

*Exclusive
Live & Online!*

159.41 +/- ACRES
POLK COUNTY, MN



LAND AUCTION

Thursday, October 23, 2025 • 11 AM (CST)
Alerus Center • Grand Forks, North Dakota

Online Bidding Opens:

Friday, October 17, 2025 • 10 AM (CST)

Owner: Driscoll Siblings, LLP



NIKOLAISEN
LAND COMPANY

844.872.4289



PROPERTY INFORMATION

Welcome Prospective Bidders

Wow! What a beautiful parcel of cropland and only one mile from East Grand Forks! This highly-productive land features a Soil Productivity Index of 89.4 to include Bearden silt loams, Bearden-Colvin silty clay loams and Glyndon loams in Sullivan Township. The topography is nearly level with slight rolling on the west perimeter. The land is drained, currently seeded to edible beans and wheat and has great access off Highway 19 on the south side. It is located 4 miles from American Crystal Sugar Company's East Grand Forks factory. The current cash rent contract expires after the crop is off this fall. Make sure you attend the live auction at the Alerus Center! Online bidding will start October 17th and continues through the live auction with live webcast on October 23rd!

EXCEPTIONAL CROPLAND!



Randy Green
Realtor

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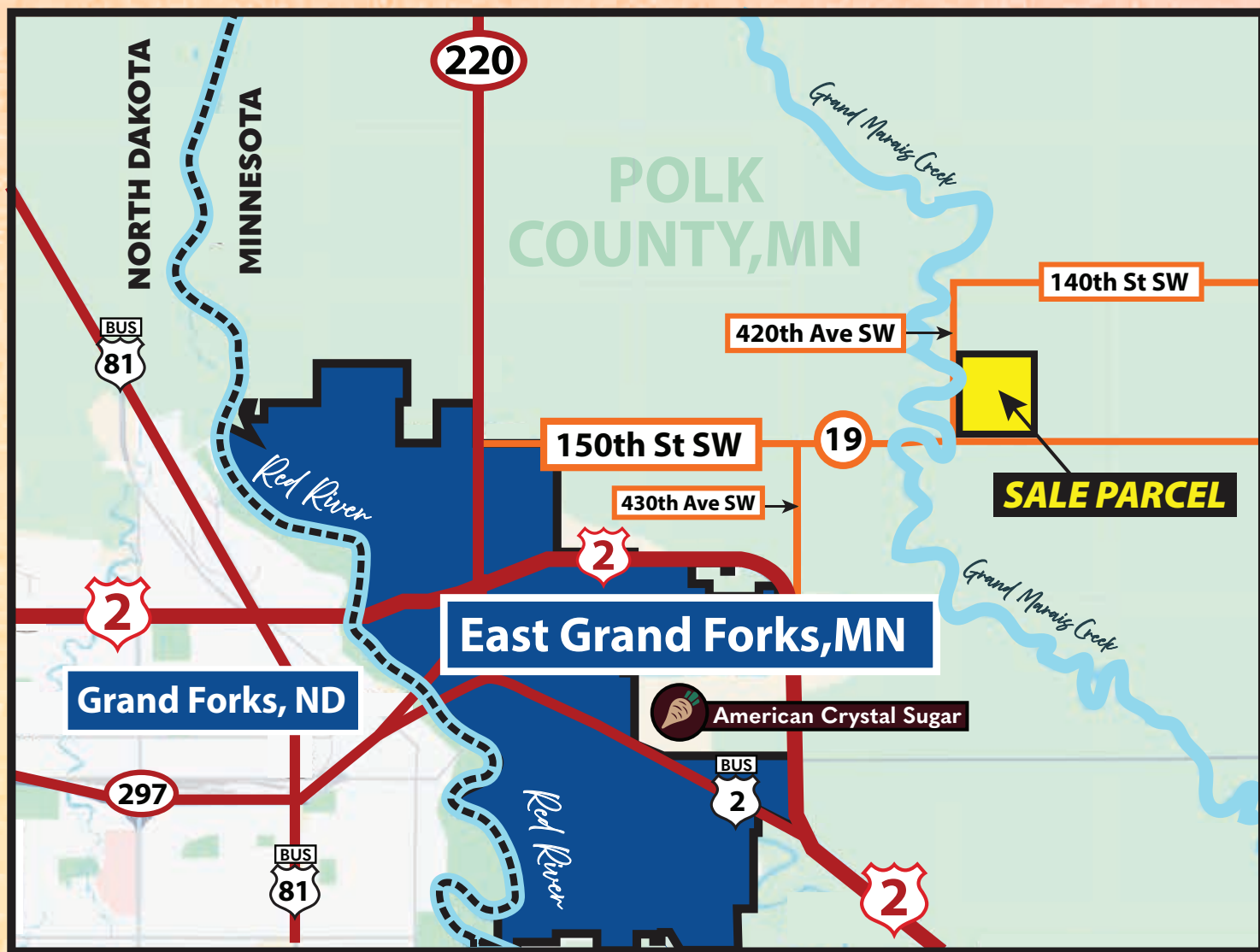
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PROPERTY LOCATION

