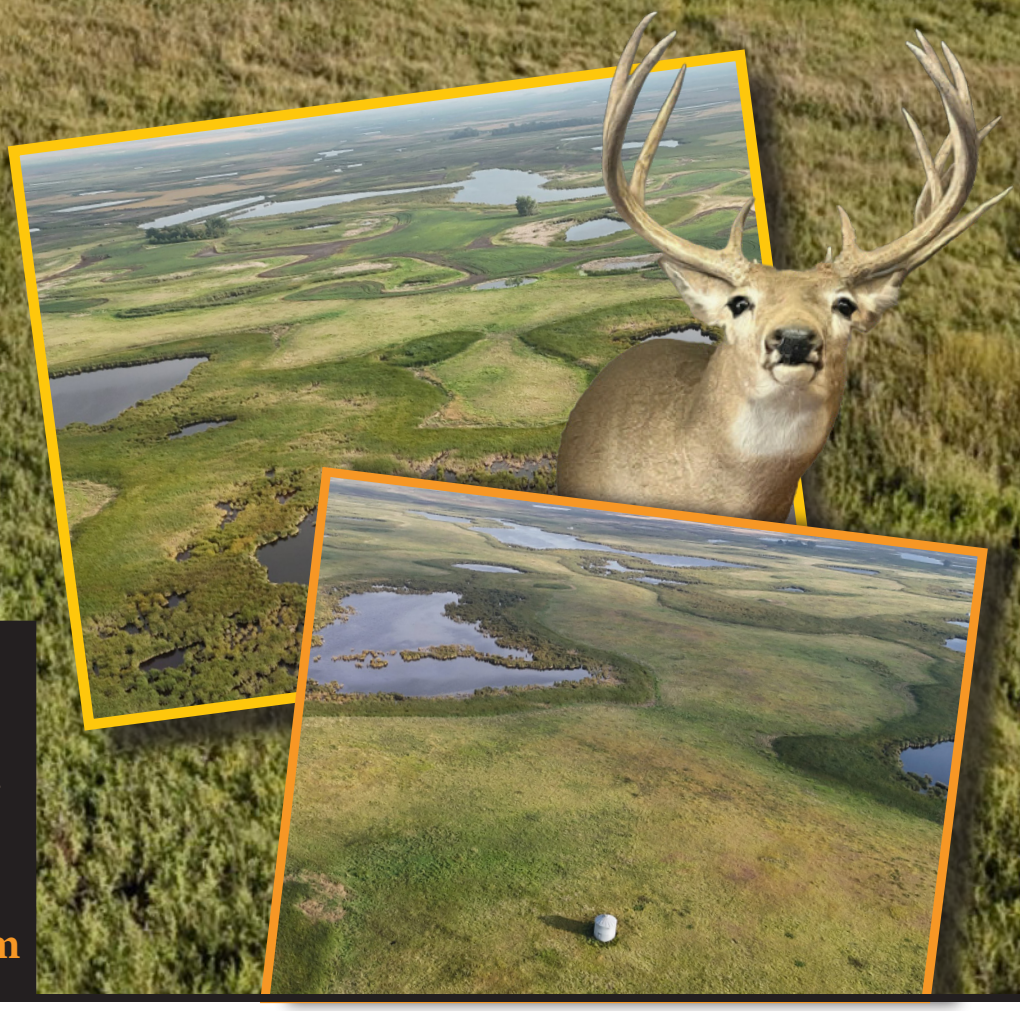
# ONLINE ONLY!

