

Online Only!

640 +/- ACRES
TOWNER COUNTY, ND



LAND AUCTION

Bidding Opens: Thursday, July 24, 2025 • 10 AM (CST)

Bidding Closes: Tuesday, July 29, 2025 • 11 AM (CST)

Owners: Arthur Torkelsen Estate & Melvin G. Torkelsen Estate



PARCEL 4



N

NIKOLAISEN
LAND • COMPANY

844.872.4289

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PROPERTY INFORMATION

Welcome Prospective Bidders!

This online land auction consists of 640 +/- deeded acres in Towner County, ND. They contains 598.24 +/- FSA cropland acres with strong soils and base acres. The property is being sold as four (4) parcels. Parcel 1, 2 & 3 are located 2 miles northwest of Egeland, ND and parcel 4 is located 2.5 miles northeast of Cando, ND. There is a 2025 cash rent contract.

PARCEL 2



PRODUCTIVE CROPLAND!



PARCEL 1

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NIKOLAISEN
LAND COMPANY

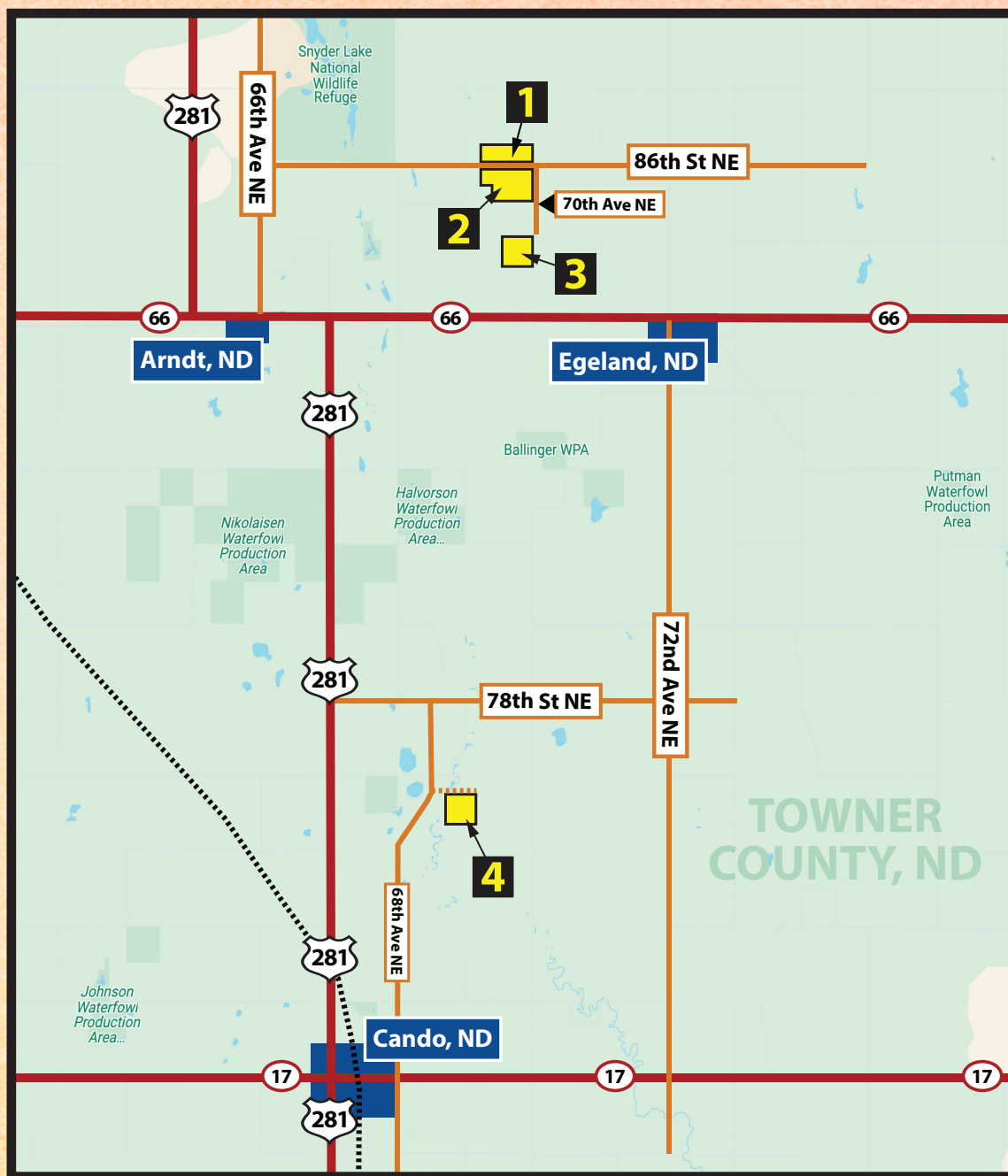


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PROPERTY LOCATION



PARCEL 4

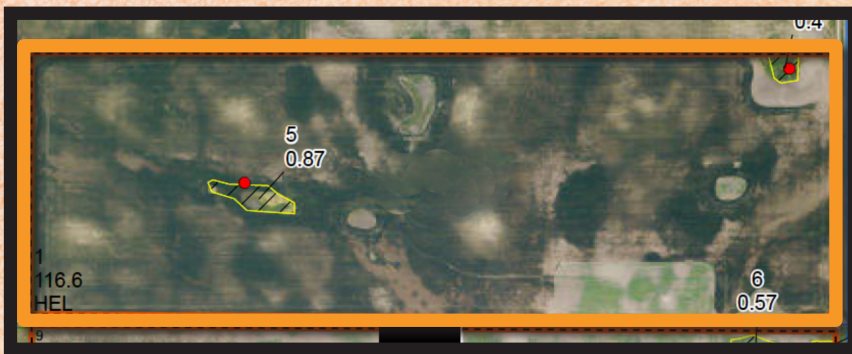


