

N

2,138.88 +/- ACRES • TOWNER COUNTY, ND

Exclusive Live & Online!

LAND AUCTION

Thursday, September 26, 2024 | 10 AM (CST)

Spirit Lake Casino & Resort • St. Michael, ND

*Online
Bidding Opens:*

Friday, September 20, 2024 | 10 AM (CST)



Owner: Zelda Rinas Family Trust

N
NIKOLAISEN
LAND • COMPANY

844.872.4289

www.niklandco.com

N

Property Information

Welcome Prospective Bidders!

The Zelda Rinas Family Trust land is a beautiful and productive farm located in Towner County, ND. The entire property is contiguous and is located southeast of Egeland, ND.

This property boasts 2,054.87 +/- acres of fantastic cropland, strong soils, strong base acres and hunting land. There is a US Fish and Wildlife Wetland Easement recorded on part of the property. There is no 2025 farm contract and the sellers are reserving 50% of subsurface minerals.

N
NIKOLAISEN
LAND · COMPANY

Parcel 6



Parcel 1



Tom Nikolaisen, Jr.
Auctioneer, Attorney, Realtor
Office: 701.968.4455
Cell: 701.303.0395
tom@niklandco.com

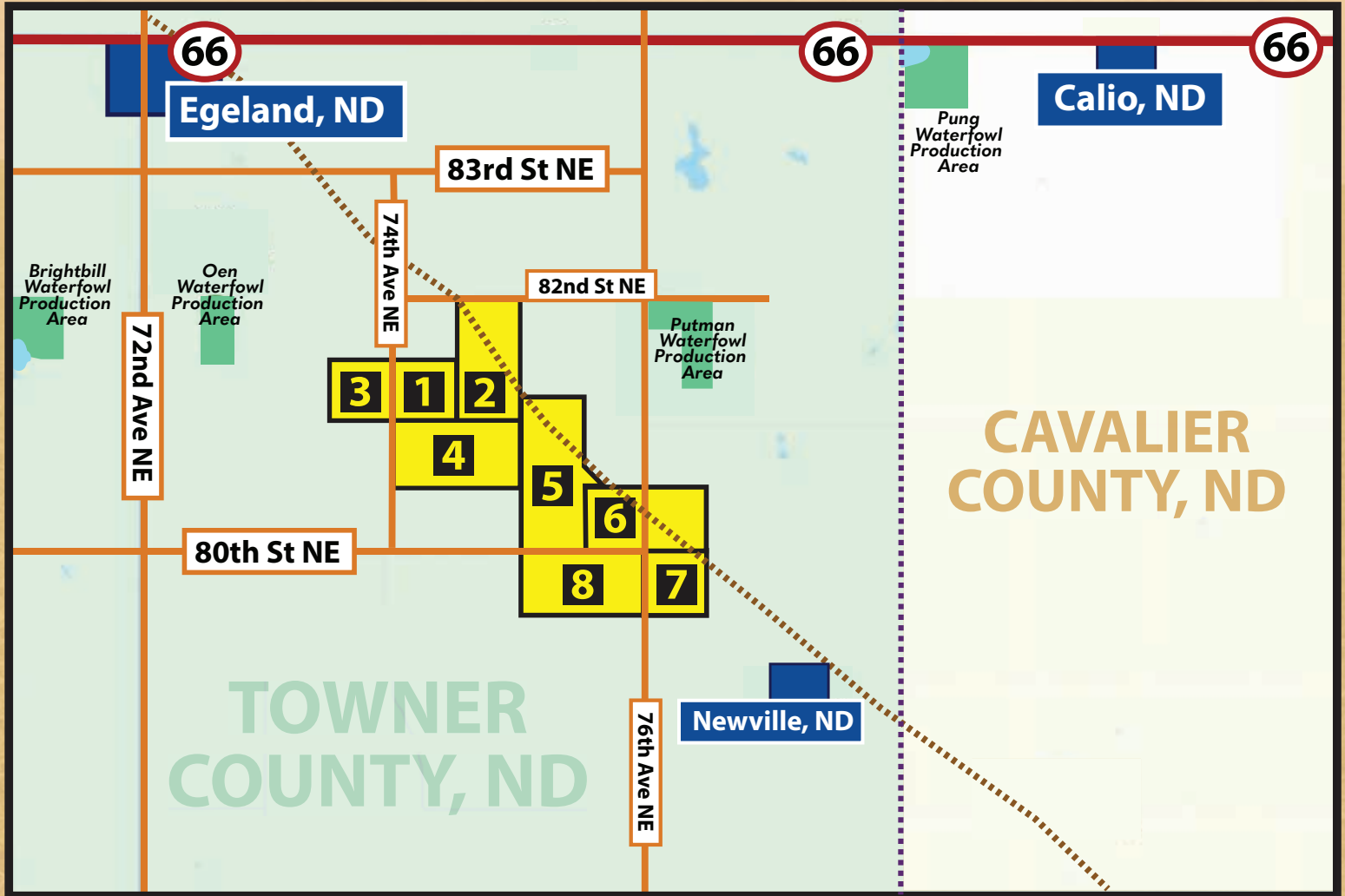


Amy Nikolaisen
Auctioneer, Broker, Realtor
Office: 701.968.4455
Cell: 701.303.0392
amy@niklandco.com

Property Location



All Contiguous Land!