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**ONLY 4 MILES FROM AMERICAN CRYSTAL
SUGAR COMPANY IN EAST GRAND FORKS, MN!**



PROPERTY INFORMATION



**AVAILABLE FOR 2026
CROP YEAR!**

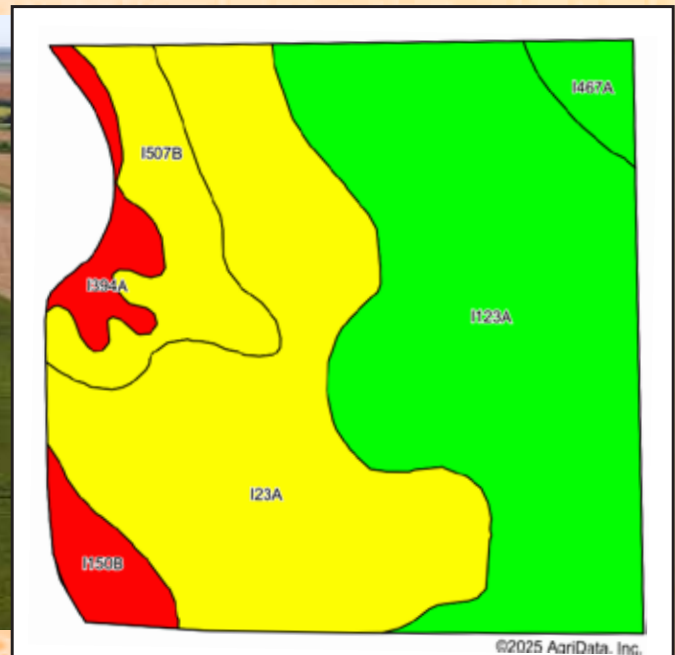


Deeded Acres: 159.41 +/-
Legal: SW¹/₄ Less ROW 28-152-49(Sullivan Twp)
FSA Cropland Acres: 145.70 +/-
Real Estate Taxes (2025): \$7,891.26

Crop	Acres	Yield
Wheat	76.64	69 bu.
Total: 76.64		



INCREDIBLE SOILS!



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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	64.74	44.4%		Ile	91
I23A	Glyndon very fine sandy loam, 0 to 2 percent slopes	53.97	37.0%		Ile	89
I507B	Glyndon loam, dry, 2 to 6 percent slopes	13.41	9.2%		Ile	90
I150B	Zell-LaDelle silt loams, 1 to 6 percent slopes	4.94	3.4%		IIIe	80
I394A	Lamoure silt loam, 0 to 1 percent slopes, occasionally flooded	4.90	3.4%		IIw	78
I467A	Bearden silt loam, 0 to 2 percent slopes	3.74	2.6%		Ile	93
Weighted Average					2.03	89.4

PROPERTY PHOTOS

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Grand Marais Creek





TERMS & CONDITIONS

I. Terms and Conditions of Auction

The property will be offered for sale as one (1) parcel. The pre-online bidding portion of this auction will start on Friday, October 17, 2025 at 10:00 am, CST until Thursday, October 23, 2025 at 10:30 am, CST. Online Bidding will re-open at 11:00 am, CST on Thursday, October 23, 2025 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 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 31, 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 pre-online bidding portion of this auction will start on Friday, October 17, 2025 at 10:00 am, CST and will close on Thursday, October 23, 2025 at 10:30 am, CST. Online Bidding will re-open at 10:00 am, CST on Thursday, October 23, 2025 when the live auction starts. Bidding will start with the highest online bid taken during the pre-bidding portion. 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.

The sale property is sold in its AS-IS condition including its faults and limitations and no warranties expressed or implied. All bidders are encouraged to inspect the property prior to placing any bid and the winning bidder, as a Buyer, acknowledges that it has had a reasonable opportunity to inspect and examine the property's condition and has made inquiries to applicable governmental authorities pertaining to

the buyer's proposed use of the property prior to the auction. Competitive bidding is an essential element of an auction sale, and said sale should be conducted fairly and openly with full and free opportunity for competition among bidders. Any conduct, deceptive strategy, agreement or combination thereof with the purpose and effect of which is to stifle fair competition and hinder the bidding is against public policy and will cause the sale to be suspended. Collusion and/or bid rigging are federal felonies punishable by imprisonment and fine. The Seller will report all illegal conduct to the FBI and cooperate with any prosecution.

III. Purchase Agreement, Marketability, Signing Area

At the auction completion, the successful high bidder must sign a Minnesota 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 31, 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. Buyer's due diligence in researching of the sale property and related information 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

Closing will take place at Seller's closing attorney's office or a professional closing company agreeable to both buyer and seller. Seller will provide updated abstract(s) or an ALTA title insurance commitment for issuance to the Buyer of an ALTA Owner's Policy of Title Insurance in the amount of the purchase price. In the event the Seller elects to furnish a title commitment, then Seller shall pay 50% of the cost of the title policy premium and Buyer shall pay 50% of the cost of the title policy premium.