320 +/- ACRES • CAVALIER COUNTY, ND

# LAND AUCTION

Owners: Kreklau & McDaniel

**ONLINE OPENS: NOVEMBER 5 @ 10 AM (CST)**
**ONLINE ENDS: NOVEMBER 11 @ 11 AM (CST)**



NIKOLAISEN
LAND · COMPANY

844.872.4289
www.niklandco.com

# PROPERTY INFORMATION

## Welcome Prospective Bidders



**CRP INCOME, HUNTING POTENTIAL & GOOD LOCATION!**

This is an excellent opportunity to purchase 320 acres of Cavalier County, ND land offering a rare combination of dependable income and outstanding recreational value. The property is primarily enrolled in the Conservation Reserve Program (CRP) through 2038, providing an attractive annual payment, and is also enrolled in a PLOTS agreement with the North Dakota Game and Fish Department through 2028, providing additional income.

The land features good access, a favorable soils makeup, and mostly level to slightly rolling topography. What truly sets this property apart, however, is its exceptional hunting potential. Located in the heart of the Central Flyway, this property offers excellent habitat and tremendous opportunities for waterfowl hunting, along with outstanding whitetail deer hunting and other upland and wildlife hunting opportunities. The combination of CRP acres, natural habitat, and its location along this major migratory corridor makes this an especially attractive recreational property.

Whether you are seeking a recreational property, an income-producing land investment, or a combination of both, this 320-acre tract offers tremendous versatility and long-term appeal. Properties with this blend of established income, quality habitat, and strong hunting opportunities are difficult to find. Don't miss your chance to bid on this outstanding Cavalier County property!