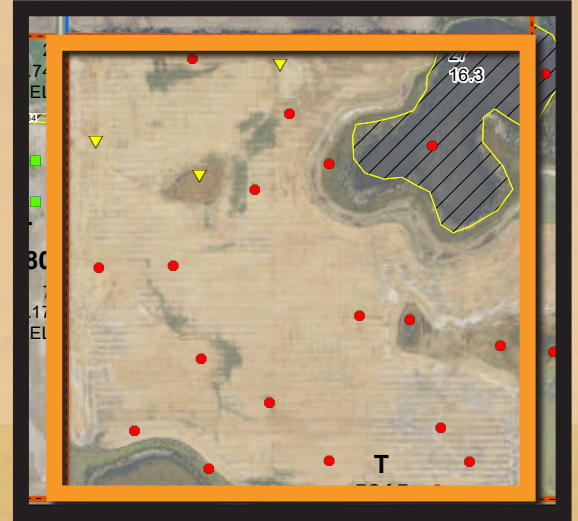


Fantastic Land Located
Southwest of Egeland, ND
in Victor Township!



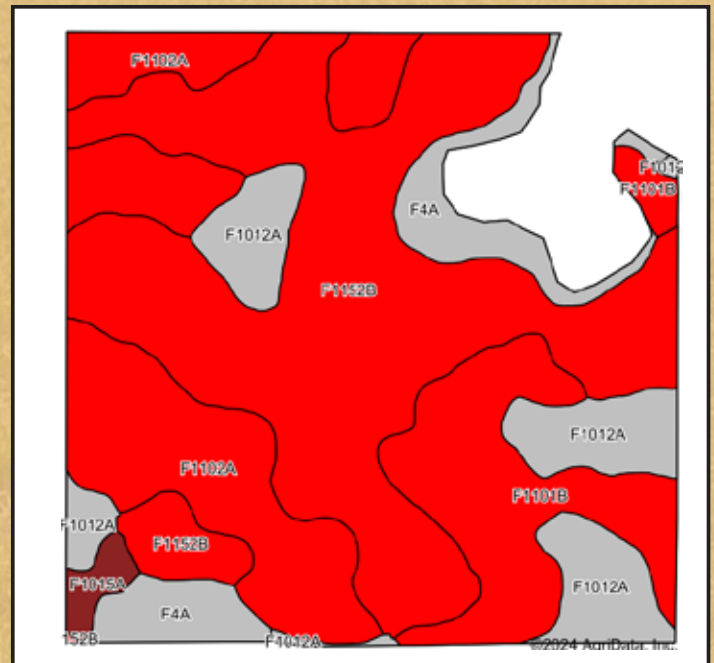
N

Parcel 1



Deeded Acres: 160 +/-
Legal: SW¹/₄ 16-159-65 (Victor Township)
FSA Cropland Acres: 144.04 +/-
 (FSA to Establish Final Cropland Acres)
Real Estate Taxes (2023): \$1,066.17

Crop	Acres	Yield
Wheat	123.65	48 bu.
Sunflowers	34.33	1,361 lbs.
Soybeans	38.98	23 bu.
Barley	27.12	68 bu.
Canola	136.52	1,691 lbs.
Total: 360.60 Acres (Tract 5317)		
*Note: Base Acres Include Parcels 1, 2 & 5		

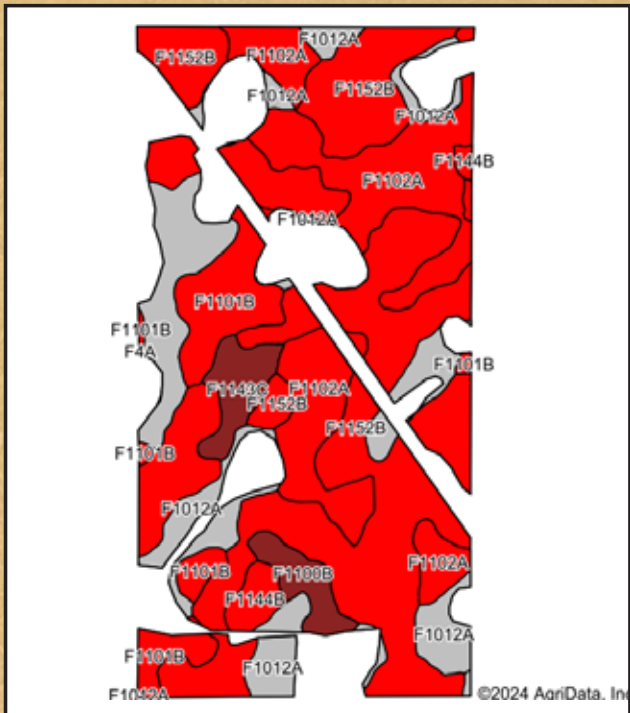


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	65.69	45.6%		Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	29.93	20.8%		Ile	72
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	20.04	13.9%		Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	16.54	11.5%		Vw	33
F4A	Southam silty clay loam, 0 to 1 percent slopes	10.18	7.1%		VIIIw	10
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	1.66	1.2%		IIIls	61
Weighted Average					2.78	65.4

