

SEALED BID!

319.52 +/- ACRES • TOWNER COUNTY, ND

LAND AUCTION

Owner: Ducks Unlimited, Inc.

SEALED BIDS DUE: MARCH 25 @ 3 PM (CST)

ORAL BIDDING DATE: APRIL 1 @ 11 AM (CST)

(Oral Bidding Location Will Be Designated by Nikolaisen Land Company)



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NIKOLAISEN
LAND • COMPANY

844.872.4289

www.niklandco.com



PROPERTY INFORMATION

Welcome Prospective Bidders

Two contiguous quarters of land located along Highway 281, 5.5 miles north of Cando, ND bring recreational acres, pasture and/or hay land acres to you as the new buyer. A rolling to level topography affords this land pasture and/or hay land possibilities as well as duck and upland bird hunting like you've never seen! There are currently no haying, grazing, cropping or CRP contracts on this land for 2026. Please note the USF&W Wetland Easement and the USF&W Grassland Easement recorded on this property. Become the new owner of this property this coming spring!



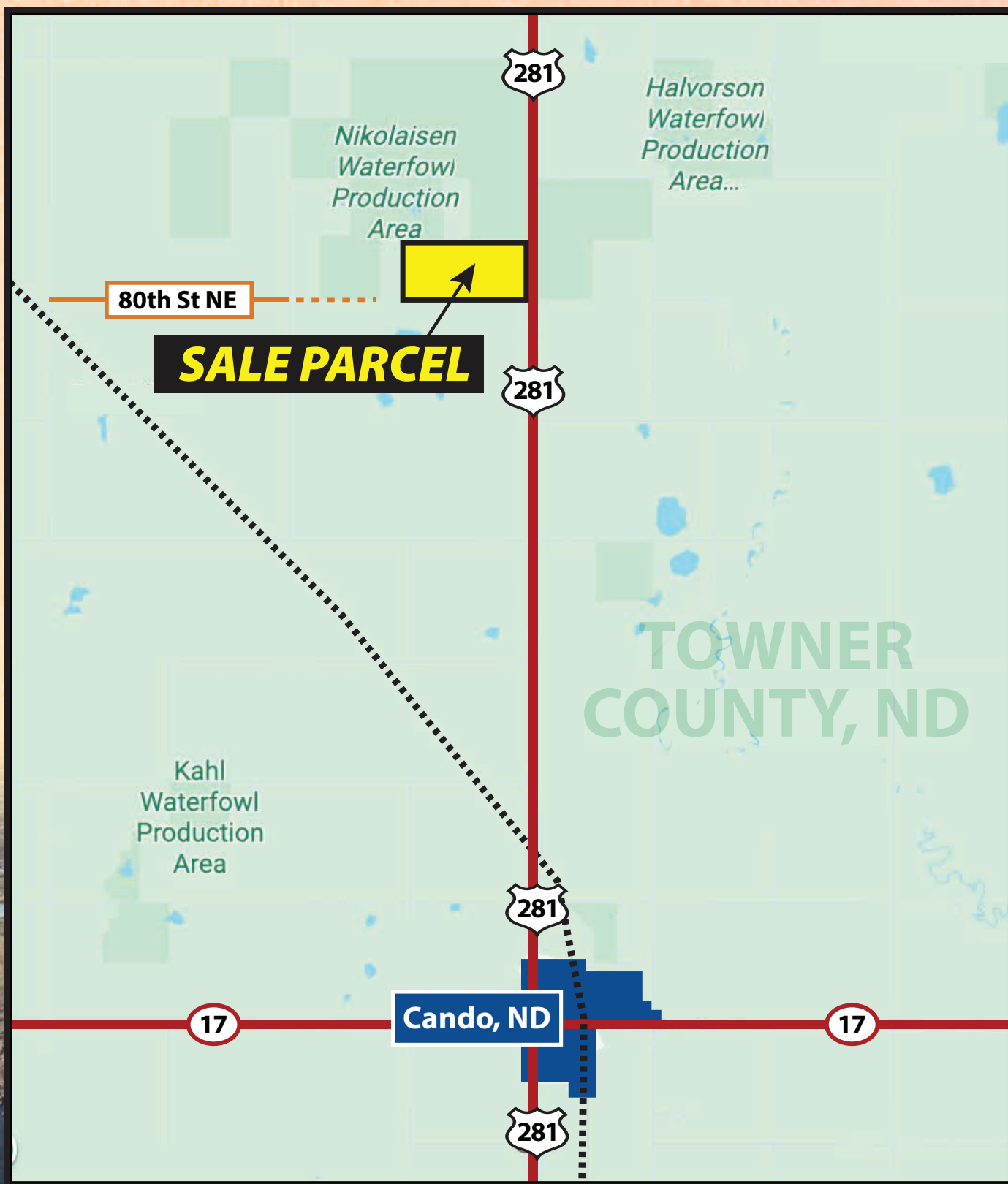
Amy Nikolaisen
Auctioneer, Broker, Realtor
Office: 701.968.4455
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amy@niklandco.com



