

ONLINE ONLY!

185.73 +/- ACRES • 3 PARCELS
McHENRY & PIERCE COUNTIES, ND

LAND AUCTION

Owner: Jason & Jodi Mongeon

ONLINE OPENS: AUGUST 13 @ 10 AM (CST)

ONLINE ENDS: AUGUST 19 @ 11 AM (CST)

PARCEL 1

PARCEL 2

PARCEL 3

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NIKOLAISEN
LAND COMPANY

844.872.4289

www.niklandco.com



PROPERTY INFORMATION

Welcome Prospective Bidders

Here's your chance to invest in three outstanding North Dakota prairie land parcels selling at online auction! Located in McHenry and Pierce Counties, these tracts offer a combined 185.73± acres of productive grassland, cropland, wildlife habitat, and long-term investment potential.

Parcel 1 features 68.61± acres in McHenry County, ND.
Parcel 2 consists of 37.12± acres in McHenry County, ND.
Parcel 3 offers 80± acres in Pierce County, ND.

These beautiful prairie tracts are well-suited for grazing livestock, hay production, recreation, or investment ownership. One of the parcels includes approximately 38 acres of productive cropland, providing additional income-producing potential. The land features level to gently rolling topography, making it highly usable and easy to manage.

Sportsmen and outdoor enthusiasts will appreciate the abundance of wildlife found throughout the area. Whether you're looking to expand your agricultural operation, add to your land portfolio, or purchase your very first piece of North Dakota land, these parcels offer an excellent opportunity to own quality acreage in a desirable location.

Accessibility is great, with excellent road access and all parcels located just one-half mile from U.S. Highway 2. The combination of productive land, strong access, recreational appeal, and manageable parcel sizes makes this a rare offering that will attract a wide variety of buyers.

Opportunities to purchase quality prairie land in this area don't come along often. Bid with confidence and take advantage of this chance to add productive North Dakota acreage to your operation or investment portfolio.



PARCEL 1

**A RARE
OFFERING WITH
MANY
LAND USES!**



Amy Nikolaisen
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Tom Nikolaisen
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PROPERTY LOCATIONS

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NORTHEAST OF TOWNER, ND!



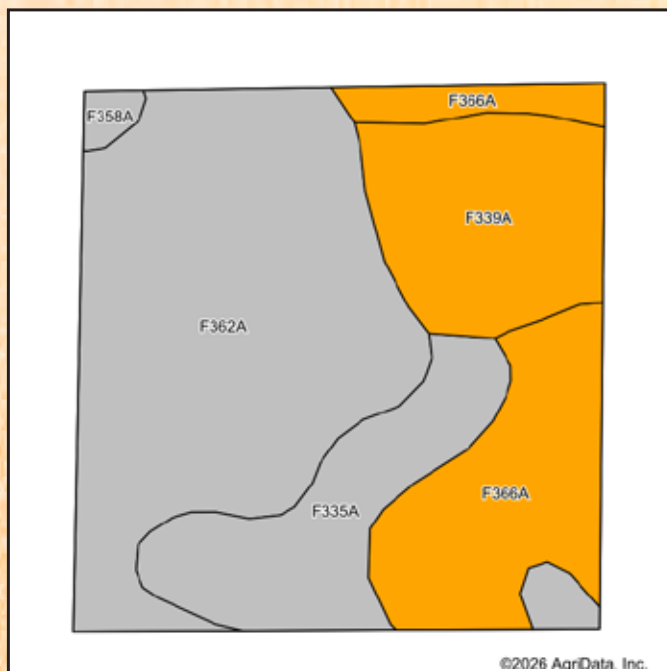


PARCEL 1 • MCHENRY COUNTY, ND



Deeded Acres: 68.61 +/-
Legal: Unplatted Berwick Pt Lot 2 W of Rd & Lot 3 of Sec 1-156-75 (Berwick Twp)
FSA Cropland Acres: 68.61 +/-
(FSA to Determine Final Base Acres & Yields)
Real Estate Taxes (2025): \$299.28
USF&W Wetland Easement: No

Crop	Acres	CCC-505 CRP Reduction Acres	Yield
No Base Acres			



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	31.66	46.1%		VIIs	23
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	13.64	19.9%		IVe	53
F335A	Ulen-Hecla loamy fine sands, 0 to 2 percent slopes	11.44	16.7%		IVe	49
F339A	Ulen fine sandy loam, 0 to 2 percent slopes	11.18	16.3%		IIIe	58
F358A	Letcher fine sandy loam, 0 to 2 percent slopes	0.69	1.0%		IVs	47
Weighted Average					4.76	39.2

