



400 +/- ACRES • TOWNER COUNTY, ND

*Online Only!*

# LAND AUCTION

*Bidding Opens:* Thursday, October 24, 2024 | 10 AM (CST)

*Bidding Closes:* Wednesday, October 30, 2024 | 11 AM (CST)



**Owner:**  
**Duane & Janet Reed LE**



844.872.4289

[www.niklandco.com](http://www.niklandco.com)

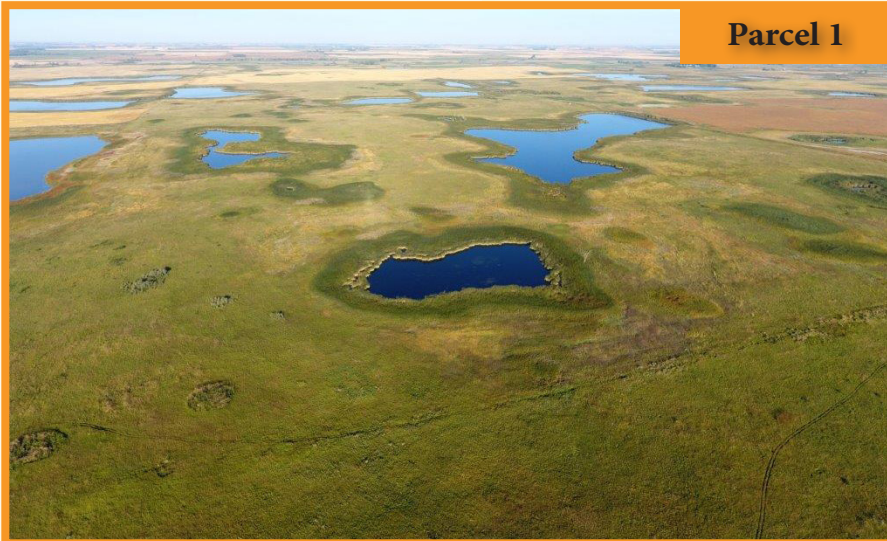


# N

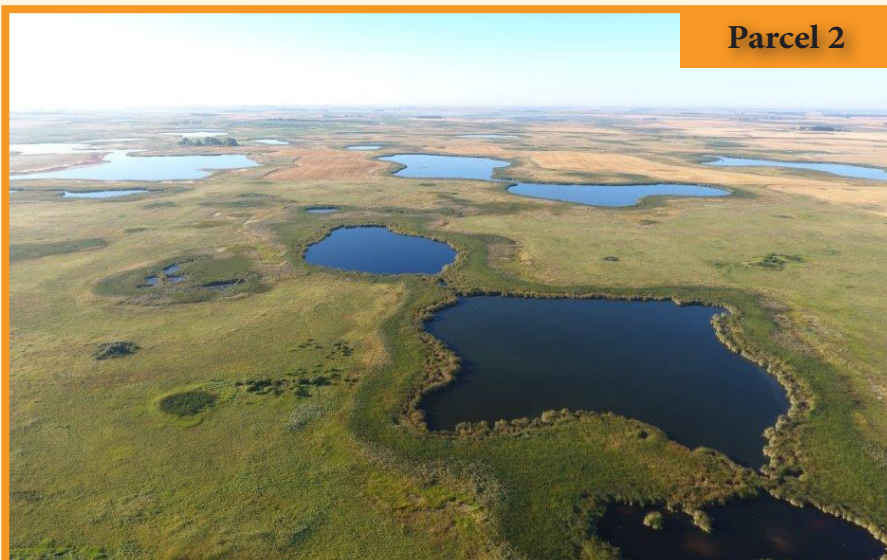
# Property Information

## Welcome Prospective Bidders!

This online land auction contains 400 +/- deeded acres being sold as two parcels. The property is located 2 miles northwest of Cando, ND in Olson Township, Towner County, ND. The property features 358.56 FSA cropland acres with 340.30 +/- acres currently enrolled in CRP. The CRP contract can be cancelled without penalty if the buyer so desires. This property features rolling topography, good access, excellent recreational hunting and it is not under a cropping contract in 2025.



