

Online Only!

469.77 +/- ACRES
TOWNER COUNTY, ND



LAND AUCTION

Bidding Opens: Friday, April 4, 2025 • 10 AM (CST)

Bidding Closes: Tuesday, April 8, 2025 • 11 AM (CST)

Owner: Isaacson/Strandness Farm



N
NIKOLAISEN
LAND COMPANY
844.872.4289
www.niklandco.com



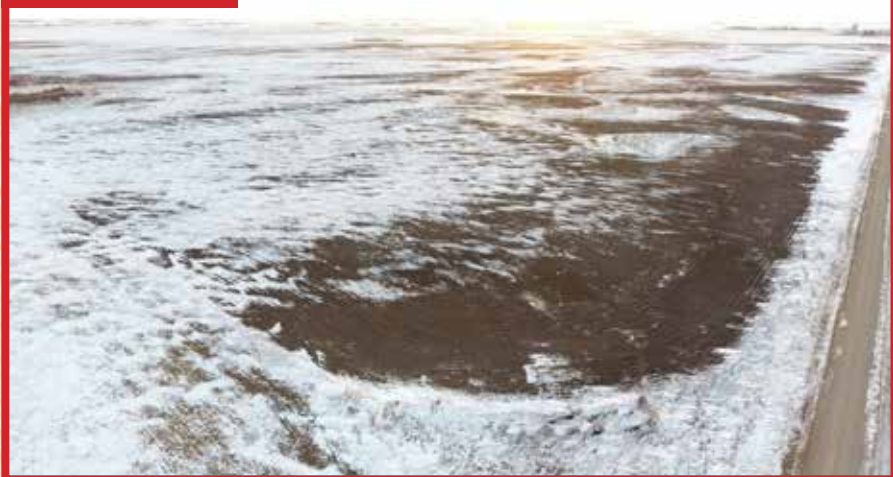
PROPERTY INFORMATION

Welcome Prospective Bidders!

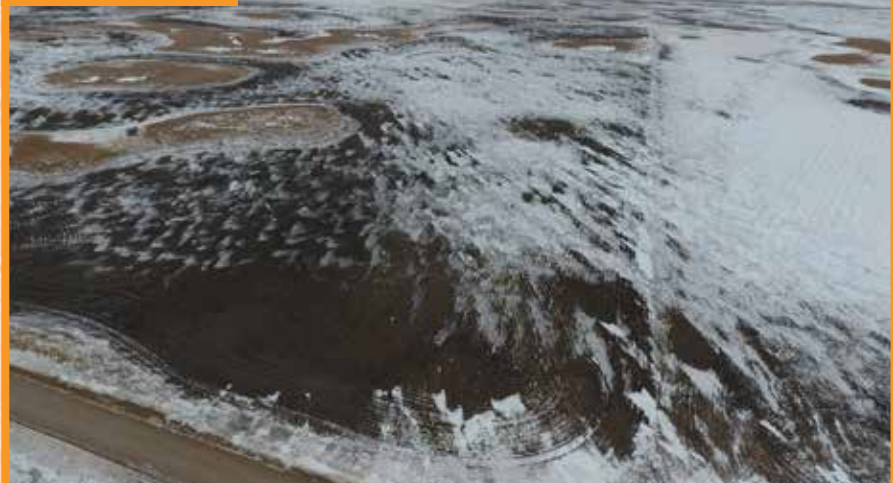
This online land auction consists of 469.77 +/- deeded acres being sold as three parcels. The property is located 1.5 miles east of Perth, ND. Together, all the parcels total 388.17 +/- FSA cropland acres with strong base acres and yields. Additionally, these parcels have Soil Productivity Indexes that average 70! All three parcels have great access along a main farm-to-market road. There are no 2025 cash rent contracts or US Fish & Wildlife Easements on the property. Early possession is available on all three parcels!