PARCEL 3





PARCEL 1



Deeded Acres: 120 +/-

Legal: S½SE¼ & SE¼SW¼ 22-160-66
(Crocus Twp.)

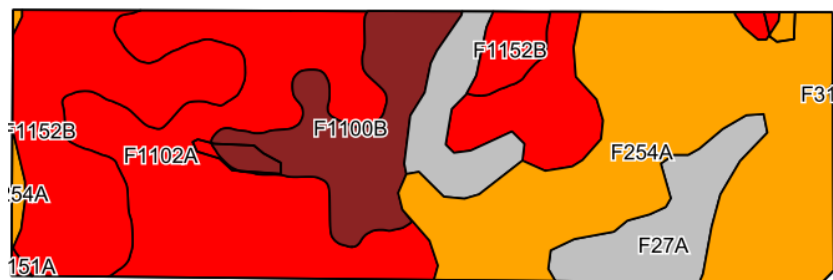
FSA Cropland Acres: 116.6 +/-

Real Estate Taxes (2024): \$1,019.85

Crop	Acres	Yield
Wheat	186.94	54 bu.
Soybeans	76.33	29 bu.
Canola	43.39	1,780 lbs.

Total: 306.66 (Includes Parcel 2)

***FSA TO DETERMINE FINAL BASE ACRES & YIELDS**



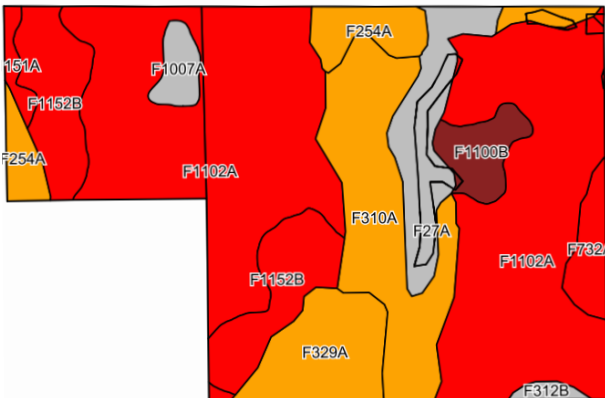
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F254A	Divide loam, shaly, 0 to 2 percent slopes	37.37	31.7%		IIIs	58
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	35.66	30.3%		IIe	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 per-cent slopes	19.72	16.7%		IIe	77
F1100B	Hamerly-Tonka complex, 0 to 4 per-cent slopes	11.85	10.1%		IVe	63
F27A	Marysland loam, shaly, 0 to 1 percent slopes	7.63	6.5%		IVw	33
F312B	Brantford-Coe complex, 2 to 6 percent slopes	5.47	4.6%		IIIe	42
F1151A	Wyard-Souris-Balaton loams, 0 to 3 percent slopes	0.17	0.1%		IIe	79
Weighted Average					2.38	63.6

