

# TERMS & CONDITIONS

## I. Terms and Conditions of Auction

The property will be offered for sale in one parcel. The open outcry auction will be held at 10:30am, Tuesday, October 8, 2013 at The Fireside Inn & Suites, Devils Lake, ND. Lodging arrangements can be made by calling the Fireside Inn & Suites at (701) 662-6760 or at [www.firesideinnandsuites.com](http://www.firesideinnandsuites.com). 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 not only provide a **10 PERCENT** of the purchase price earnest money deposit, but also are required to complete and sign a standard 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 **November 15, 2013**. 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 show their bidder number. 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, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or her designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

## III. Purchase Agreement, Marketability, Signing Area

At the auction completion, the successful high bidder must sign a standard 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 Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before November 15, 2013 or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Auctioneer and the Seller 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 Purchaser'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

Purchaser'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 Purchaser's earnest money deposit.

## V. 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 Purchaser. An updated Abstract of Record Title will be furnished to the Purchaser prior to close for the Purchaser's attorney to prepare a preliminary title opinion if desired by the Purchaser or the Purchaser's lender.

## VI. Showing of Property

The farmland 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 of the property or the Auctioneer. Announcements made on sale day by the Auctioneer, Amy Nikolaisen of Can-Do Auction & Real Estate, will take precedence over said printed matter.

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. **There are no US Fish & Wildlife wetland easements recorded against the property according to the Bismarck Wetlands Acquisition Office, Bismarck, ND. The property is not subject to a cash rent lease for 2014 crop season. The 2013 Real Estate Taxes will be paid by the seller. The 2014 Real Estate Taxes and subsequent years will be paid by the buyer. The sellers will retain 51% of the owned surface and sub-surface mineral rights.**

160 +/- Acres

Towner County, ND

# LAND AUCTION

**Tuesday, October 8, 10:30am (CT)**

Auction Location: The Fireside Inn & Suites, Hwy 2, Devils Lake, ND



160 +/- Acres

Towner County, ND

# LAND AUCTION

**Tuesday, October 8, 10:30am (CT)**



**Dolores Bozovsky Estate, Owner**

# GENERAL PROPERTY INFORMATION

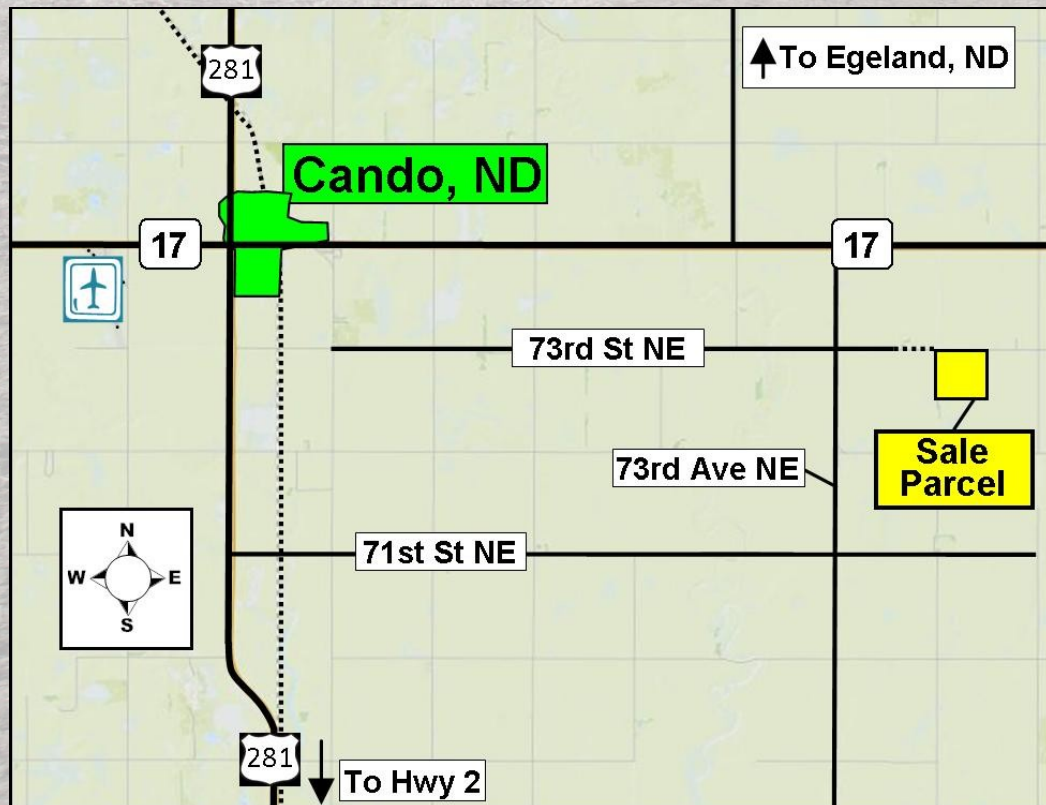
## Welcome prospective bidders!

It's with great pleasure that I welcome you to the Bozovsky land auction! The Bozovsky's and our auction company are offering for sale an *exceptional* quarter of land in Towner County, ND located east of Cando, ND. The parcel features 149 FSA cropland acres with a soil productivity index of 82!! Additionally, the parcel does not have a US Fish & Wildlife wetland easement, is drained, farmed and ready to go. This is an excellent quarter and is surrounded by other great productive cropland! Feel free to inspect the property at your leisure. If you're unable to attend the auction, call us to make arrangements for phone or online bidding. Don't miss this excellent opportunity to purchase exceptional farm ground! The sellers and I wish you the best at the auction! Please call with any questions. See you at the sale!

