

Online Only!

159 +/- ACRES LAND & FARMSTEAD
PIERCE COUNTY, ND

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LAND AUCTION

Bidding Opens: Thursday, May 1, 2025 • 10 AM (CST)

Bidding Closes: Wednesday, May 7, 2025 • 11 AM (CST)

Owner: Benson Family Trust



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NIKOLAISEN
LAND • COMPANY

844.872.4289

www.niklandco.com



PROPERTY INFORMATION

Welcome Prospective Bidders!

This online land & farmstead auction consists of 159 +/- deeded acres being sold as one parcel. The property is located 5.5 miles northeast of Wolford, ND. The land includes 101.39 +/- FSA cropland acres with strong base acres and yields, rolling topographies, recreational acres, CRP acres and a beautiful view from the 20-acre farmstead. Additionally, the surrounding land has 35 +/- acres of pasture/hayland and a CRP contract at \$74.55/acre! What a great starter property or place to get away from it all! Farmstead showings will be by appointment only, after April 15, 2025.



FARMSTEAD DRIVEWAY



CRP/PASTURE/HAYLAND

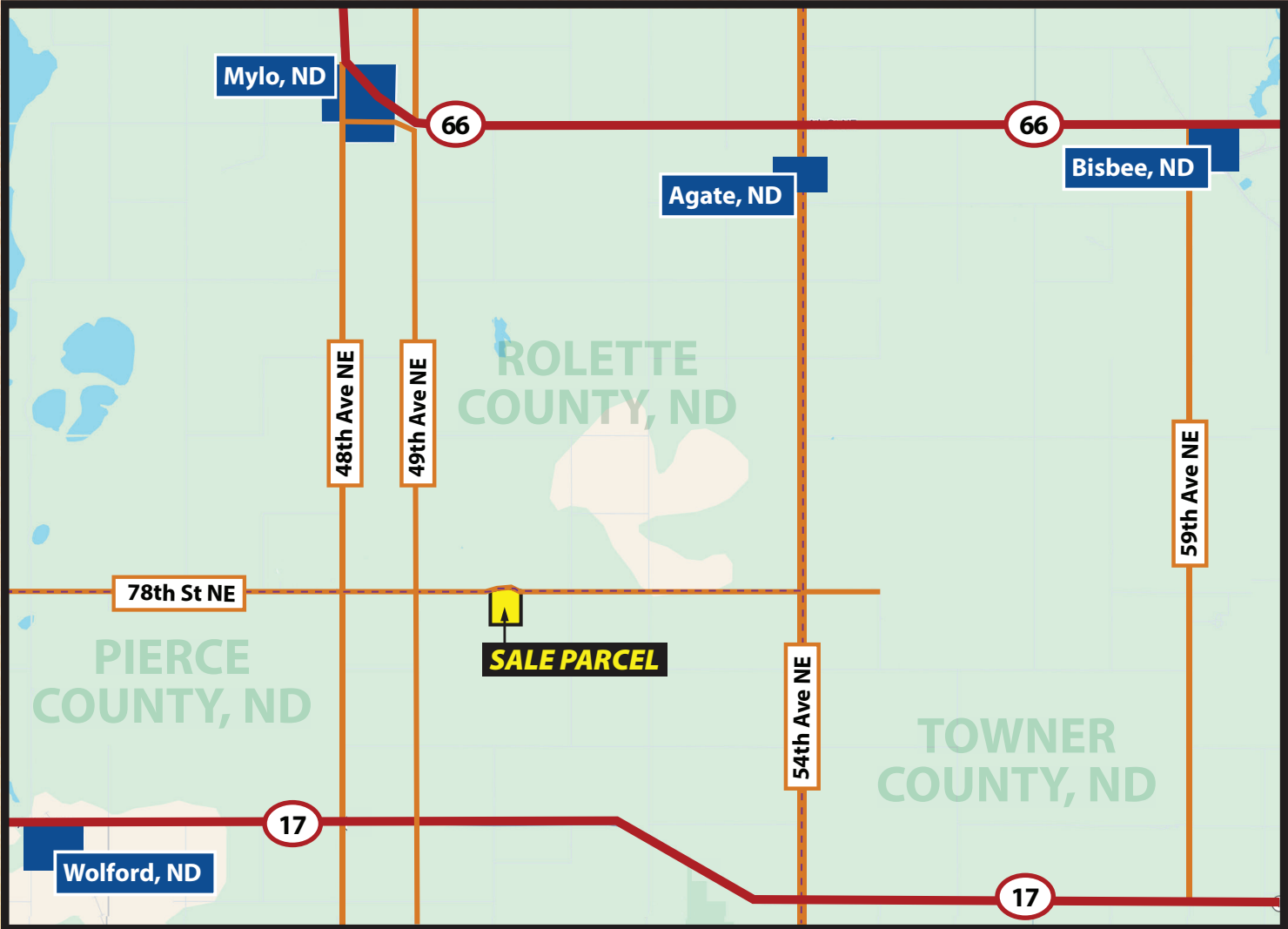


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PROPERTY LOCATION



AERIAL VIEW



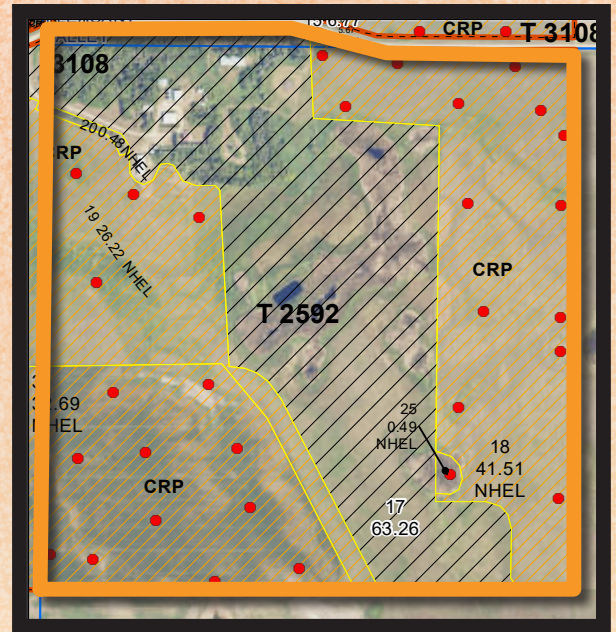
BARN



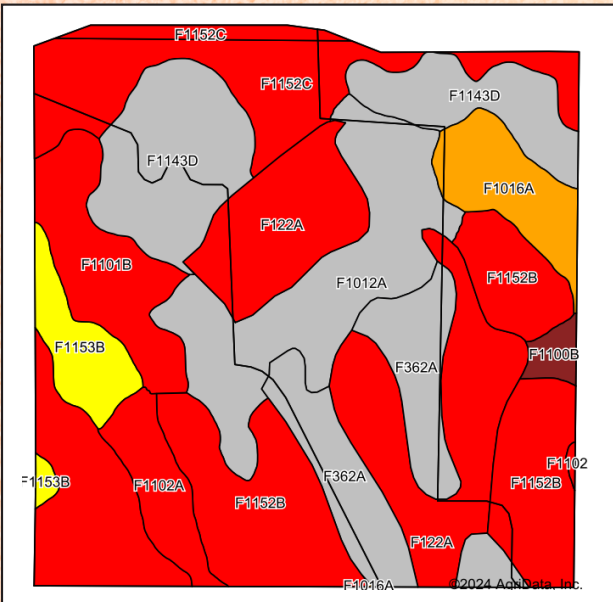
HEATED SHOP



PROPERTY INFORMATION



Deeded Acres: 159 +/- Includes Farmstead
Legal: NW¹/₄ 4-158-69 (Union Township)
Pasture/Hayland Acres: 35 +/-
FSA Cropland Acres: 101.39 +/-
CRP Acres: 100.42 +/- @ \$74.55/Acre
 Annual Payment = \$7,486 - Expires: 9/30/2038
Real Estate Taxes (2024): \$1,077.78