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**

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!



THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VIII. Environmental Disclaimer

The Seller(s), Broker, Auctioneer and their agents do not warrant or covenant with the Buyer regarding the existence or nonexistence of any pollutants, contaminants, mold, or any kind of hazardous wastes or substances which are prohibited by federal, state or local law or authorities including the seeping, migrating or escaping of these substances into or out of the sale property. Buyer is responsible for its own inspections of water, soil, air and any other environmental conditions related to said property at the buyer's expense. No warranties are made or expressed related to the existence or nonexistence of water wells and the condition thereof on the sale property.

IX. Easements/Survey/Acreage

The sale property is selling subject to any and all easements, encroachments, covenants and restrictions, reservations, zoning/ordinances, right-of-way and any other documents of record. If a discrepancy in acreage arises from a legal survey or other recorded document, the sale price may be adjusted with Seller confirmation. If a survey is required after the auction is completed, the cost of said survey is that of the Buyer.

X. Performance by the Seller

The Seller(s) has agreed to these terms and conditions; however, the Auctioneer/Broker cannot warranty and/or guarantee the Seller's performance.

XI. OFAC Compliance

All bidders are subject to providing appropriate government identification that includes full legal name, date of birth and place

of birth. By providing this information, you, as a bidder, allow the Seller(s) to perform a search of the Specially Designated Nationals List, Blocked Persons List and Sanctioned Country List provided by the U.S. Office of Foreign Assets Control. After this search has been completed, Seller(s) reserves the right to reject any bidder from these registrations.

This auction 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. Sellers reserve the right to reject or accept any and all bids. Property will be sold as one (1) parcel. The 2025 real estate taxes will be the sellers' responsibility. Buyer to pay 2026 real estate taxes and subsequent years. There is no 2026 cash rent contract. Early possession is available. Sellers will retain 2025 income. Sellers will not retain any of owned subsurface mineral rights. Sellers do not warranty the percentage of mineral rights currently owned. This auction is managed by Nikolaisen Land Company, Amy Nikolaisen, MN Auctioneer #60-2025-003, MN Real Estate #40912977 • Tom Nikolaisen, MN #60-2025-004.



ONLINE BIDDING PROCEDURES

Bidding will remain open until there has been no bidding activity for a consecutive period of five (5) minutes. The bid extension feature of our online platform ensures that any bid placed within the final five (5) minutes of the auction will automatically extend the closing time by an additional five (5) minutes. This process will continue until no further bids are submitted within the extension period.

The auction will not close, and the property will not be considered sold, until all interested parties have had the opportunity to submit their highest and best bid.

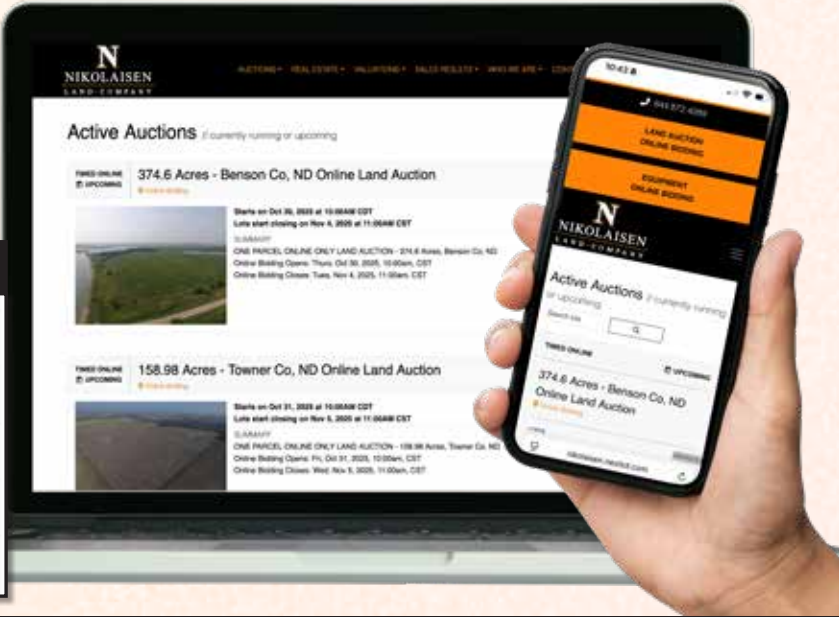
Notice: This statement is an example of the timed online bidding process and does not constitute the terms of any specific auction sale.

OCTOBER 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

- AUCTION OPENS
- AUCTION CLOSES
- AUCTION RE-OPENS*

*Webcast Re-Opens When Live Auction Starts.

nikolaisen.nextlot.com/auctions





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