Parcel 2



Deeded Acres: 309.74 +/-
Legal: NE¼ & SE¼ 16-159-65 (Victor Township)
FSA Cropland Acres: 297.20 +/-
 (FSA to Establish Final Cropland Acres)
Real Estate Taxes (2023): \$2,383.83

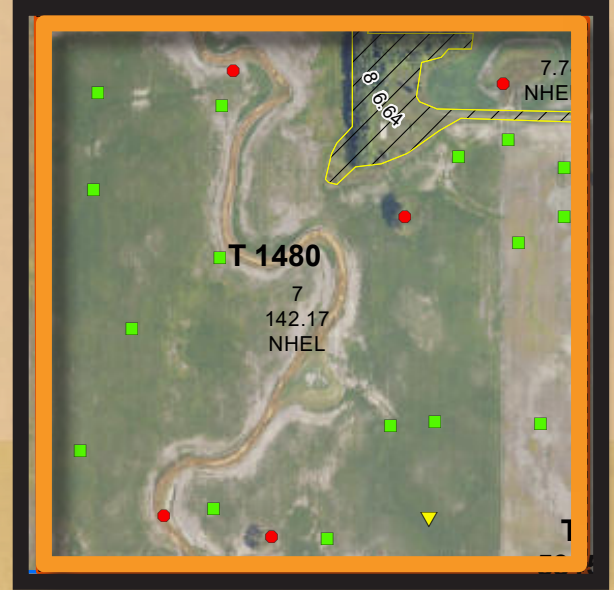


Crop	Acres	Yield
Wheat	123.65	48 bu.
Sunflowers	34.33	1,361 lbs.
Soybeans	38.98	23 bu.
Barley	27.12	68 bu.
Canola	136.52	1,691 lbs.
Total: 360.60 Acres (Tract 5317)		
*Note: Base Acres Include Parcels 1, 2 & 5		

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	118.12	47.3%		Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	50.45	20.2%		Ile	72
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	42.46	17.0%		Vw	33
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	20.32	8.1%		Ile	73
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	7.24	2.9%		IVe	65
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	6.14	2.5%		IVe	63
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	4.57	1.8%		Ile	71
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	0.23	0.1%		Vle	47
Weighted Average					2.62	67.3