Best regards,  
Amy

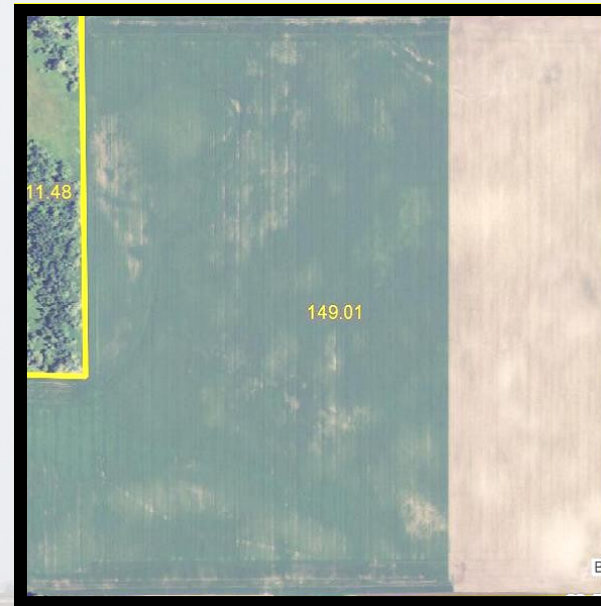


**Contact:**  
**Amy Nikolaisen**  
Auctioneer, Realtor  
Can-Do Auction & Real Estate  
416 Main St, PO Box 190  
Cando, North Dakota 58324  
Office: 701-968-4305, Fax: 701-968-4304  
Cell: 701-303-0392 amy@candoauctions.com  
Auctioneer's #951 Clerk's #644



**Driving Directions:**  
From Cando, ND, travel 5 miles east on highway 17. Turn south on 73rd Ave NE & travel 1 mile. Turn east on 73rd St NE & travel 1 mile on the gravel. The gravel road then turns to a prairie road. Continue traveling east to the trees located on the south side of the prairie road. You'll be at the northwest corner of the sale property.

# PROPERTY INFORMATION



**Legal:** NW 1/4 Section 33-158N-65W, Bethel Township

**Deeded Acres:** 160 +/-

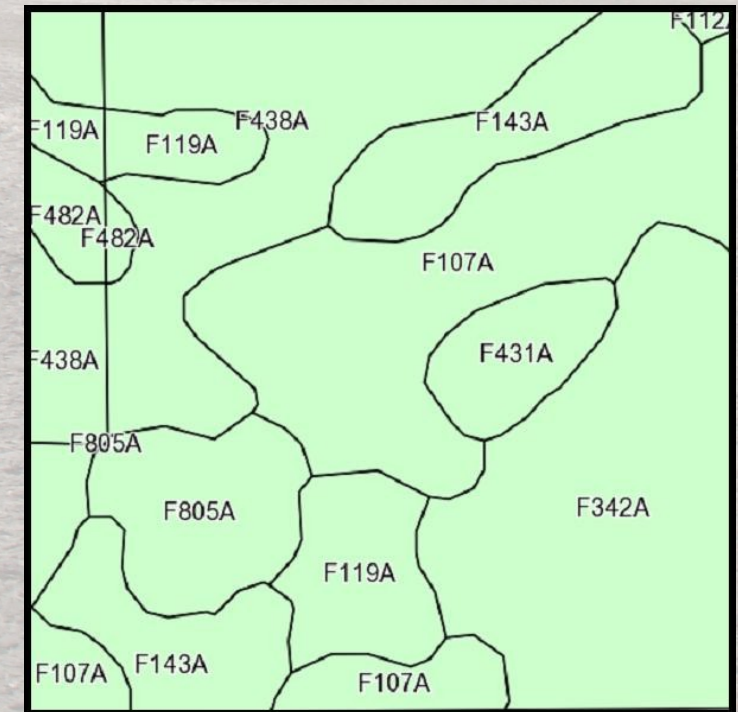
**2012 Real Estate Taxes:** \$994.71

**FSA Cropland Acres:** 149

**Base Acres:** Wheat 117.3 @ 34 bu, Sunflowers 24.9 @ 1,043 lbs, Barley 5.8 @ 55 bu

**2014 Rental Contract:** None

**USFW Wetland Easement:** None



Code	Soil Description	Acres	Percent Of Field	Non-Irr Class	Productivity Index
F438A	Bearden-Lindaas silt loams, 0 to 2 percent slopes	37.8	23.6%	llw	90
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	35.9	22.4%	llc	83
F342A	Wyndmere-Delamere loams, silty substratum, 0 to 2 percent slopes	33.9	21.1%	lle	86
F143A	Barnes-Svea loams, 0 to 3 percent slopes	19.6	12.2%	llc	87
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	12.9	8.0%	lls	51
F805A	Bearden-Colvin silt loams, saline, 0 to 2 percent slopes	10.5	6.5%	lls	60
F431A	Bearden silt loam, 0 to 2 percent slopes	6	3.7%	lle	89
F482A	Great Bend-Overly silt loams, 0 to 2 percent slopes	3.4	2.1%	llc	90
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	0.5	0.3%	llw	77
<b>Weighted Average</b>					<b>82</b>



Cando Auction & Real Estate 877-812-4305

www.candoauctions.com