NIKOLAISEN LAND · COMPANY



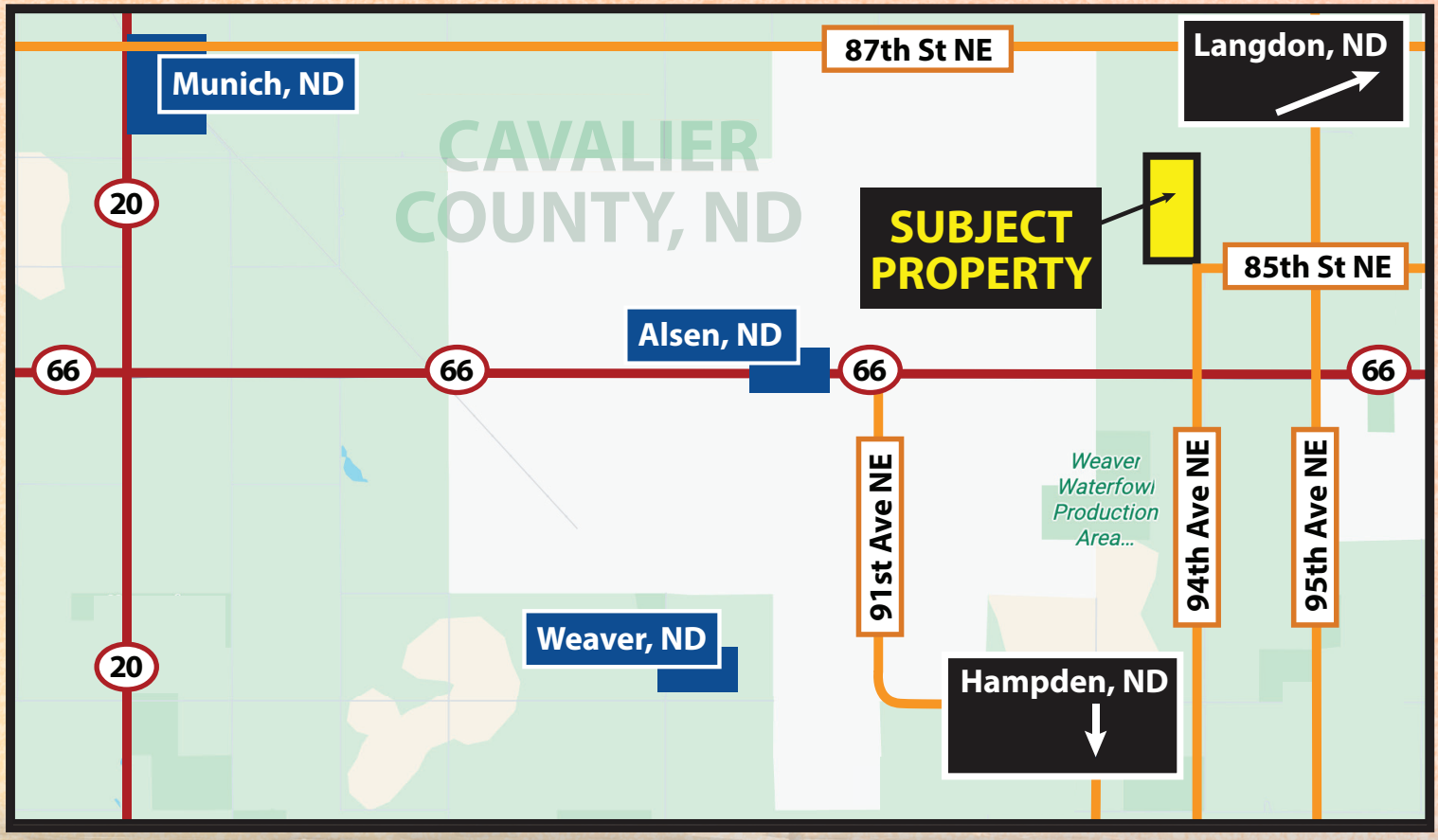

**Amy Nikolaisen**
*Auctioneer, Broker, Realtor*
*Office: 701.968.4455*
*Cell: 701.303.0392*
*amy@niklandco.com*





**Tom Nikolaisen**
*Auctioneer, Attorney, Realtor*
*Office: 701.968.4455*
*Cell: 701.303.0395*
*tom@niklandco.com*

# PROPERTY LOCATIONS

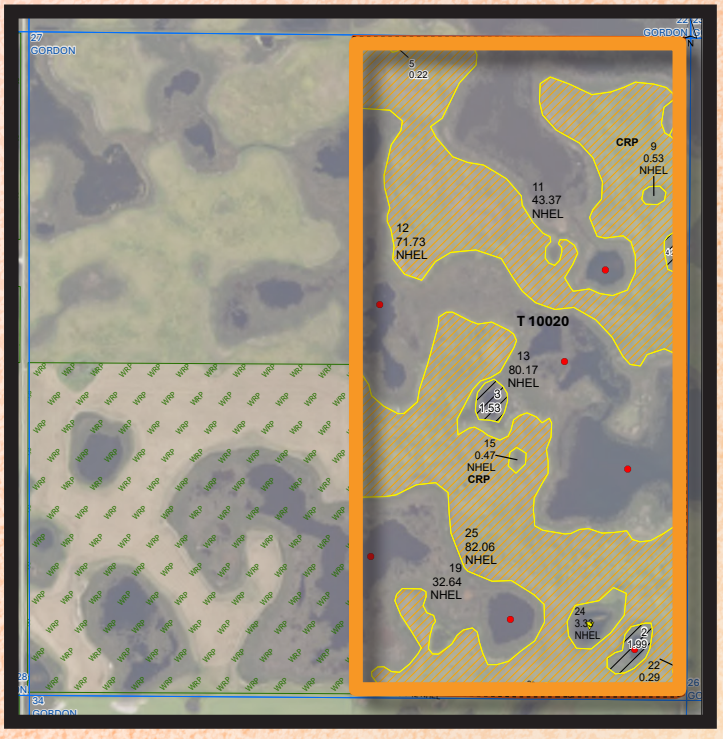



## SOUTHEAST OF MUNICH, ND!





# PROPERTY INFORMATION

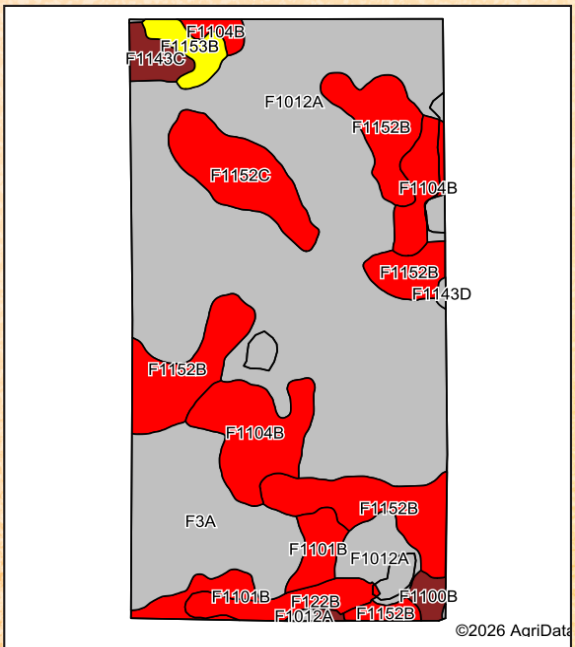





**Deeded Acres: 320 +/-**
**Legal: NE¼ & SE¼ 27-160-62 (Gordon Twp)**
**FSA Cropland Acres:154.81 +/-**
**Soil Productivity Index: 47.6**
**CRP: 153.79 Acres @ $74.64/ac**
**$11,479 Annual Payment - Exp. 9/30/2038 - Practice CP38E-1**
**ND Game & Fish PLOTS: 320 Acres**
**$4,862 Annual Payment - Exp. 3/31/2028 (Can Be Cancelled)**
**Real Estate Taxes (2025): $422.63**
**USFW Wetland Easement: Yes**
**Excellent White Tail Deer & Duck Hunting**

| CROP | BASE ACRES | CCC-505 CRP REDUCTION ACRES | YIELD |
|---|---|---|---|
| Wheat | 107.29 | 112.11 | 30 bu. |
| Oats | 14.00 | 0.00 | 50 bu. |
| Barley | 40.60 | 0.00 | 44 bu. |