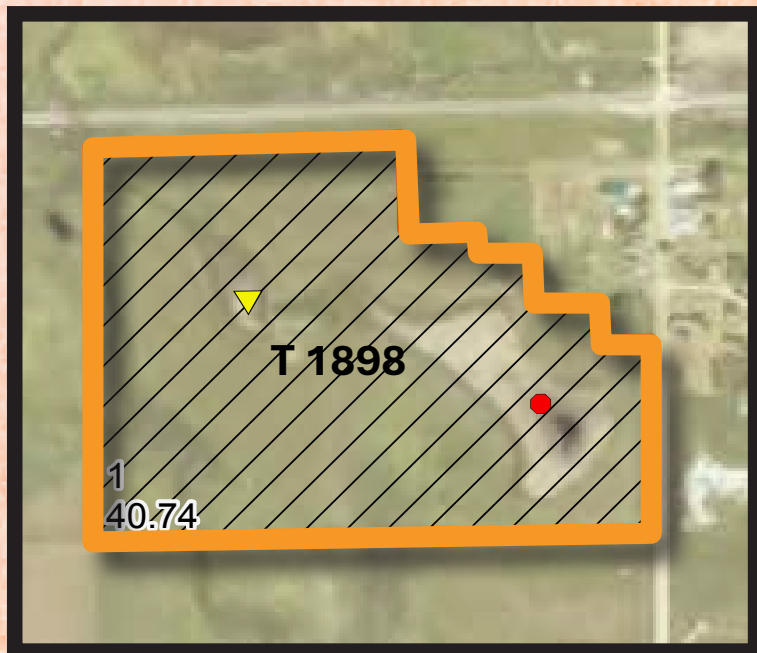
PARCEL 1 • PROPERTY PHOTOS

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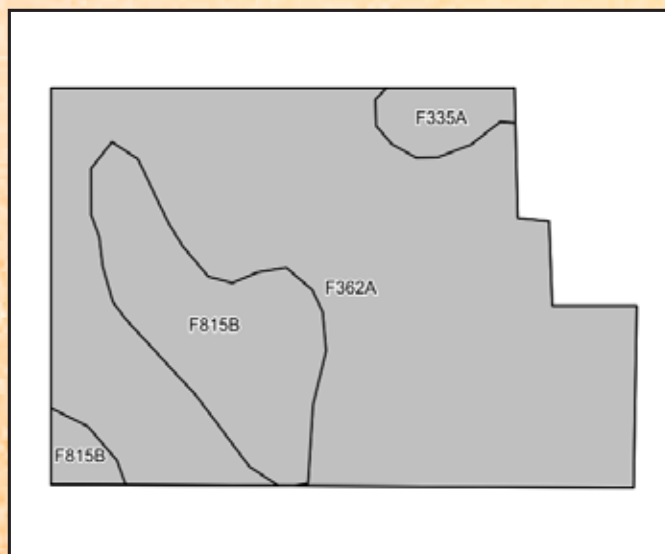


PARCEL 2 • MCHENRY COUNTY, ND



Crop	Acres	CCC-505 CRP Reduction Acres	Yield
No Base Acres			

Deeded Acres: 37.12 +/-
Legal: Unplatted Berwick Pt NE $\frac{1}{4}$ SW $\frac{1}{4}$ &
Pt NW $\frac{1}{4}$ SE $\frac{1}{4}$ S RR & City Plat & W Rd less
50'x140' of Sec 1-156-75 (Berwick Twp)
FSA Cropland Acres: 0
Real Estate Taxes (2025): \$86.61
USF&W Wetland Easement: No



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class * _c	Productivity Index
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	28.89	76.9%		Vls	23
F815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	7.31	19.5%		Vle	19
F335A	Ulen-Hecla loamy fine sands, 0 to 2 percent slopes	1.36	3.6%		IVe	49
Weighted Average					5.93	23.2

