%		Vw	33
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	34.63	27.2%		Ile	73
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	24.74	19.4%		Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	9.46	7.4%		IVe	63
F254A	Divide loam, shaly, 0 to 2 percent slopes	8.14	6.4%		Ils	58
F303B	Vang-Coe complex, 2 to 6 percent slopes	4.09	3.2%		IIle	52
F312B	Branford-Coe complex, 2 to 6 percent slopes	3.59	2.8%		IIle	42
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	1.00	0.8%		Ile	72
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	0.16	0.1%		Ile	71
Weighted Average					3.19	57.4

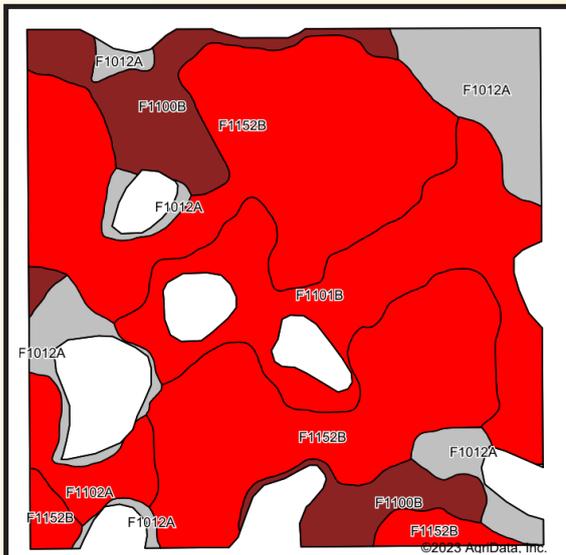
Parcel 2

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Deeded Acres: 160 +/-
Legal: NE¼ 17-159-61 (Billings Township)
FSA Cropland Acres: 134.65 +/-
Real Estate Taxes (2022): \$966.37

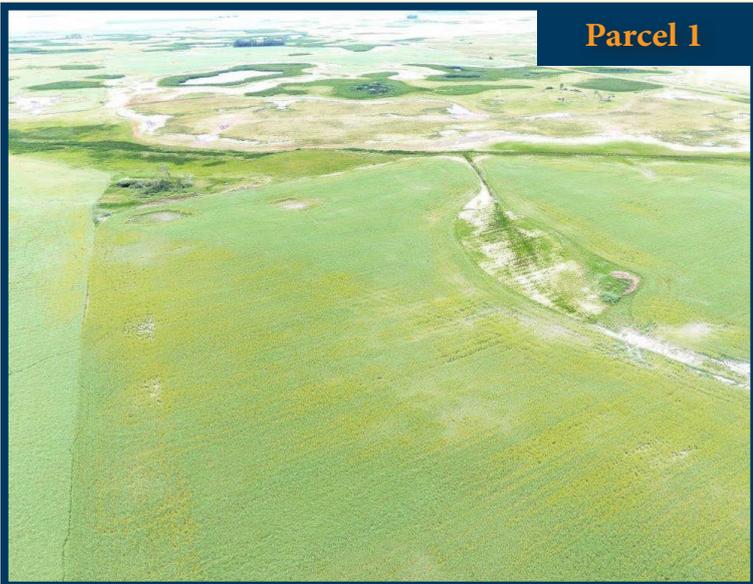
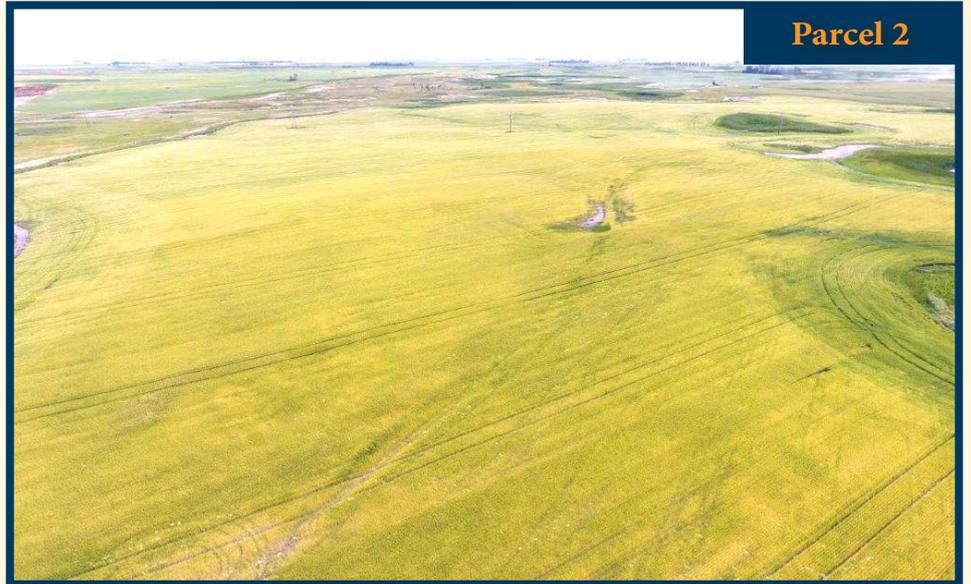
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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	68.73	51.0%		Ile	77
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	26.56	19.7%		Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	17.65	13.1%		Vw	33
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	16.75	12.4%		IVe	63
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	4.96	3.7%		Ile	72
Weighted Average					2.64	68.5

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Property Photos





Terms & Conditions

I. Terms and Conditions of Auction

The property will be offered for sale as two (2) parcels. This online auction will be held from Friday, November 10, 2023 at 10:00am, CST until Thursday, November

16, 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 15, 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 two (2) individual parcels. Bidding will be available online beginning Friday, November 10, 2023 at 10:00am, CST until Thursday, November 16, 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 15, 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(s) 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 two (2) parcels. The 2023 real estate taxes will be paid by the seller(s). The 2024 real estate taxes will be paid by the buyer. Property will be sold free of a 2024 contract. Seller(s) will retain 50% of the owned subsurface minerals. 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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Cavalier County, ND

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