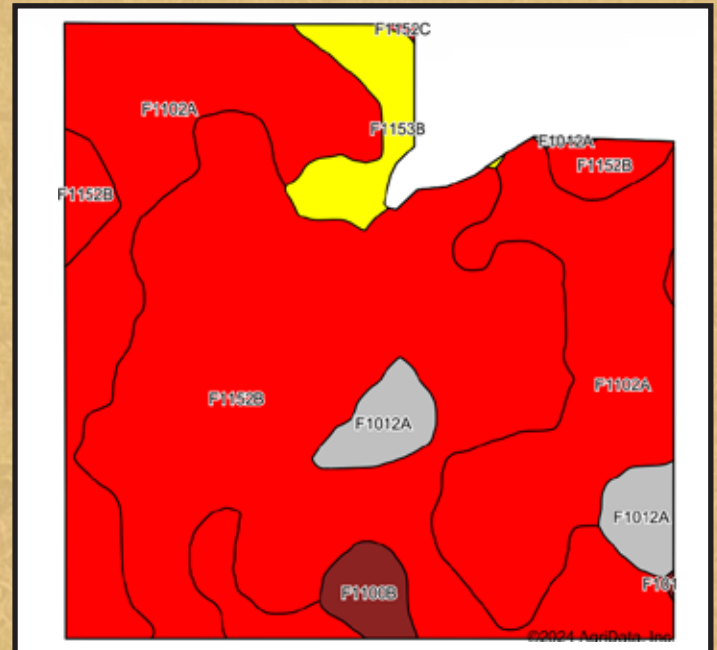
N

Parcel 3



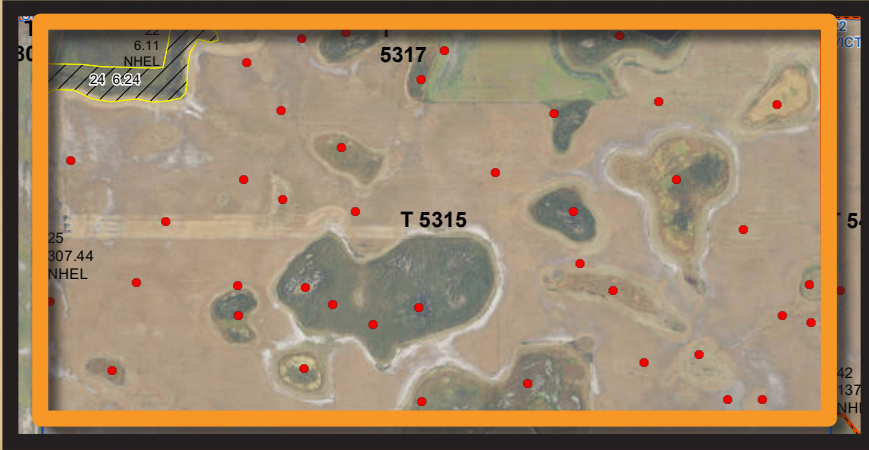
Deeded Acres: 160 +/-
Legal: SE $\frac{1}{4}$ 17-159-65 (Victor Township)
FSA Cropland Acres: 149.91 +/-
Real Estate Taxes (2023): \$1,293.16

Crop	Acres	Yield
Wheat	42.41	48 bu.
Sunflowers	11.77	1,361 lbs.
Soybeans	13.37	23 bu.
Barley	9.30	68 bu.
Canola	46.83	1,691 lbs.
Total: 123.68 Acres		

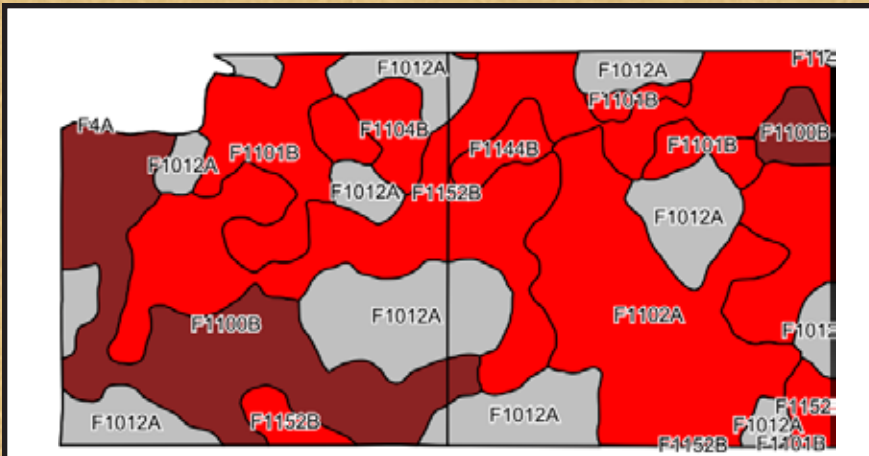


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	72.91	51.3%		Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	54.49	38.3%		Ile	72
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	6.23	4.4%		Vw	33
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	5.55	3.9%		Ile	82
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	2.82	2.0%		IVe	63
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	0.10	0.1%		IIIe	75
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	0.07	0.0%		IIIs	61
Weighted Average					2.17	73.1

Parcel 4



Deeded Acres: 320 +/-
Legal: NW¼ & NE¼ 21-159-65
 (Victor Township)
FSA Cropland Acres: 313.55 +/-
Real Estate Taxes (2023): \$2,535.46



Crop	Acres	Yield
Wheat	88.70	48 bu.
Sunflowers	24.62	1,361 lbs.
Soybeans	27.96	23 bu.
Barley	19.45	68 bu.
Canola	97.94	1,691 lbs.
Total: 258.67 Acres		

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	94.22	30.8%		Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	73.44	23.9%		Vw	33
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	53.95	17.5%		IVe	63
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	48.98	15.9%		Ile	72
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	25.89	8.4%		Ile	73
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	6.17	2.0%		Ile	75
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	4.66	1.5%		Ile	71
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	0.12	0.0%		Vle	47
Weighted Average					3.07	62.8

N

Parcel 5



Deeded Acres: 402.50 +/-

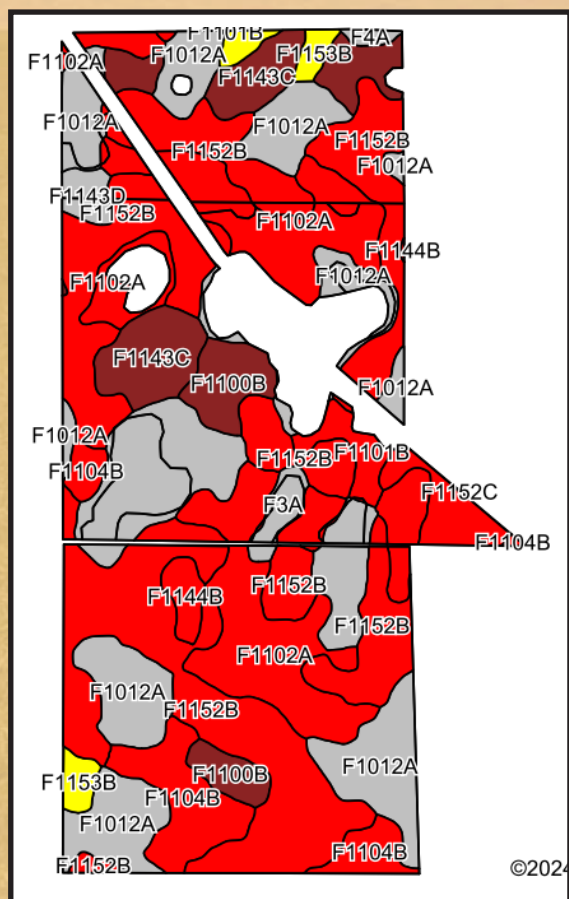
Legal: S $\frac{1}{2}$ SW $\frac{1}{4}$ 15-159-65; NW $\frac{1}{4}$, SW $\frac{1}{4}$ and land S of RR in NE $\frac{1}{4}$ 22-159-65 (Victor Township)