Parcel 1



Parcel 2

**N**  
**NIKOLAISEN**  
LAND COMPANY



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

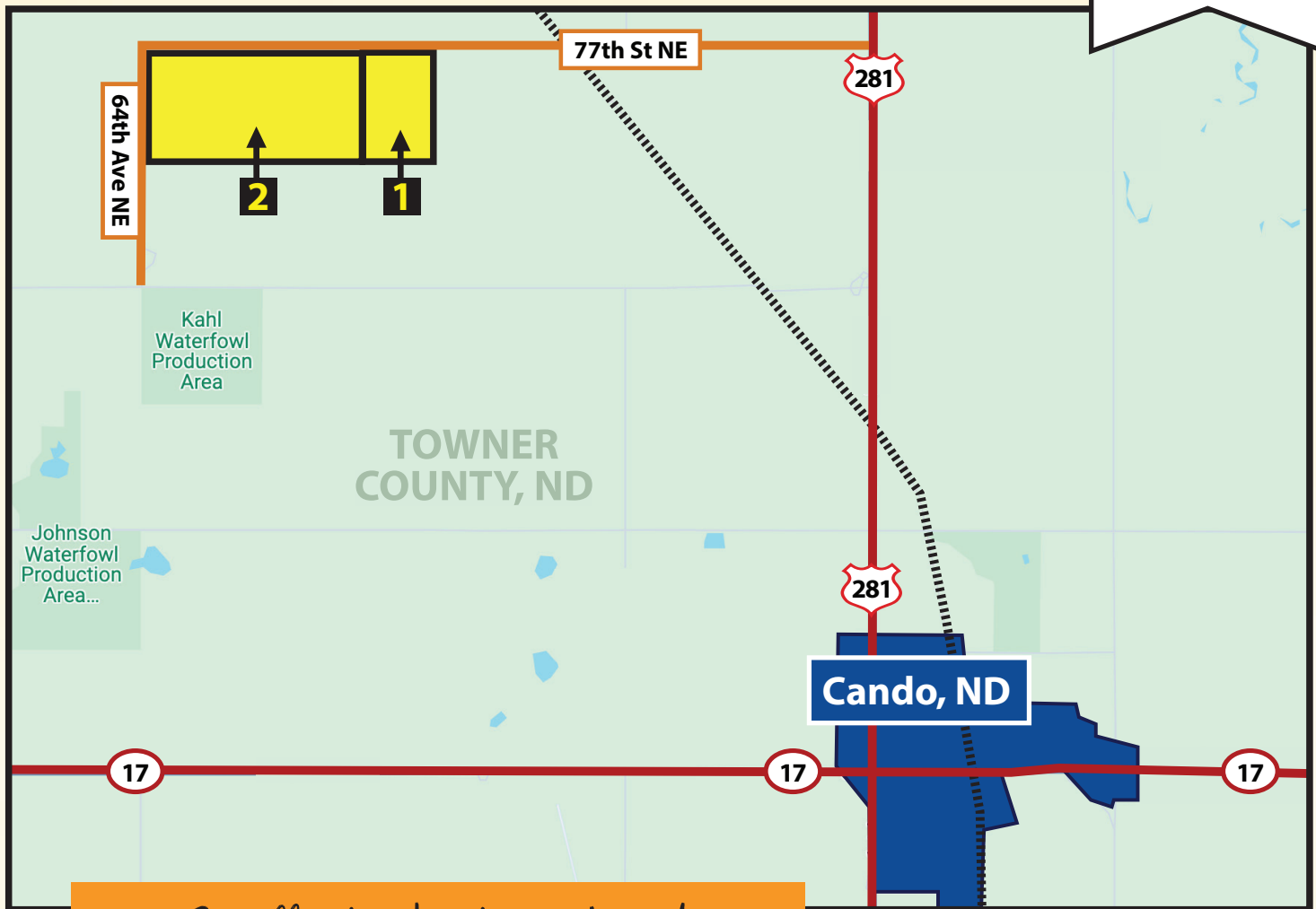


**Amy Nikolaisen**  
Auctioneer, Broker, Realtor  
Office: 701.968.4455  
Cell: 701.303.0392  