PARCEL 2



PARCEL 3

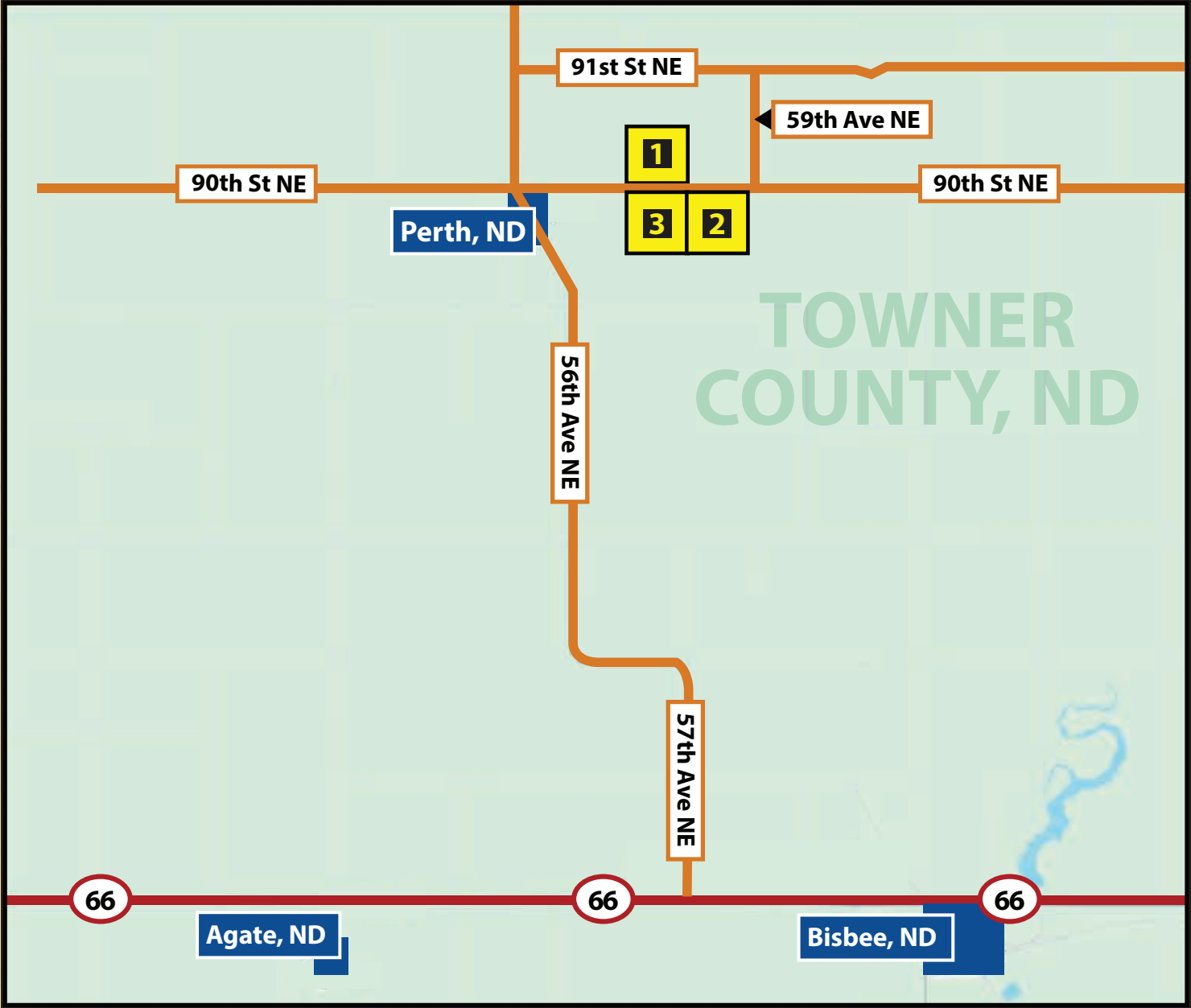


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PROPERTY LOCATION



ALL PARCELS

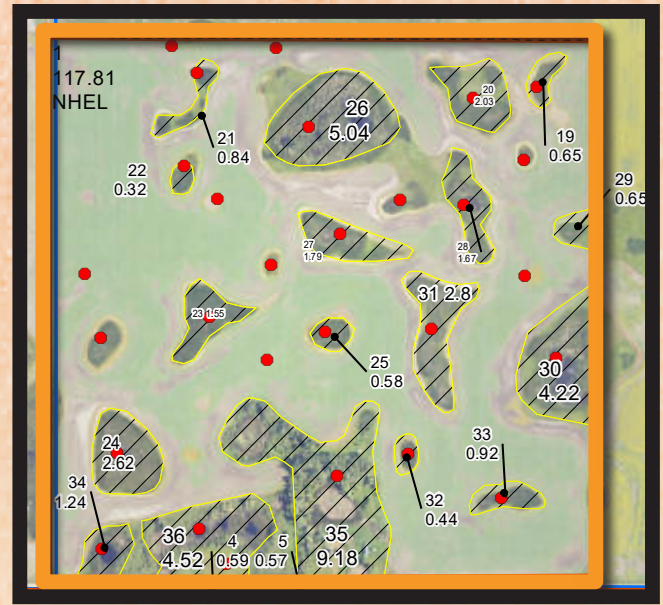


PARCELS 1 & 3



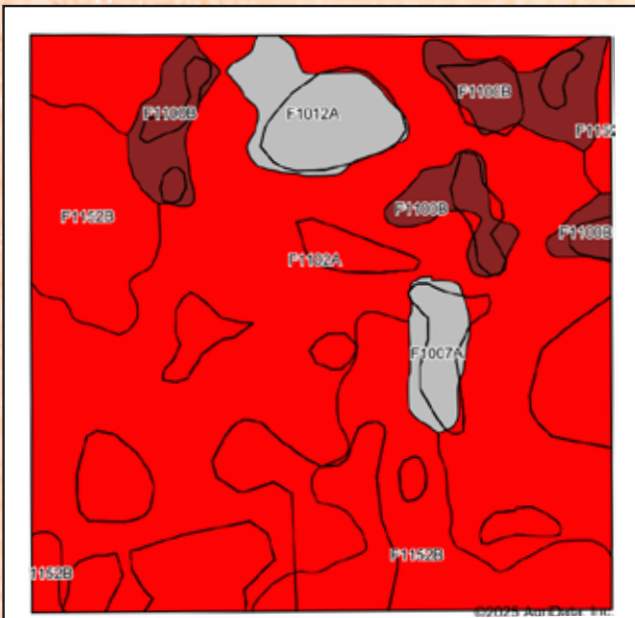