| **Total Base Acres: 161.89** | | | |






| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|---|---|---|---|---|---|---|
| F1012A | Parnell-Vallers, saline, complex, 0 to 2 percent slopes | 168.45 | 52.4% | | Vw | 33 |
| F1152B | Balaton-Souris-Svea loams, 0 to 4 per-cent slopes | 47.43 | 14.7% | | IIe | 77 |
| F3A | Parnell silty clay loam, 0 to 1 percent slopes | 35.48 | 11.0% | | Vw | 25 |
| F1104B | Hamerly-Balaton loams, 0 to 4 percent slopes | 25.62 | 8.0% | | IIe | 75 |
| F1152C | Balaton-Souris-Svea loams, 3 to 9 per-cent slopes | 15.29 | 4.8% | | IIIe | 75 |
| F1101B | Hamerly-Wyard loams, 0 to 4 percent slopes | 9.60 | 3.0% | | IIe | 73 |
| F122B | Barnes-Cresbard loams, 3 to 6 percent slopes | 7.69 | 2.4% | | IIe | 76 |
| F1153B | Souris-Balaton-Svea loams, 0 to 4 per-cent slope | 4.57 | 1.4% | | IIe | 82 |
| F1143C | Buse-Barnes loams, 3 to 9 percent slopes | 4.23 | 1.3% | | IVe | 65 |
| F1100B | Hamerly-Tonka complex, 0 to 4 percent slopes | 2.90 | 0.9% | | IVe | 63 |
| F1143D | Buse-Barnes-Langhei loams, 4 to 15 percent slopes | 0.37 | 0.1% | | VIe | 47 |
| | | | **Weighted Average** | | **4.00** | **47.6** |