amy@niklandco.com



# Property Location

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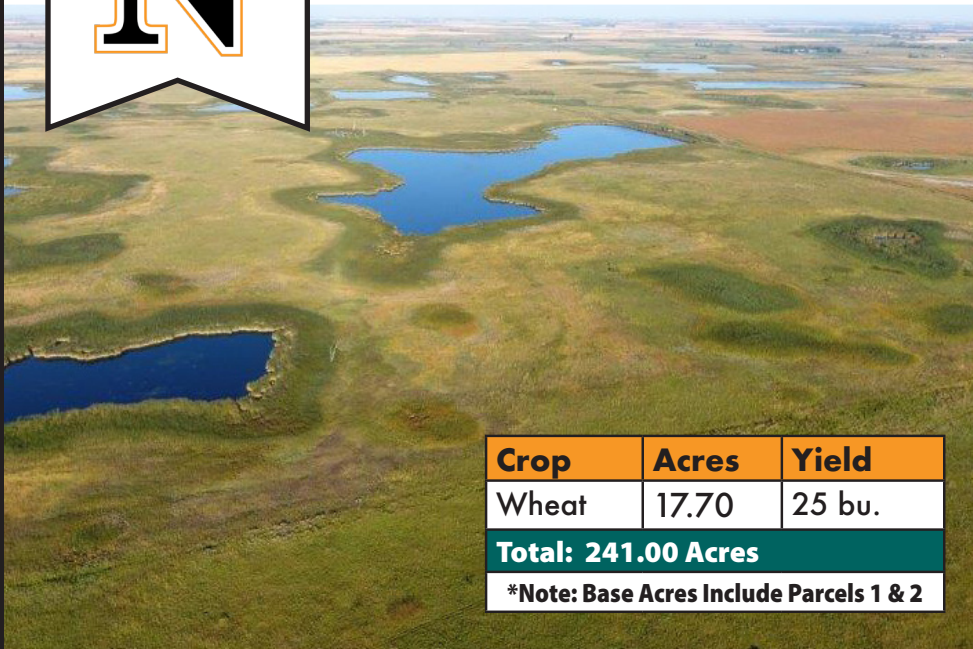


*Excellent Hunting Land!*

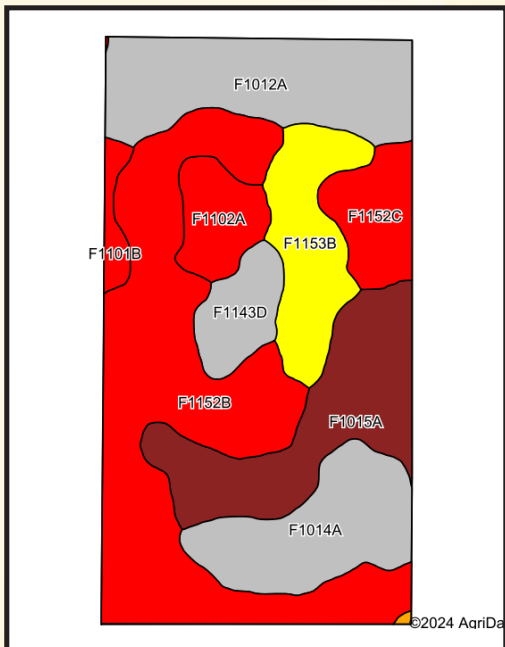
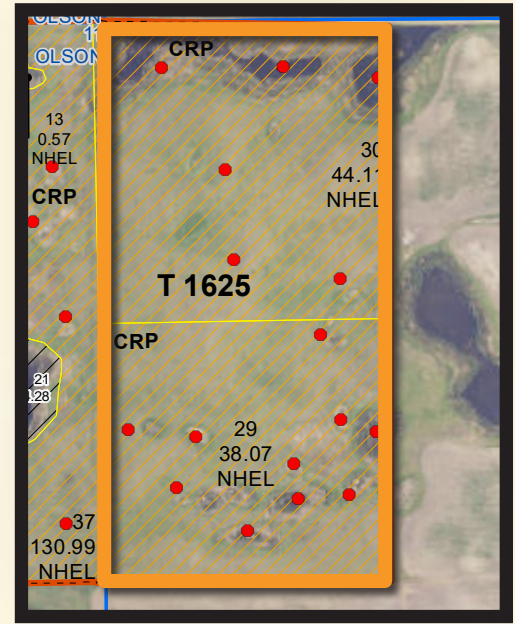