FSA Cropland Acres: 383.61 +/-
(FSA to Establish Final Cropland Acres)

Real Estate Taxes (2023): \$3,331.33



Parcel 5 Soils & Photos



Crop	Acres	Yield
Wheat	18.69	48 bu.
Sunflowers	5.19	1,361 lbs.
Soybeans	5.89	23 bu.
Barley	4.10	68 bu.
Canola	20.63	1,691 lbs.
Total: 54.50 Acres (Tract 2815)		

Crop	Acres	Yield
Wheat	38.13	48 bu.
Sunflowers	10.59	1,361 lbs.
Soybeans	12.02	23 bu.
Barley	8.36	68 bu.
Canola	42.10	1,691 lbs.
Total: 111.20 Acres (Tract 5498)		

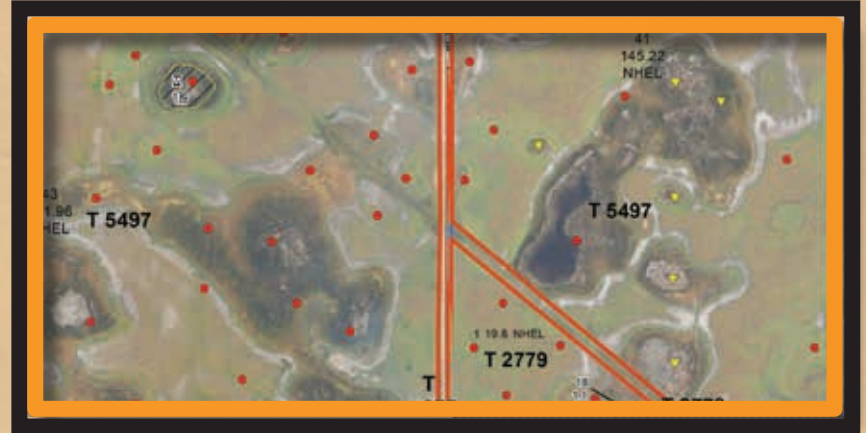
Crop	Acres	Yield
Wheat	123.65	48 bu.
Sunflowers	34.33	1,361 lbs.
Soybeans	38.98	23 bu.
Barley	27.12	68 bu.
Canola	136.52	1,691 lbs.
Total: 360.60 Acres (Tract 5317)		
*Note: Base Acres Include Parcels 1, 2 & 5		

Crop	Acres	Yield
Wheat	130.08	48 bu.
Sunflowers	36.12	1,361 lbs.
Soybeans	41.01	23 bu.
Barley	28.52	68 bu.
Canola	143.61	1,691 lbs.
Total: 379.34 Acres (Tract 5497)		
*Note: Base Acres Include Parcels 5 & 6		

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	139.04	36.2%		Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	94.54	24.6%		Vw	33
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	56.69	14.8%		Ile	72
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	24.44	6.4%		Ile	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	21.16	5.5%		IVe	63
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	18.47	4.8%		IVe	65
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	9.45	2.5%		Ile	71
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	6.31	1.6%		Ile	82
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	5.29	1.4%		Ile	73
F3A	Parnell silty clay loam, 0 to 1 percent slopes	3.68	1.0%		Vw	25
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	3.47	0.9%		Vle	47
F4A	Southam silty clay loam, 0 to 1 percent slopes	1.07	0.3%		VIIIw	10
Weighted Average					3.03	62.9

N

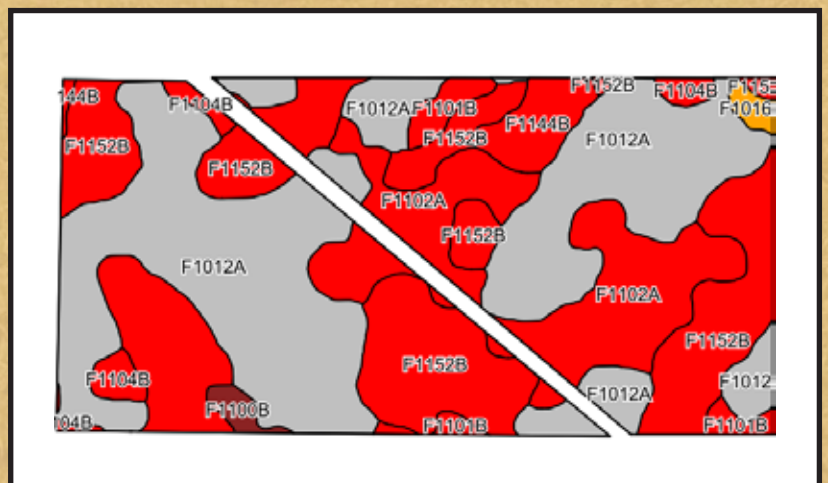
Parcel 6



Crop	Acres	Yield
Wheat	130.08	48 bu.
Sunflowers	36.12	1,361 lbs.
Soybeans	41.01	23 bu.
Barley	28.52	68 bu.
Canola	143.61	1,691 lbs.
Total: 379.34 Acres (Tract 5497)		
*Note: Base Acres Include Parcels 5 & 6		