PARCEL 2



Deeded Acres: 200 +/-
Legal: NE¼ & NE¼NW¼ 27-160-66
 (Crocus Twp.)
FSA Cropland Acres: 190.47 +/-
Real Estate Taxes (2024): \$1,828.90

Crop	Acres	Yield
Wheat	186.94	54 bu.
Soybeans	76.33	29 bu.
Canola	43.39	1,780 lbs.
Total: 306.66 (Includes Parcel 1)		
*FSA TO DETERMINE FINAL BASE ACRES & YIELDS		



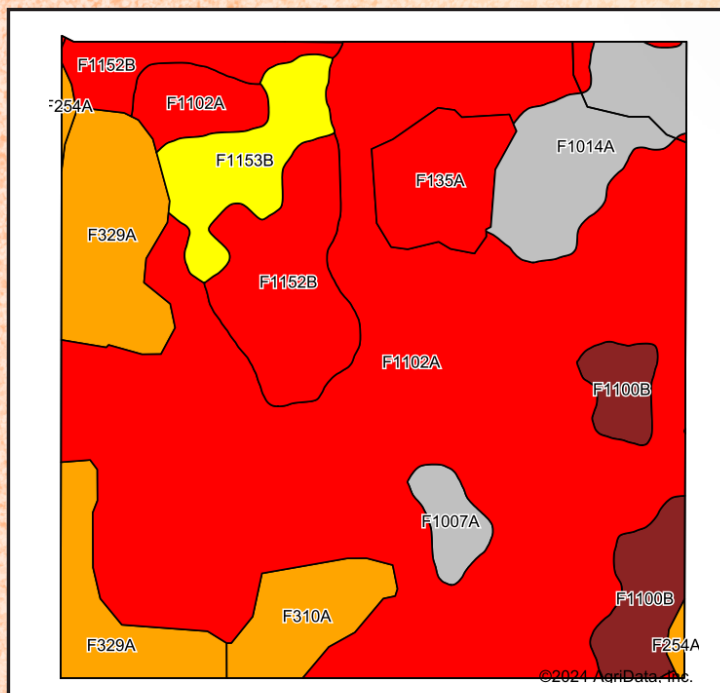
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	99.17	51.0%		Ile	72
F310A	Brantford-Divide, shaly, loams, 0 to 2 percent slopes	25.01	12.8%		IIIs	58
F1152B	Balaton-Souris-Svea loams, 0 to 4 per-cent slopes	20.45	10.5%		Ile	77
F329A	Wyndmere fine sandy loam, 0 to 2 per-cent slopes	12.23	6.3%		IIIle	60
F27A	Marysland loam, shaly, 0 to 1 percent slopes	11.97	6.1%		IVw	33
F254A	Divide loam, shaly, 0 to 2 percent slopes	10.02	5.1%		IIIs	58
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	5.58	2.9%		IVe	63
F732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	4.52	2.3%		IIIle	76
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	3.02	1.6%		IVw	48
F1151A	Wyard-Souris-Balaton loams, 0 to 3 per-cent slopes	1.73	0.9%		Ile	79
F312B	Brantford-Coe complex, 2 to 6 percent slopes	1.06	0.5%		IIIle	42
Weighted Average					2.30	66.2



PARCEL 3



Crop	Acres	Yield
Wheat	96.22	54 bu.
Soybeans	39.28	29 bu.
Canola	22.34	1,780 lbs.
Total: 157.84		

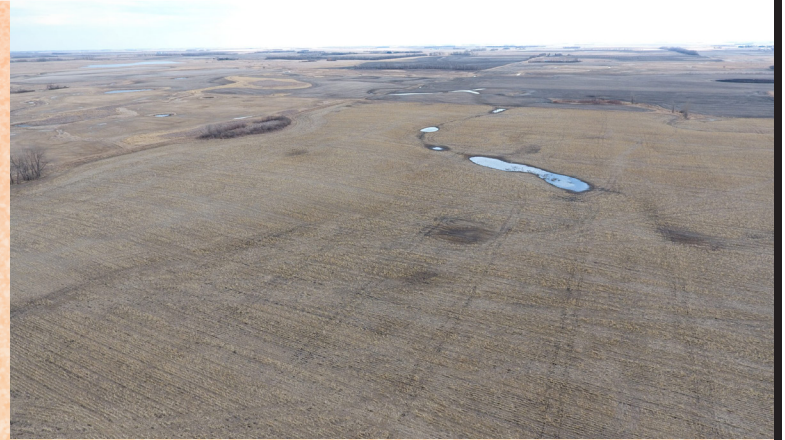


Deeded Acres: 160 +/-
Legal: NE¼ 34-160-66(Crocus Twp.)
FSA Cropland Acres: 158.08 +/-
Real Estate Taxes (2024): \$1,467.26