PARCEL 2 • PROPERTY PHOTOS



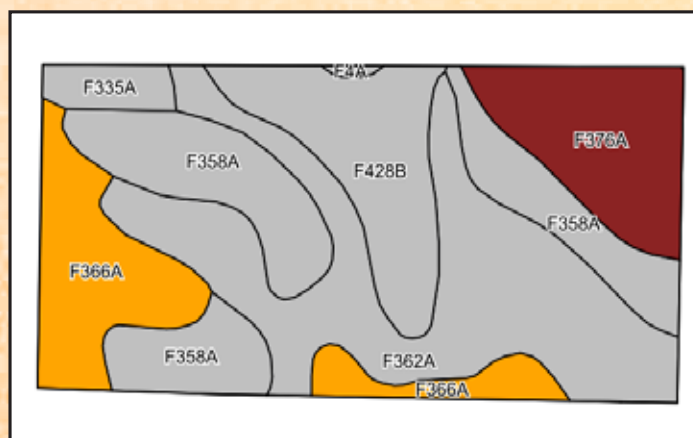


PARCEL 3 • PIERCE COUNTY, ND



Crop	Acres	CCC-505 CRP Reduction Acres	Yield
No Base Acres			

Deeded Acres: 80 +/-
Legal: S1½SE¼ Sec 32-157-74 (Dewey Twp)
FSA Cropland Acres: 0
Real Estate Taxes (2025): \$297.05
USF&W Wetland Easement: Yes



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	26.45	32.9%		VI s	23
F358A	Letcher fine sandy loam, 0 to 2 percent slopes	18.52	23.0%		IV s	47
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	12.13	15.1%		IV e	53
F428B	Mauvais-Minnewaukan, saline complex, 0 to 6 percent slopes	10.88	13.5%		IV e	38
F376A	Embsen fine sandy loam, 0 to 2 percent slopes	10.16	12.6%		III e	69
F335A	Ulen-Hecla loamy fine sands, 0 to 2 percent slopes	2.19	2.7%		IV e	49
F4A	Southam silty clay loam, 0 to 1 percent slopes	0.19	0.2%		VIII w	10
Weighted Average					4.54	41.5

PARCEL 3 • PROPERTY PHOTOS





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 Thursday, August 13, 2026 at 10:00 am, CST until Wednesday, August 19, 2026 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 October 1, 2026. 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 Thursday, August 13, 2026 at 10:00 am, CST until Wednesday, August 19, 2026 at 11:00, 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.

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 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 October 1, 2026 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

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

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!



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 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 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. The seller reserves the right to reject or accept any and all bids. Property will be sold as three (3) parcels. The 2026 real estate taxes will be paid by the sellers at close. Sellers to retain all of the 2026 income. Seller will retain 100% of the owned subsurface mineral rights. There is a USF&W Wetland Easement on S½SE¼ Sec 32. Property will be sold free of a 2027 cash rent cropping/haying/grazing contract. This auction is managed by Nikolaisen Land Company, Amy Nikolaisen, ND #951 • Tom Nikolaisen, ND #2038.



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.

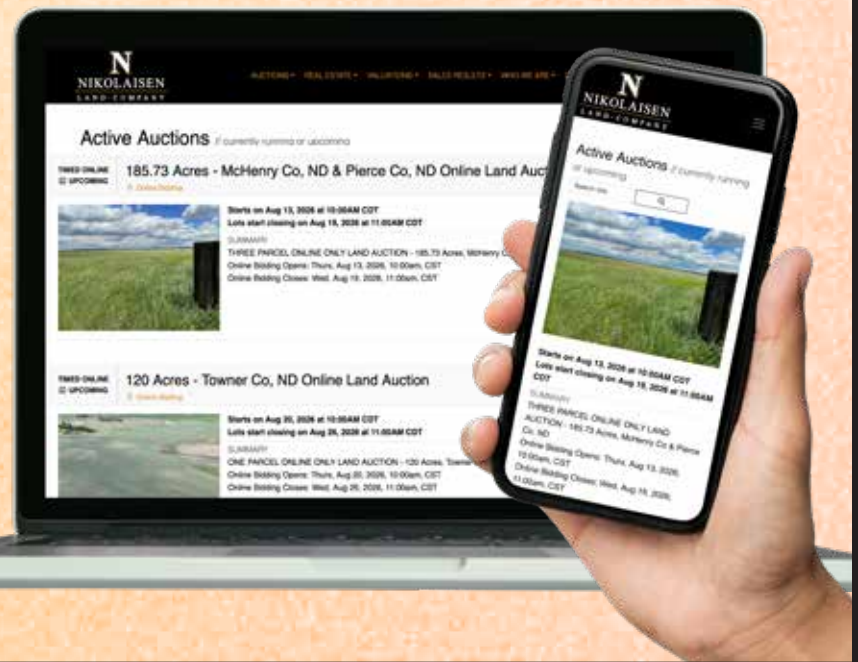
Notice: This statement is an example of the timed online bidding process and does not constitute the terms of any specific auction sale.

AUGUST 2026

- AUCTION OPENS
- AUCTION CLOSES

S	M	T	W	T	F	S
						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					

nikolaisen.nextlot.com/auctions





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