PARCEL 1



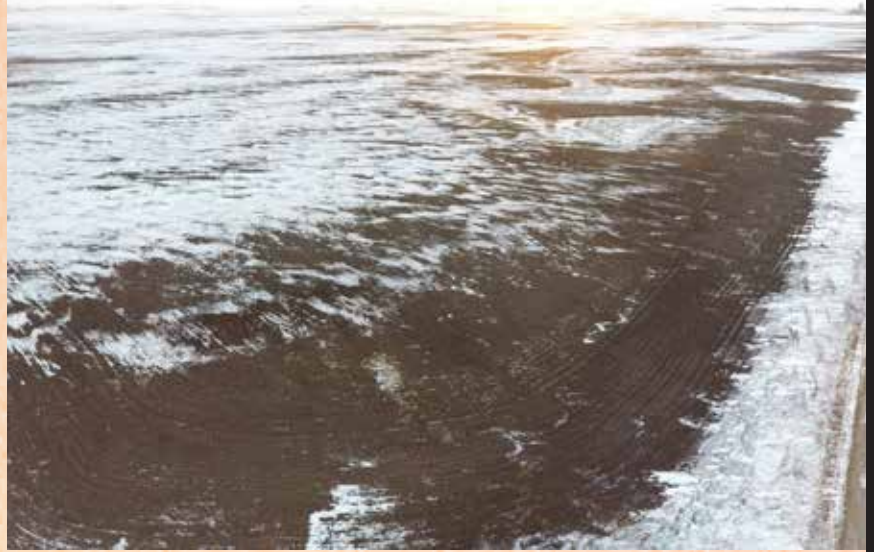
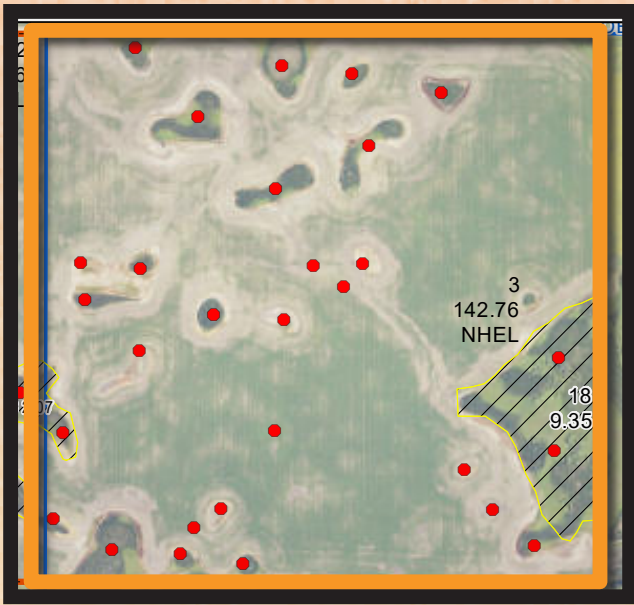
Crop	Acres	Yield
Wheat	233.20	46 bu.
Barley	61.00	68 bu.
Canola	93.80	1,739 lbs.
Total: 388.00 Acres (Includes All 3 Parcels)		
(FSA Will Determine Final Breakdown)		