# PROPERTY PHOTOS









## FANTASTIC HUNTING LAND!





# TERMS & CONDITIONS

**I. Terms and Conditions of Auction**
The property will be offered for sale as one (1) parcel. This online auction will be held from Thursday, November 5, 2026 at 10:00 am, CST until Wednesday, November 11, 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 December 18, 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 one (1) parcel. Bidding will be available online beginning Thursday, November 5, 2026 at 10:00 am, CST until Wednesday, November 11, 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 Nikolaisen Land Company or Nikolaisen 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, Nikolaisen Land Company and Nikolaisen Auctions reserve the right to extend bidding, continue the bidding or close the bidding. Neither the company providing the software nor Nikolaisen Land Company or Nikolaisen 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 Nikolaisen Land Company or Nikolaisen 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 December 18, 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**
Nikolaisen Land Company and Nikolaisen 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.*

NIKOLAISEN LAND · COMPANY
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 one (1) parcel. The 2026 real estate taxes will be paid by the sellers at close. Sellers will retain all of the 2026 CRP income (10/1/25-9/30/26). Buyer to receive the 2027 CRP income (10/1/26-9/30/27) and subsequent years. Property is subject to a US Fish & Wildlife wetland easement. Property is subject to a ND Game & Fish Department PLOTS agreement. Sellers will retain the 2026 PLOTS payment. Buyer will receive the 2027 PLOTS payment and subsequent years. Sellers will not retain any of the owned subsurface mineral rights. This auction is managed by Nikolaisen Land Company, Amy Nikolaisen, ND #951 • Tom Nikolaisen, ND #2038.

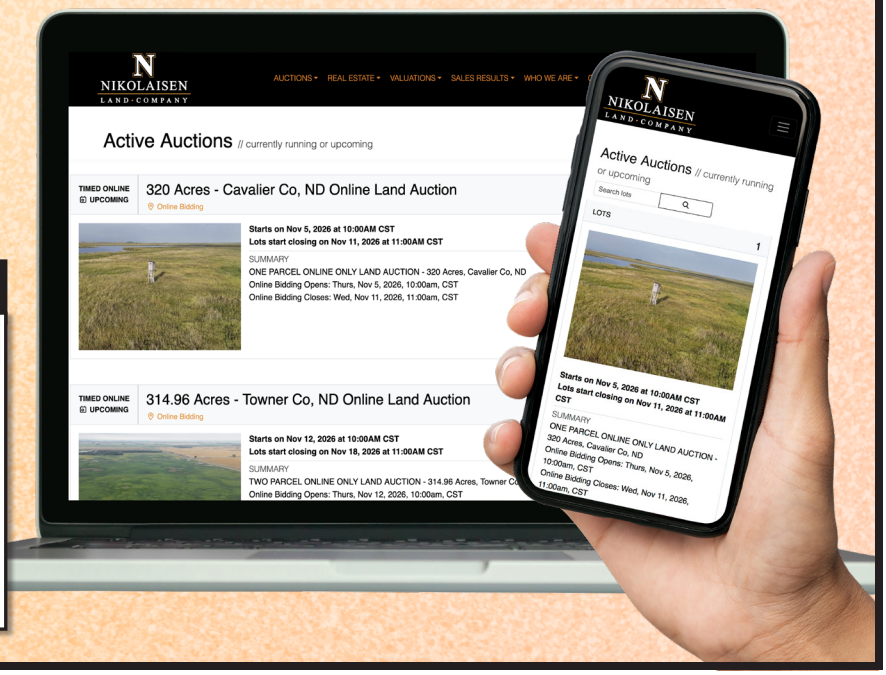
# ONLINE BIDDING PROCEDURES

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.***

**nikolaisen.nextlot.com/auctions**




## NOVEMBER 2026

| 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 | | | | | |

○ *AUCTION OPENS*

● *AUCTION CLOSES*

NIKOLAISEN
LAND · COMPANY

418 Main Street
PO Box 7
Cando, ND 58324

# ONLINE ONLY!

320 +/- ACRES • CAVALIER COUNTY, ND

# LAND AUCTION

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