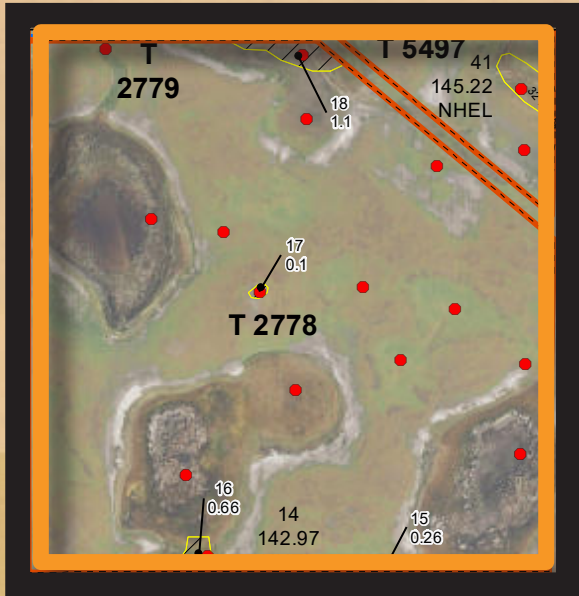
Deeded Acres: 310.09 +/-
Legal: SE¼ 22-159-65 & SW¼ 23-159-65
 (Victor Township)
FSA Cropland Acres: 310 +/-
 (FSA to Establish Final Cropland Acres)
Real Estate Taxes (2023): \$2,557.13

Crop	Acres	Yield
Wheat	91.59	48 bu.
Sunflowers	25.43	1,361 lbs.
Soybeans	28.88	23 bu.
Barley	20.09	68 bu.
Canola	101.13	1,691 lbs.
Total: 267.12 Acres (Tract 2779)		
*Note: Base Acres Include Parcels 6 & 8		



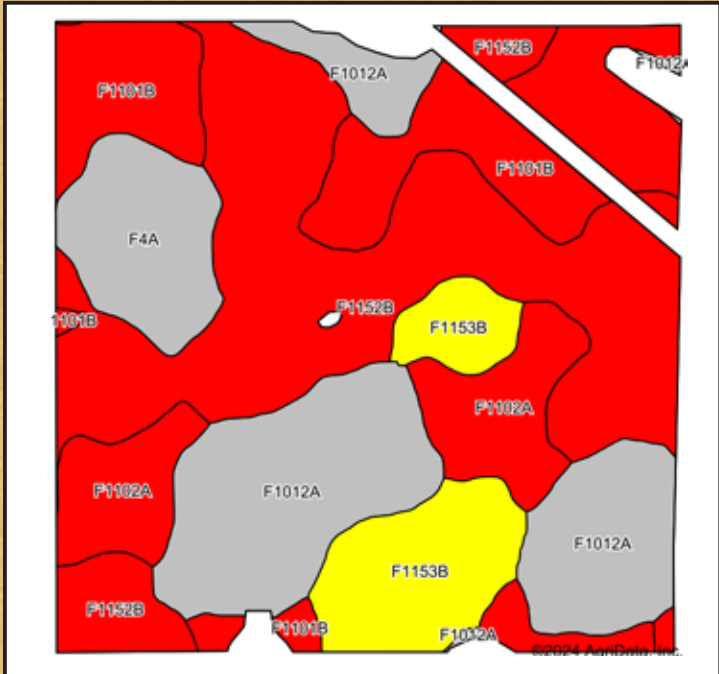
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	135.55	44.4%		Vw	33
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	94.79	31.1%		Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	47.86	15.7%		Ile	72
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	9.04	3.0%		Ile	71
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	6.83	2.2%		Ile	73
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	6.64	2.2%		Ile	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	2.38	0.8%		IVe	63
F1016A	Hamerly, saline-Wyard-Tonka complex, 0 to 3 percent slopes	1.80	0.6%		IIIIs	59
Weighted Average					3.36	56.1

Parcel 7



Deeded Acres: 156.55 +/-
Legal: NW¹/₄ 26-159-65 (Victor Township)
FSA Cropland Acres: 142.97 +/-
Real Estate Taxes (2023): \$1,267.73