Tom Nikolaisen
Auctioneer, Attorney, Realtor
Office: 701.968.4455
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PROPERTY LOCATION

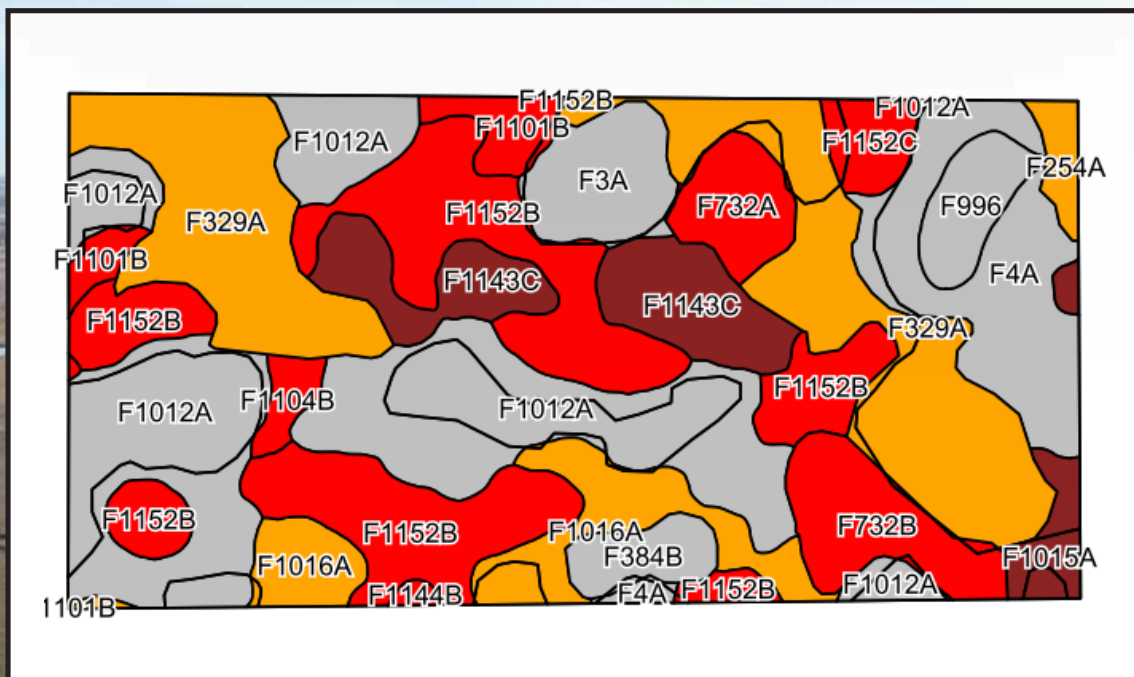
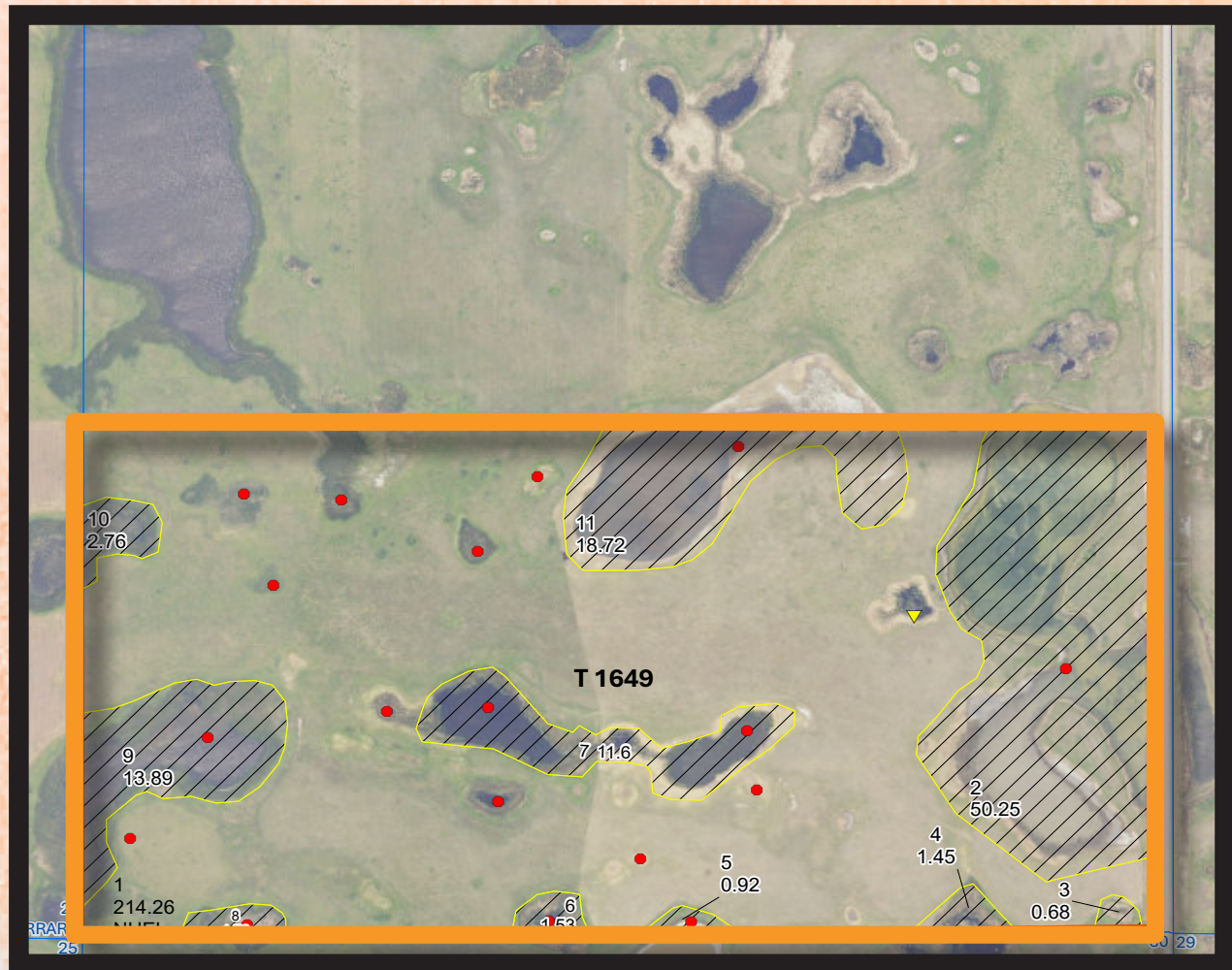
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NORTH OF CANDU, ND OFF US HWY 281!