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	93.78	58.2%		Ile	72
F329A	Wyndmere fine sandy loam, 0 to 2 per-cent slopes	15.08	9.3%		IIIle	60
F1152B	Balaton-Souris-Svea loams, 0 to 4 per-cent slopes	14.27	8.8%		Ile	77
F1014A	Hamerly, saline-Tonka complex, 0 to 3 percent slopes	10.06	6.2%		IVw	48
F1100B	Hamerly-Tonka complex, 0 to 4 per-cent slopes	7.02	4.3%		IVe	63
F1153B	Souris-Balaton-Svea loams, 0 to 4 per-cent slope	6.78	4.2%		Ile	82
F135A	Hamerly-Cresbard loams, 0 to 3 per-cent slopes	6.23	3.9%		Ile	75
F310A	Brantford-Divide, shaly, loams, 0 to 2 percent slopes	5.30	3.3%		IIls	58
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	2.32	1.4%		IVw	48
F254A	Divide loam, shaly, 0 to 2 percent slopes	0.70	0.4%		IIls	58
Weighted Average					2.33	69.1

PARCEL 4



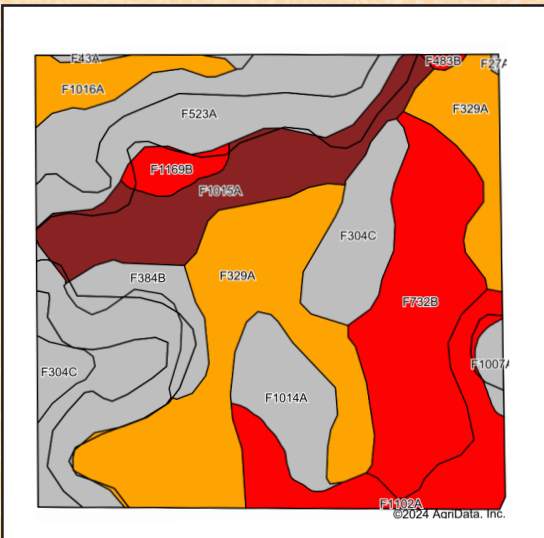
Crop	Acres	Yield
Wheat	24.00	28 bu.
Barley	94.50	38 bu.
Total: 118.50		

Deeded Acres: 160 +/-

Legal: SE¼ 4-158-66 (Cando Twp.)

FSA Cropland Acres: 133.09 +/-

Real Estate Taxes (2024): \$795.07



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	36.63	23.0%		IIIe	60
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	35.81	22.6%		VIw	21
F732B	Swenoda-Barnes complex, 3 to 6 percent slopes	23.11	14.6%		IIIe	73
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	17.06	10.7%		IIIs	61
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 per-cent slopes	12.08	7.6%		Ile	72
F304C	Coe-Binford complex, 6 to 9 percent slopes	10.72	6.8%		VIIs	29
F1014A	Hamerly, saline-Tonka complex, 0 to 3 per-cent slopes	8.24	5.2%		IVw	48
F384B	Maddock-Hecla loamy fine sands, 0 to 6 per-cent slopes	5.12	3.2%		IVe	46
F1016A	Hamerly, saline-Wyard-Tonka complex, 0 to 3 percent slopes	4.86	3.1%		IIIs	59
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	2.74	1.7%		IIIe	77
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	1.41	0.9%		IVw	48
F43A	Colvin silt loam, 0 to 1 percent slopes	0.54	0.3%		IVw	45
F483B	Great Bend-Zell silt loams, 2 to 6 percent slopes	0.35	0.2%		IIe	75
F27A	Marysland loam, shaly, 0 to 1 percent slopes	0.10	0.1%		IVw	33
Weighted Average					3.90	51.1