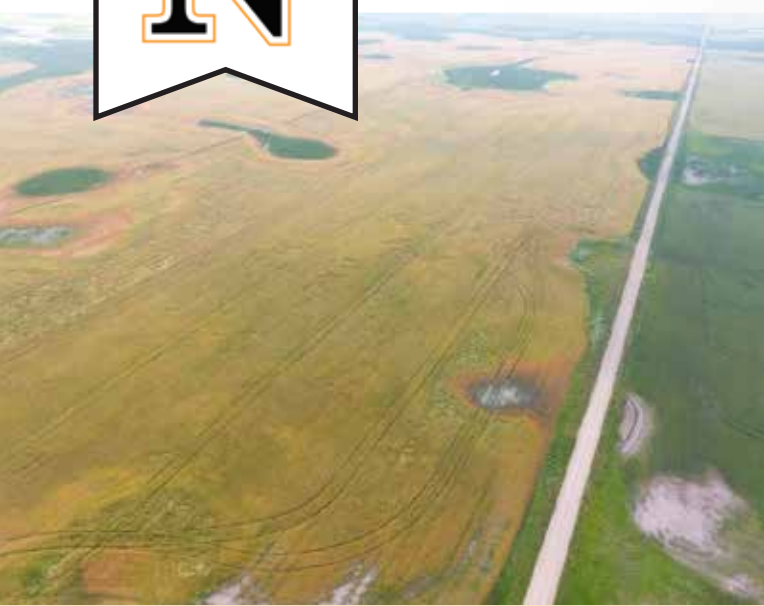
Crop	Acres	Yield
Wheat	40.44	48 bu.
Sunflowers	11.23	1,361 lbs.
Soybeans	12.75	23 bu.
Barley	8.87	68 bu.
Canola	44.66	1,691 lbs.
Total: 117.95 Acres		



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	51.83	34.1%		Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	32.75	21.5%		Vw	33
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	28.08	18.5%		Ile	73
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	14.68	9.7%		Ile	82
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	14.24	9.4%		Ile	72
F4A	Southam silty clay loam, 0 to 1 percent slopes	10.52	6.9%		VIIIw	10
Weighted Average					3.06	62.2

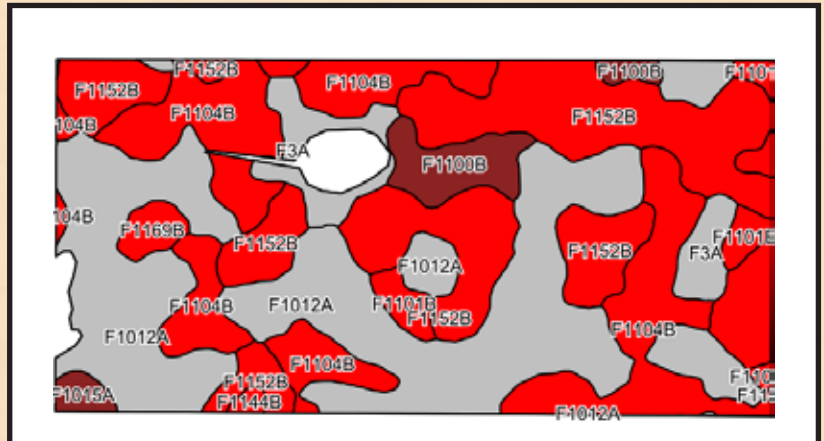
N

Parcel 8



Deeded Acres: 320 +/-
Legal: NW¼ & NE¼ 27-159-65 (Victor Township)
FSA Cropland Acres: 304.11 +/-
 (FSA to Establish Final Cropland Acres)
Real Estate Taxes (2023): \$2,689.92