Deeded Acres: 160 +/-
Legal: SW¹/₄ 35-161-68 (Monroe Township)
FSA Cropland Acres: 117.81 +/-
(FSA Will Determine Final Breakdown)
Real Estate Taxes (2024): \$1,516.77



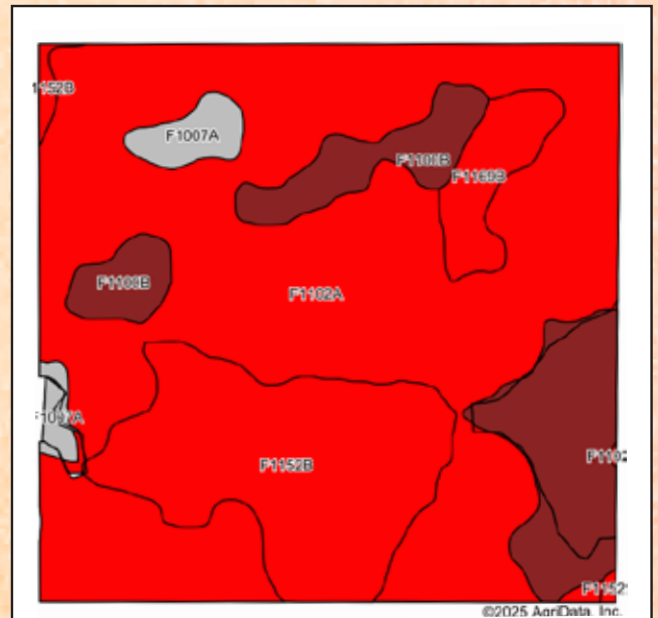
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	101.94	64.3%		Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	31.49	19.8%		Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	14.37	9.0%		Ive	63
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	7.36	4.6%		Vw	33
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	3.71	2.3%		IVw	48
Weighted Average					2.37	69.8

PARCEL 2



Deeded Acres: 155.03 +/-
Legal: NW¹/₄ 3-160-68 (Grainfield Township)
FSA Cropland Acres: 142.76 +/-
 (FSA Will Determine Final Breakdown)
Real Estate Taxes (2024): \$1,671.21

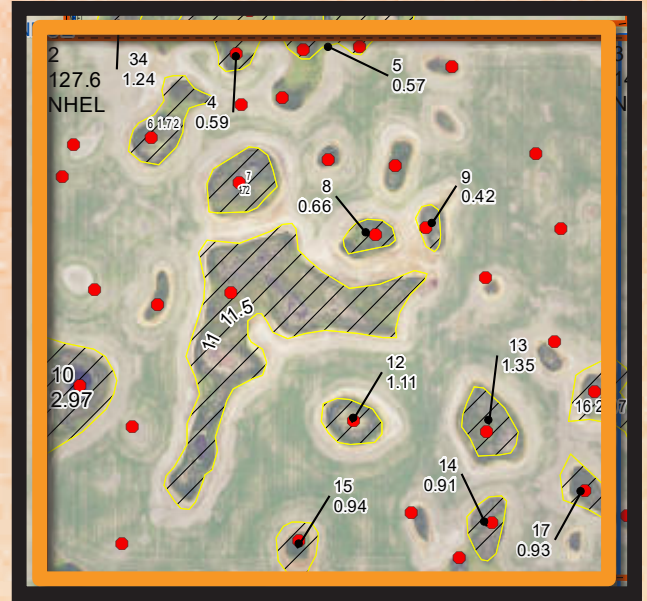
Crop	Acres	Yield
Wheat	233.20	46 bu.
Barley	61.00	68 bu.
Canola	93.80	1,739 lbs.
Total: 388.00 Acres (Includes All 3 Parcels) (FSA Will Determine Final Breakdown)		