PROPERTY INFORMATION



Code

F1012A
F329A
F1152B
F4A
F1143C
F1016A
F732B
F3A
F732A
F996
F1101B
F384B
F1015A
F1152C
F254A
F1104B
F1144B



AVAILABLE SPRING 2026!

Deeded Acres: 319.52 +/-
Legal: SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ & Government
 Lots 3 & 4 19-159-66 (Paulson Township)
FSA Cropland Acres: 214.26 +/-
Real Estate Taxes (2025): \$1,911.78_
USF&W Wetland Easement: Yes
USF&W Grassland Easement: Yes

Crop	Base Acres	Yield
—	N/A	N/A
Base Acres: 0		

Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Parnell-Vallers, saline, complex, 0 to 2 percent slopes	73.66	23.1%		Vw	33
Wyndmere fine sandy loam, 0 to 2 percent slopes	59.97	18.9%		IIle	60
Balaton-Souris-Svea loams, 0 to 4 percent slopes	56.31	17.7%		Ile	77
Southam silty clay loam, 0 to 1 percent slopes	24.64	7.8%		VIIIw	10
Buse-Barnes loams, 3 to 9 percent slopes	20.10	6.3%		IVe	65
Hamerly, saline-Wyard-Tonka complex, 0 to 3 percent slopes	18.02	5.7%		IIIs	59
Swenoda-Barnes complex, 3 to 6 percent slopes	12.38	3.9%		IIle	73
Parnell silty clay loam, 0 to 1 percent slopes	10.72	3.4%		Vw	25
Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	7.76	2.4%		IIle	76
Water	6.59	2.1%		-	0
Hamerly-Wyard loams, 0 to 4 percent slopes	6.44	2.0%		Ile	73
Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	5.37	1.7%		IVe	46
Hamerly, saline-Wyard loams, 0 to 3 percent slopes	5.19	1.6%		IIIs	61
Balaton-Souris-Svea loams, 3 to 9 percent slopes	4.70	1.5%		IIle	75
Divide loam, shaly, 0 to 2 percent slopes	2.77	0.9%		IIs	58
Hamerly-Balaton loams, 0 to 4 percent slopes	2.60	0.8%		Ile	75
Barnes-Buse loams, 2 to 6 percent slopes	0.60	0.2%		IIle	77
Weighted Average				* -	52



PROPERTY PHOTOS





SEALED BID FORM

1. All sealed bids must be received by 3:00 p.m. CST on Wednesday, March 25, 2026.
2. Bids will be submitted on a dollar amount per acre.
3. Selected bidders will be invited to the oral bidding at a place designated by Nikolaisen Land Company.
4. Oral bidding will take place on Wednesday, April 1, 2026, at 11:00am CST.
5. Seller to pay 2025 real estate taxes.
6. Buyer to pay 2026 real estate taxes and subsequent years.
7. There is a USF&W Wetland Easement recorded against the property.
8. There is a USF&W Grassland Easement recorded against the property.
9. No 2026 cash rent cropping/grazing/haying/CRP contract.
10. Seller will not retain any of the owned subsurface mineral rights.
11. Cash at close, on or before May 14, 2026.
12. 10% earnest money due sale day.
13. Buyer's are urged to inspect the property. Property is sold AS-IS, WHERE IS.
14. Announcements made by the auctioneer take precedence over all printed materials.

SUBJECT PROPERTY	ACRES
SE¼, E½SW¼ & Government Lots 3 & 4 in Section 19-159-66 Towner County, ND (Paulson Township)	319.52 +/-
PRICE/ACRE	TOTAL AMOUNT
\$	\$

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____



☐ I have read and agree to the terms and conditions outlined above and enclosed in this Auction Catalog.

Signature

Date

MAIL BIDS TO:
Nikolaisen Land Company
R/E Ducks Unlimited Auction
PO Box 7
Cando, ND 58324

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.



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LAND AGENTS SERVING ND, SD & MN

OFFICE HEADQUARTERS:

418 Main St. • PO Box 7 • Cando, ND



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PO Box 7
Cando, ND 58324

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