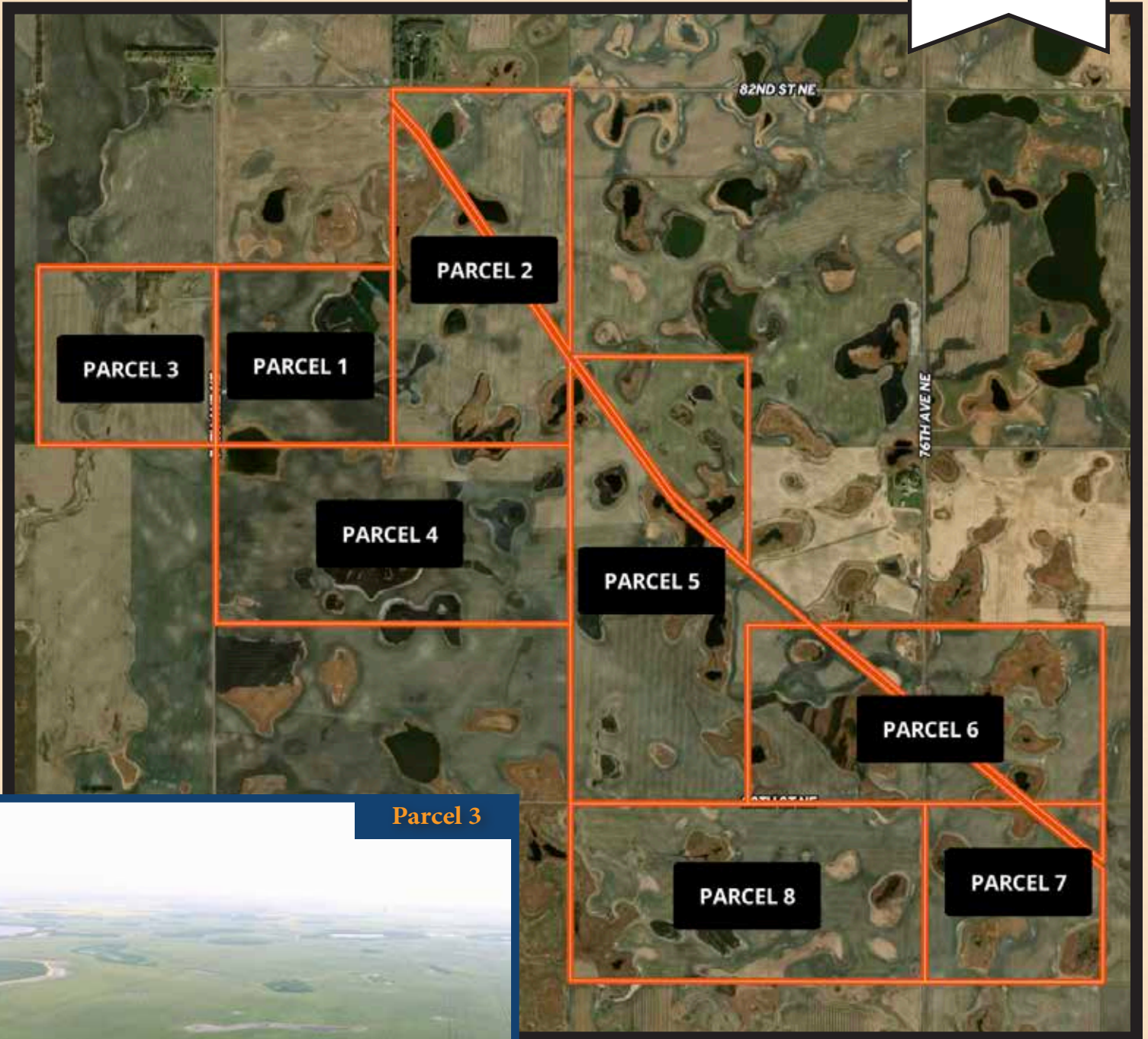
Crop	Acres	Yield
Wheat	91.59	48 bu.
Sunflowers	25.43	1,361 lbs.
Soybeans	28.88	23 bu.
Barley	20.09	68 bu.
Canola	101.13	1,691 lbs.
Total: 267.12 Acres (Tract 2779)		
*Note: Base Acres Include Parcels 6 & 8		



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	109.68	36.0%		Vw	33
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	87.57	28.8%		Ile	77
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	66.09	21.7%		Ile	75
F3A	Parnell silty clay loam, 0 to 1 percent slopes	14.27	4.7%		Vw	25
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	11.25	3.7%		IVe	63
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	7.82	2.6%		Ile	73
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	3.51	1.2%		IIle	77
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	2.43	0.8%		IIIs	61
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	0.92	0.3%		Ile	71
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	0.57	0.2%		Ile	72
Weighted Average					3.32	57.5

FSA Parcel Map

N



Parcel 3



Parcel 6



N

Property Photos

Parcels 5 & 6



Parcel 2



Parcel 3



Parcel 6



Parcels 6 & 7



Parcel 2



Parcel 1



Parcel 8



Terms & Conditions

I. Terms and Conditions of Auction

The property will be offered for sale as eight (8) parcels. The pre-online bidding portion of this auction will start on Friday, September 20, 2024 at 10:00 am, CST until Thursday, September 26, 2024 at 9:30 am, CST. Online Bidding will re-open at 10:00 am, CST on Thursday, September 26, 2024 when the live auction starts. Bidding will start with the highest online bid taken during the pre-bidding portion. 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 13, 2024. 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 eight (8) parcels. The pre-online bidding portion of this auction will start on Friday, September 20, 2024 at 10:00 am, CST and will close on Thursday, September 26, 2024 at 9:30 am, CST. Online Bidding will re-open at 10:00 am, CST on Thursday, September 26, 2024 when the live auction starts. Bidding will start with the highest online bid taken during the pre-bidding portion.

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 November 13, 2024 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 eight (8) parcels. The 2024 real estate taxes will be paid by the seller(s). Property will be sold free of a 2025 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

844.872.4289

www.niklandco.com

More
Information
& Photos
Here!





418 Main Street
PO Box 7
Cando, ND 58324

Exclusive Live & Online!

2,138.88 +/- Acres
Towner County, ND

LAND AUCTION

Thursday, September 26, 2024 | 10 AM (CST)

Spirit Lake Casino & Resort • St. Michael, ND

Online Bidding Opens:

Friday, September 20, 2024
10 AM (CST)



Owner: Zelda Rinas Family Trust

844.872.4289
www.niklandco.com