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	94.34	61.6%		Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	27.78	18.1%		Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	21.62	14.1%		IVe	63
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	5.46	3.6%		Ile	77
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	3.91	2.6%		IVw	48
Weighted Average						2.37
Productivity Index						71.2

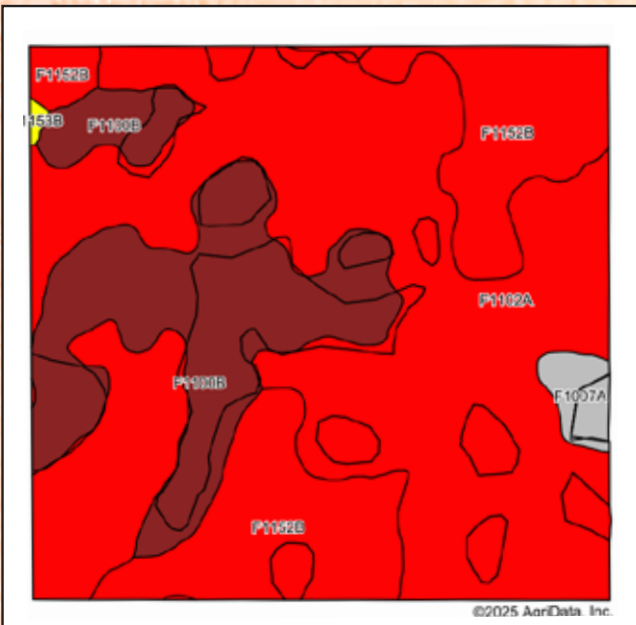


PARCEL 3



Crop	Acres	Yield
Wheat	233.20	46 bu.
Barley	61.00	68 bu.
Canola	93.80	1,739 lbs.
Total: 388.00 Acres (Includes All 3 Parcels) (FSA Will Determine Final Breakdown)		

Deeded Acres: 154.74 +/-
Legal: NE¼ 4-160-68 (Grainfield Township)
FSA Cropland Acres: 127.60+/-
 (FSA Will Determine Final Breakdown)
Real Estate Taxes (2024): \$1,634.55



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	86.79	56.3%		Ile	72
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	32.18	20.9%		IVe	63
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	32.13	20.9%		Ile	77
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	2.55	1.7%		IVw	48
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	0.27	0.2%		Ile	82
Weighted Average					2.45	70.8

TERMS & CONDITIONS



I. Terms and Conditions of Auction

The property will be offered for sale as three (3) parcels. This online auction will be held from Friday, April 4, 2025 at 10:00 am, CST until Tuesday, April 8, 2025 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 May 28, 2025 (Early possession is available). 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 three (3) parcels. Bidding will be available online beginning Friday, April 4, 2025 at 10:00 am, CST until Tuesday, April 8, 2025 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 Nikolaissen Land Company or Nikolaissen 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, Nikolaissen Land Company and Nikolaissen Auctions reserve the right to extend bidding, continue the bidding or close the bidding. Neither the company providing the software nor Nikolaissen Land Company or Nikolaissen 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 Nikolaissen Land Company or Nikolaissen 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 May 28, 2025 or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller(s). Early possession is available. 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

Nikolaissen Land Company and Nikolaissen 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 Nikolaissen Land Company/Nikolaissen 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 three (3) parcels. The 2025 real estate taxes will be paid by the buyer(s). Sellers will retain 50% of owned subsurface minerals.. No cropping contract for 2025. Early possession is available. This auction is managed by Nikolaissen Land Company, Amy Nikolaissen, ND #951 • Tom Nikolaissen, 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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