# N

# Parcel 1



Crop	Acres	Yield
Wheat	17.70	25 bu.
<b>Total: 241.00 Acres</b>		
<b>*Note: Base Acres Include Parcels 1 &amp; 2</b>		



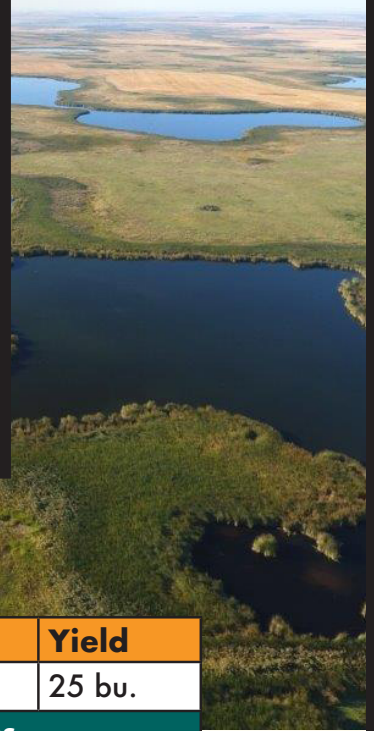
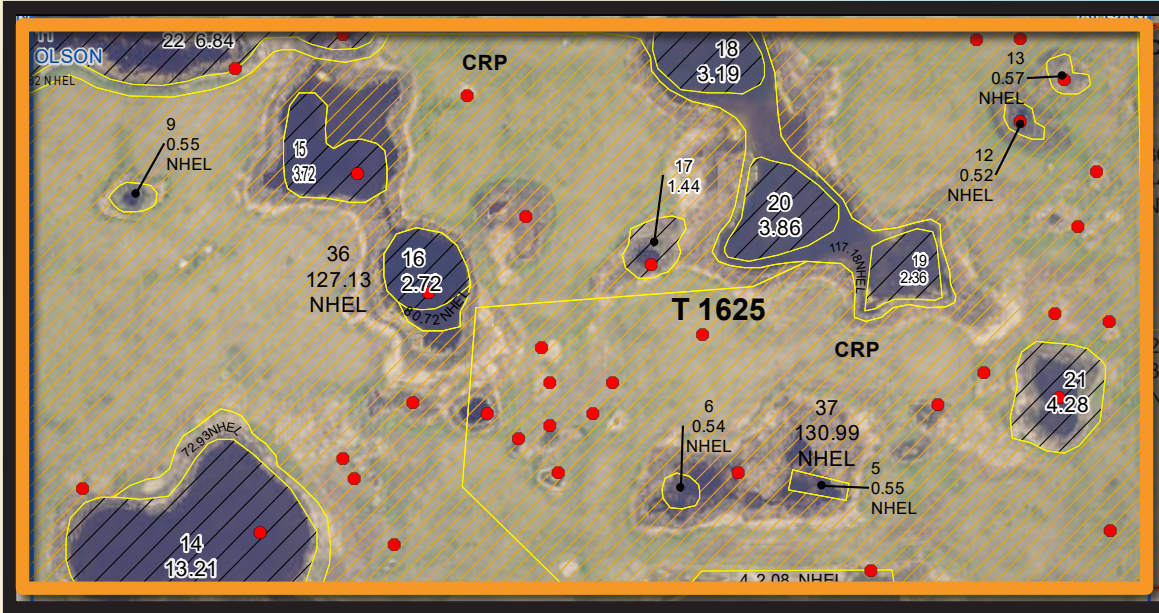
**Deeded Acres:** 80 +/-  
**Legal:** W<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub> 12-158-67 (Olson Township)  
**CRP Acres:** 340.30 Acres - \$47.15/ac. = \$16,045/yr.  
 Expires: 9/30/2028 (Includes Both Parcels 1 & 2)  
 Note: CRP can be taken out of contract without penalty.  
**FSA Cropland Acres:** 358.56 +/- (Includes Parcels 1 & 2 - FSA to Determine Final Cropland Acres)  
**Real Estate Taxes (2023):** \$428.78