Crop	Base Acres	CCC-505 CRP Reduction Acres	Yield
Oats	0.00	15.10	0 bu.
Soybeans	0.97	0.00	29 bu.
Barley	0.00	120.70	0 bu.
Canola	0.00	31.72	0 bu.
Total:	0.97	167.52	
Includes NW¹/₄ 4-158-69 & SE¹/₄ 5-158-69 (FSA Will Determine Final Breakdown)			

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	36.53	22.3%		Ile	77
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	25.75	15.6%		Ilc	79
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	20.75	12.6%		Vle	47
F1012A	Parnell-Vallers, saline, com-plex, 0 to 2 percent slopes	19.83	12.0%		Vw	33
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	15.28	9.3%		Ille	75
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	15.01	9.1%		Vls	23
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	10.17	6.2%		Ile	73
F1016A	Hamerly, saline-Wyard-Tonka complex, 0 to 3 percent slopes	7.03	4.3%		Ills	59
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	5.53	3.4%		Ile	82
F1102A	Hamerly-Wyard-Tonka com-plex, 0 to 3 percent slopes	5.35	3.2%		Ile	72
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	2.03	1.2%		Ille	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	1.39	0.8%		IVe	63
Weighted Average						3.39
Weighted Average						62

Beautiful, Private Setting with Rolling Topography!

5012 78th Street NE • Wolford, ND 58385

Acres: 20 +/- (Included in 159 +/- Acres)

House #1:

Stories: 1.5
Beds: 1 (Main) 3 (2nd Floor)
Baths: 1 Full (Main)
Laundry: Main
Water: Rural
Septic: Private
Heat/AC: Forced Air (New)
Northern Plains Electricity
Foundation: Rock

House #2:

Stories: 1
Beds: 2 (Main)
Baths: 1 (Main) ³/₄ (Basement)
Laundry: Basement
Basement: Unfinished
Water: Well
Septic: Private
Heat/AC: Forced Air (New)
Roof Age: 20 Years
Northern Plains Electricity
New Vinyl Windows
Foundation: Block
Note: Ramp Has Been Removed

Yard: Rolling topography
with many trees, beautiful,
private & picturesque

Shop

- 50' x 60'
- Steel Construction/Metal Shell
- Insulated, Cement Floor, Heated, 220 amp
- 24' Door (Overhead w/Opener)
- 10' x 8' Door
- Propane Tank
- Shop Bench

Hanger Building

- 44' x 32'
- Metal Shell
- Wood Frame
- Dirt Floor
- Well For House #2 Located Inside

Quonset (Steel)

- 96' x 40'
- 20' x 10' Door
- No Cement
- Electricity

Pole Building

- 36' x 70'
- Metal Shell
- Open Sided (South Side)

Barn:

- Lofted
- Metal Roof & Shell

Steel Bins:

- 8 Total
- 3 With Air



HOUSE #1



HOUSE #1



HOUSE #2



HOUSE #2



PROPERTY PHOTOS



HANGER BUILDING



HOUSES & SHOP



QUONSET



BINS & GRANARY



BARN & SHOP



POLE BARN



FUEL TANKS



RURAL WATER



CRP/PASTURE/HAY LAND



YARD

TERMS & CONDITIONS



I. Terms and Conditions of Auction

The property will be offered for sale as one (1) parcel (land & farmstead). This online auction will be held from Thursday, May 1, 2025 at 10:00 am, CST until Wednesday, May 7, 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 June 25, 2025. 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 one (1) parcel (land & farmstead). Bidding will be available online beginning Thursday, May 1, 2025 at 10:00 am, CST until Wednesday, May 7, 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 June 25, 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 one (1) parcel (land & farmstead). The 2025 real estate taxes will be prorated to the date of close. Property will be sold free of a 2025 cropping/grazing contract. CRP income will be prorated to the date of close. Sellers will retain 100% of owned subsurface minerals. Farmstead showings will be by appointment only, after April 15th. 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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