



## ***BID INFORMATION PACKET***

**FARM LAND FOR SALE ON BIDS  
Towner County, North Dakota  
Lansing Township**

**Edward Baumgartner, Etal, Owners**

**Compiled by:  
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**FARM LAND FOR SALE ON BIDS**  
**Towner County, North Dakota, Lansing Township**  
**Edward Baumgartner, Etal, Owners**

**Tract #1:** NW ¼ Section 21-162N-65W (160 +/- deeded acres)

**Tract #2:** NW ¼ Section 29-162N-65W (160 +/- deeded acres)

**Tract #3:** NW ¼ Section 32-162N-65W (160 +/- deeded acres)

**Directions:** From Rock Lake, ND, travel 7 miles east on highway 5, turn north & travel 3 1/2 miles. You'll be at the southwest corner of parcel 1. Backtrack south 1 ½ miles, turn west and travel 1 ½ miles. You'll be at the northeast corner of parcel 3. Continue west 1 ½ miles, turn north 1 ½ miles, turn east 1 ½ miles. You'll be at the northwest corner of parcel 2.

**Farm Service Agency information:**

**Parcel 1 (NE ¼ Sec 21)** - Base acres and yields below

<u>Crop</u>	<u>Base Acres</u>	<u>Yields</u>	
Wheat	149.5 acres	27 bushel	
<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
151.67 PP Sp Wht	151.67 Canola	151.67 Sp Wht	149.81 Canola

**Parcel 2 (NE ¼ Sec 29)** - Base acres and yields assigned after CRP expiration:

<u>Crop</u>	<u>Base Acres</u>	<u>Yields</u>
Wheat	26.79 acres	27 bushel
Oats	1 acre	43 bushel
Barley	76.5 acres	38 bushel

**Parcel 3 (NE ¼ Sec 32)** - Base acres and yields assigned after CRP expiration:

<u>Crop</u>	<u>Base Acres</u>	<u>Yields</u>
Wheat	30.1 acres	27 bushel
Oats	1.2 acres	43 bushel
Barley	86.2 acres	38 bushel

\*\*FSA will have the final determination for the prorating of base acres and yields.

**Soil Productivity Indexes:** See catalog for maps

**Real Estate Taxes:** All real estate taxes due and payable for 2011 are currently paid. The 2012 real estate taxes will be prorated to the close date of on or before March 15, 2012. There are no special assessments or installments owing.



**Terms of Sale:** The seller is offering the properties for sale "as is" on a cash basis only. Written bids should be submitted on each tract individually. Written bid submissions will be accepted until **4:00pm, Friday, February 10, 2012**. Bids should be for the total purchase price and not per acre. The highest five (5) bidders on each tract will be notified to have the right to participate in the oral bidding at **11:00am, Wednesday, February 15, 2012** at The Wright Place, Egeland, ND. Bidders must be present to participate in the oral bidding. The purchaser's bidding is not contingent upon financing. All financial arrangements need to be in place prior to the oral bidding process. The bidding process will be announced at the oral bidding. The seller shall have five (5) business days after the oral bidding to accept or reject any or all bids. The successful bidder(s) will be required to sign a written purchase agreement and shall present an earnest money check in the amount of ten percent (10%) of the purchase price which will be deposited into the Cando Auction Trust Account until closing. The remaining balance of the purchase price will be due and payable on the close date. A 6% Buyer's Premium will be added to the high bid(s) to equal the contract price. The property is not currently subject to a cash rent lease for 2012. The 2011-2012 CRP payment(s) will be prorated to the date of close. Bidders shall use the enclosed bidder's form and return it in a sealed envelope to Cando Real Estate, PO Box 190, 416 Main St, Cando, ND 58324.

**Abstract of Title:** The seller will furnish updated abstracts of record title. The buyer will have ten (10) days from the receipt of the abstract(s) to have their attorney review and/or complete a title opinion(s) on their behalf and at their expense. The seller will have thirty (30) days to address any objections to the title.

**Sale Costs:** The seller shall be responsible for the following closing costs: The first abstract update/continuation, preparation of the Warranty Deed and the preparation of and recording expense of all releases, satisfactions and corrective documents. The buyer(s) shall be responsible for title examination/opinion fees and the fee for recording the Warranty Deed with the County Recorder's Office. Any cost not specifically enumerated herein shall be the responsibility of the party ordering the item or contracting therefore. In the special event that the buyer(s) lender requires title insurance, the cost will be entirely paid by the buyer.

**Anticipated Closing Date:** The closing is tentatively set for Thursday, March 15, 2012. Closing will take place at Cando Auction & Real Estate, 416 Main St, Cando, ND 58324.

**Further information:** Requests for further information and/or questions should be directed to Amy Nikolaisen, Cando Auction & Real Estate, (701) 968-4305, (701) 303-0392, [amy@candorealestate.net](mailto:amy@candorealestate.net).

**Warranties:** The information contained herein is from sources deemed to be reliable, however its accuracy is not warranted and no representation or warranty to that effect is being made. Acreage figures have been taken from local tax and Farm Service Agency (FSA) records where available, and are not guaranteed by the seller or agents. The information contained herein is subject to verification and no liability for errors or omissions is assumed. It is the buyer's responsibility to review and inspect all information prior to submitting a bid. Announcements made the day of the oral bidding take precedence over any advertised or printed material.

**Reservations:** The sellers will retain 50% of the owned subsurface mineral rights. The seller reserves the right to reject any and all bids and to waive any irregularities in any bid and to modify oral bidding requirements.



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**Lansing Township, Towner County, North Dakota**  
**Edward Baumgartner, Etal, Owners**

**Bid Form**

Please complete this form with your desired bid(s). All bids are to be for the total purchase price of each tract of land.

**Tract #1 (NW ¼ Section 21-162N-65W)**

I bid the total sum of \$\_\_\_\_\_ for this tract of land located in Towner County, ND.

**Tract #2 (NW ¼ Section 29-162N-65W)**

I bid the total sum of \$\_\_\_\_\_ for this tract of land located in Towner County, ND.

**Tract #3 (NW ¼ Section 32-162N-65W)**

I bid the total sum of \$\_\_\_\_\_ for this tract of land located in Towner County, ND.

This bid is submitted in accordance with all of the terms and conditions set forth in the disclosed bid packet.

Dated \_\_\_\_\_, 2012

\_\_\_\_\_  
Bidder Name

\_\_\_\_\_  
Bidder Telephone Number

\_\_\_\_\_  
Bidder Address

\_\_\_\_\_  
Bidder Mobile Number

\_\_\_\_\_  
Bidder Signature

**Note:** Bids are required to be received at Cando Auction & Real Estate, 416 Main St, PO Box 190, Cando, ND 58324 no later than **4:00pm, Friday, February 10, 2012** in a sealed envelope.

Seller reserves the right to accept or reject any or all bids and to waive any irregularities in any bid and to modify oral bidding requirements.