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	27.65	33.7%		Ile	77
F1012A	Parnell-Vallers, saline, com-plex, 0 to 2 percent slopes	12.48	15.2%		Vw	33
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	11.96	14.5%		IIIs	61
F1014A	Hamerly, saline-Tonka com-plex, 0 to 3 percent slopes	9.31	11.3%		IVw	48
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	7.55	9.2%		Ile	82
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	4.46	5.4%		IIIe	75
F1102A	Hamerly-Wyard-Tonka com-plex, 0 to 3 percent slopes	3.81	4.6%		Ile	72
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	3.63	4.4%		Vle	47
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	1.29	1.6%		Ile	73
F1016A	Hamerly, saline-Wyard-Tonka complex, 0 to 3 percent slopes	0.07	0.1%		IIIs	59
<b>Weighted Average</b>					<b>3.06</b>	<b>63.4</b>

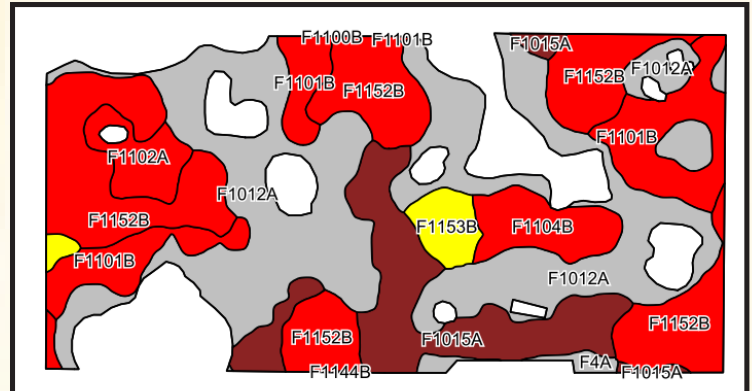


# Parcel 2



**Deeded Acres:** 320 +/-  
**Legal:** N½ 11-158-67 (Olson Township)  
**CRP Acres:** 340.30 Acres - \$47.15/ac. = \$16,045/yr.  
 Expires: 9/30/2028 (Includes Both Parcels 1 & 2)  
 Note: CRP can be taken out of contract without penalty.  
**FSA Cropland Acres:** 358.56 +/- (Includes Parcels 1 & 2 - FSA to Determine Final Cropland Acres)  
**Real Estate Taxes (2023):** \$1,621.15

Crop	Acres	Yield
Wheat	17.70	25 bu.
<b>Total: 241.00 Acres</b>		
<b>*Note: Base Acres Include Parcels 1 &amp; 2</b>		



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1012A	Parnell-Vallers, saline, com-plex, 0 to 2 percent slopes	95.29	37.0%		Vw	33
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	67.87	26.3%		Ile	77
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	34.46	13.4%		IIIls	61
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	29.78	11.5%		Ile	73
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	10.69	4.1%		Ile	75
F1102A	Hamerly-Wyard-Tonka com-plex, 0 to 3 percent slopes	7.79	3.0%		Ile	72
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	6.94	2.7%		Ile	82
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	2.91	1.1%		IVw	48
F4A	Southam silty clay loam, 0 to 1 percent slopes	2.34	0.9%		VIIIw	10
<b>Weighted Average</b>					<b>3.32</b>	<b>57.1</b>



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# Property Photos

Parcel 1



Parcel 2



Parcel 2



Parcel 1



Parcel 1



Parcel 2





# 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 Thursday, October 24, 2024 at 10:00 am, CST until Wednesday, October 30, 2024 at 11:00 am, 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 12, 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 two (2) individual parcels. Bidding will be available online beginning Thursday, October 24, 2024 at 10:00 am, CST until Wednesday, October 30, 2024 at 11:00 am, 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 12, 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 two (2) parcels. The 2024 real estate taxes will be paid by the seller(s). Sellers will retain the 2024 CRP income. All owned minerals will be transferred to the buyer(s). 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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www.niklandco.com

More  
Information  
& Photos  
Here!



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LAND COMPANY

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PO Box 7  
Cando, ND 58324

Online Only!

400 +/- Acres  
Towner County, ND

Owner:  
Duane & Janet Reed LE

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