PROPERTY PHOTOS

PARCEL 1



PARCEL 2



PARCEL 4



PARCEL 2



PARCEL 3



PROPERTY PHOTOS



PARCEL 4



PARCEL 2



PARCEL 3



PARCEL 1

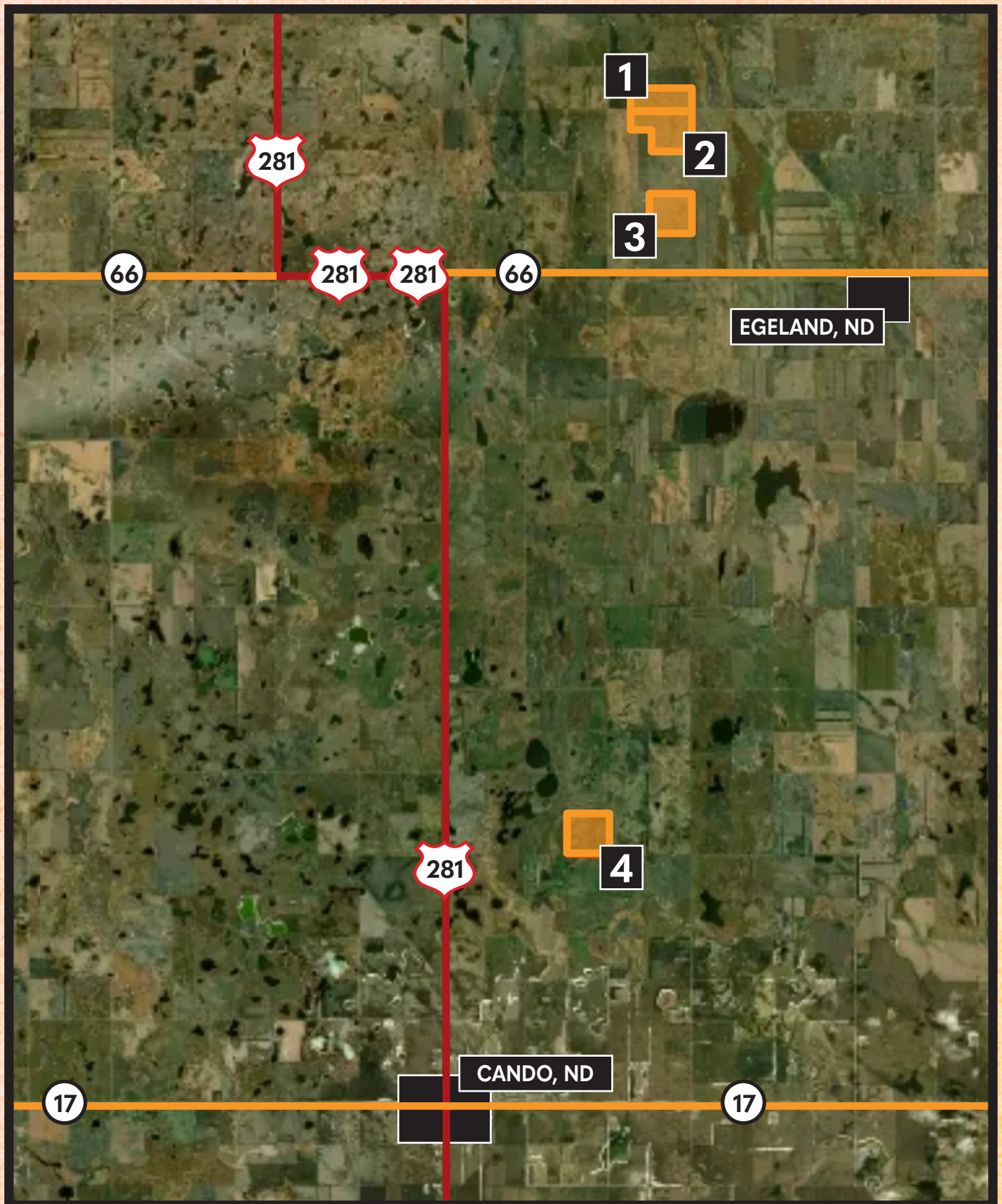


PARCEL 2





PARCEL LAYOUT



TERMS & CONDITIONS



I. Terms and Conditions of Auction

The property will be offered for sale as four (4) parcels. This online auction will be held from Thursday, July 24, 2025 at 10:00 am, CST until Tuesday, July 29, 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 September 23, 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 four (4) parcels. Bidding will be available online beginning Thursday, July 24, 2025 at 10:00 am, CST until Tuesday, July 29, 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 September 23, 2025 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

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 four (4) parcels. The 2025 real estate taxes will be the seller's responsibility. Property will be sold with a 2025 cash rent contract. Sellers to retain 2025 income. Property has USFW wetland easement on all parcels. Sellers will retain 100% of the owned subsurface mineral rights. Possession will be after crop is off in fall. 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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