



BID INFORMATION PACKET

FARM LAND FOR SALE ON BIDS

**159.04 +/- Acres, Huron Township
Cavalier County, North Dakota**

James Buchweitz Estate, Owner

Contact:

Amy Nikolaisen

Auctioneer, Broker, Realtor

Nikolaisen Land Company

418 Main Street, PO Box 7

Cando, North Dakota 58324

(844) 872-4289, (701) 968-4455, (701) 303-0392

amy@nikolaisenlandcompany.com

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Property is offered for sale as one (1) parcel.

Directions: The sale parcel is located 3.75 miles north of Munich, ND on Highway 20.

SALE PARCEL: The N½NE¼ less Hwy & NE¼NW¼ and Government Lot One (1) a/k/a NW¼NW¼ all in Section 31-T161N-R63W, Huron Township, Cavalier County, ND

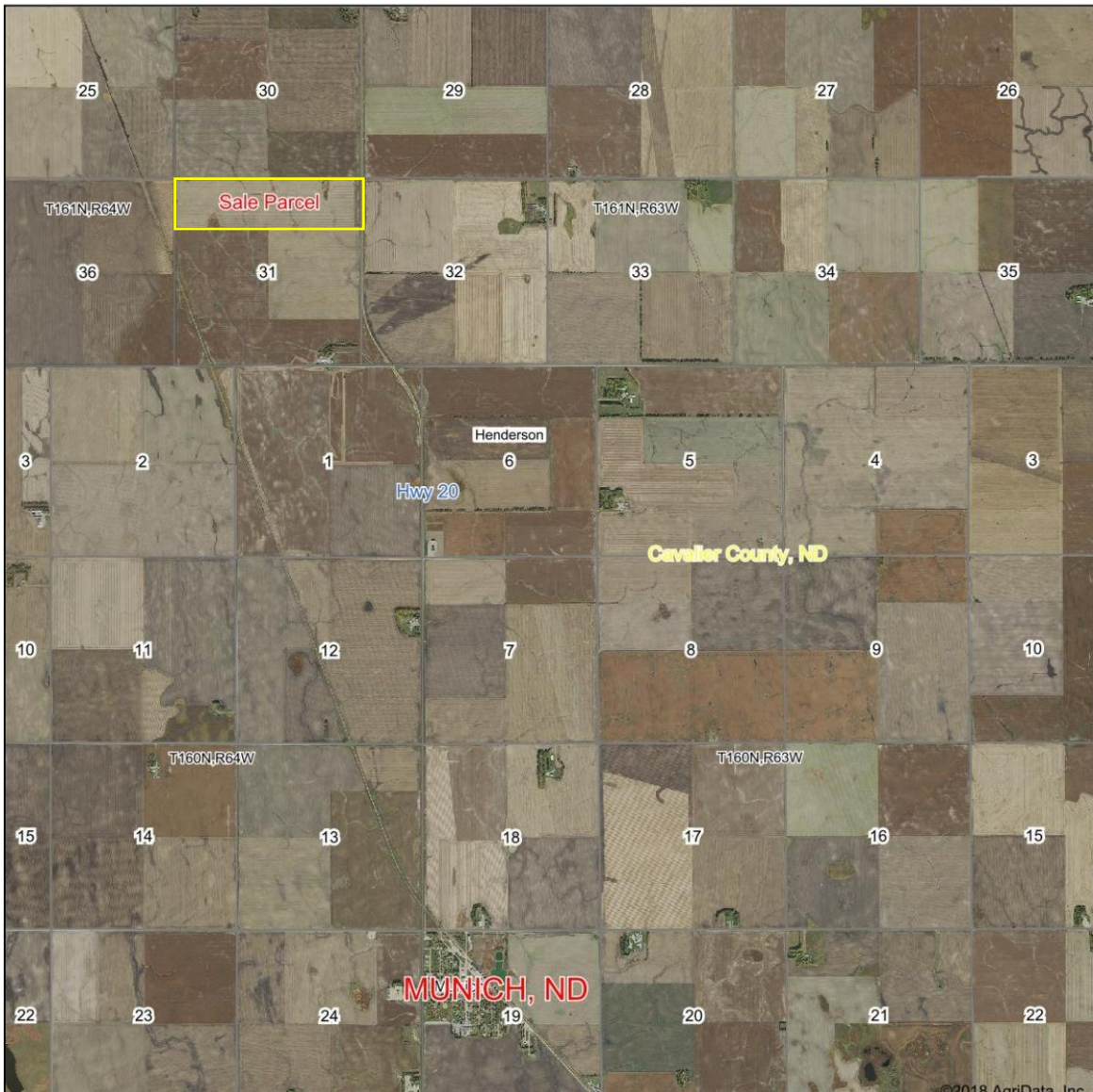
Deeded Acres: 159.04, more or less

2017 Real Estate Taxes: \$1,463.22

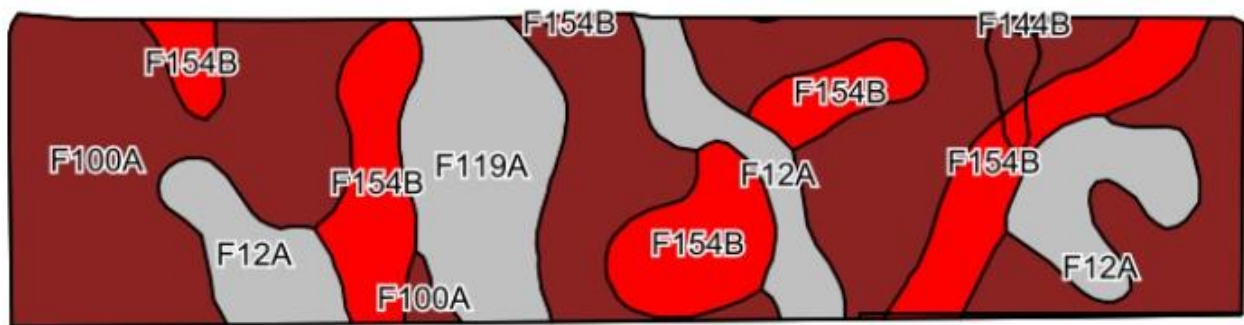
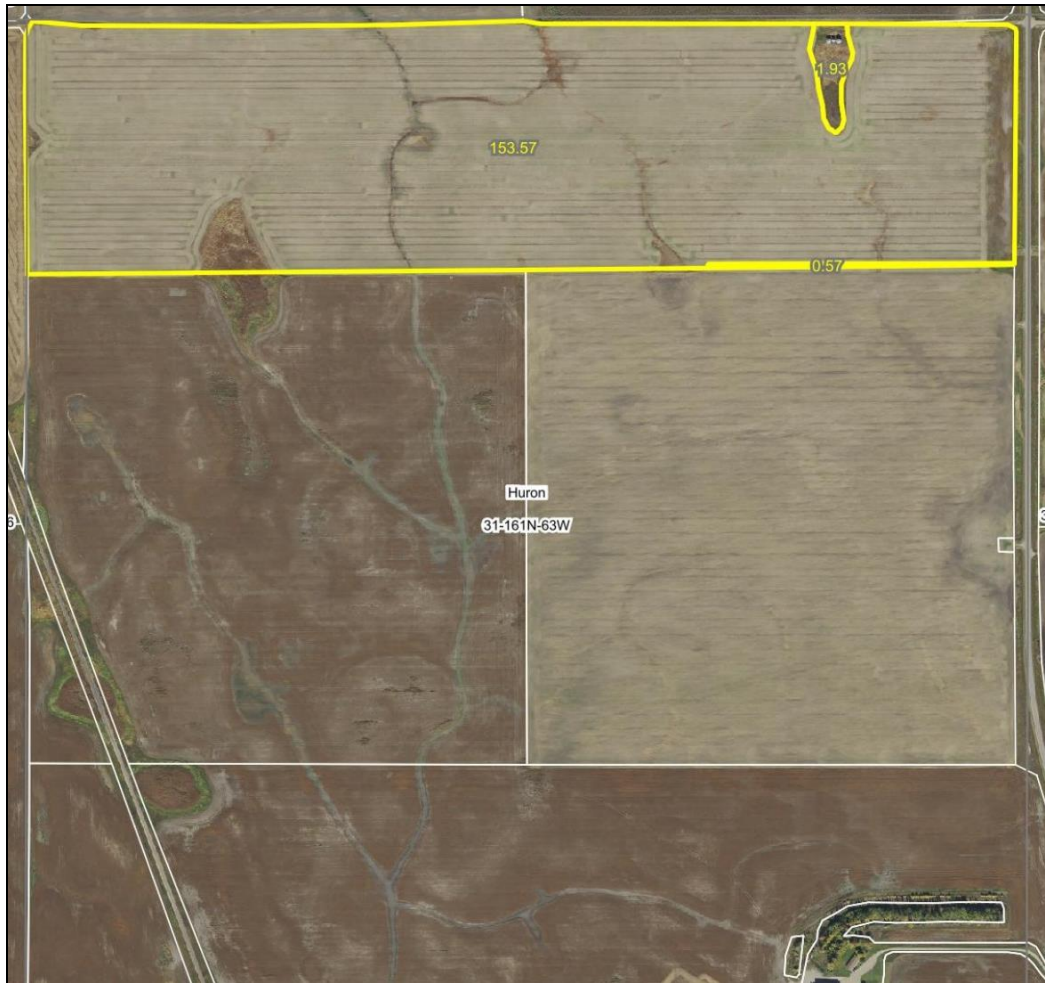
Sale Parcel - Farm Service Agency information:

FSA Cropland Acres: 153.57

Base acres & yields: Wheat 76.78 ac, PLC Yield 42 bu
Soybeans 27.96 ac, PLC Yield 32 bu
Canola 48.83 ac, PLC Yield 1,878 lbs



Farm Service Agency Map and Soil Productivity Index Map:



Area Symbol: ND019. Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	82.92	53.1%		Ile	64
F154B	Svea-Buse loams, 3 to 6 percent slopes	33.14	21.2%		Ile	78
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	23.05	14.8%		IVw	31
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	16.64	10.7%		IVw	45
F144B	Barnes-Buse loams, 3 to 6 percent slopes	0.32	0.2%		IIIe	69
Weighted Average						60.1

Real Estate Taxes: All real estate taxes due and payable for 2017 are currently paid. The Seller will pay the 2018 real estate taxes. The Buyer will be responsible for the 2019 real estate taxes and subsequent year's real estate taxes and/or special assessments. There are no special assessments or installments owing.

Terms of Sale: The seller is offering the property for sale "as is" on a cash basis only. Written bid submissions will be accepted until **4:00pm, Tuesday, August 14, 2018**. Bids should be for the total purchase price and not per acre. The highest five (5) bidders will be notified to have the right to participate in the oral bidding at **10:00am, Thursday, August 16, 2018** at Nikolaisen Land Company, 418 Main Street, Cando, North Dakota. 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 Nikolaisen Land Company Trust Account until closing. The remaining balance of the purchase price will be due and payable on the close date. Bidders shall use the enclosed bidder's form and return it in a sealed envelope to Nikolaisen Land Company, PO Box 7, 418 Main Street, Cando, ND 58324.

Abstract of Title: The seller will furnish an updated abstract 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 curative documents. The buyer(s) shall be responsible for a title examination/opinion fee 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. Any required surveys will be at the buyer's expense. These properties are to be sold subject to any restrictive covenants or easements of record.

Anticipated Closing Date: The closing is tentatively set for on or before **Wednesday, October 10, 2018** with the seller's closing agent. Possession will be at closing unless otherwise agreed upon by buyer and seller in writing. Purchasers who are unable to close because of insufficient funds will be in default and the earnest money deposit will be forfeited.

Further information: Requests for further information should be directed to Amy Nikolaisen, Broker, Realtor, Auctioneer, Nikolaisen Land Company, (844) 872-4289, (701) 303-0392, amy@nikolaisenlandcompany.com.

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.

Rental Contracts: The property has a cash rent contract for the 2018 cropping season only. The 2018 cash rent contract income will be retained by the Seller.

Reservations: The Seller will retain 50% of the owned subsurface mineral rights. The Buyer will receive the owned surface 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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Additional property photos:

Drone photos coming soon.

LAND FOR SALE ON BIDS
159.04 +/- Acres
Huron Township, Cavalier County, North Dakota
James Buchweitz Estate, Owner

Bid Form

Please complete this form with your desired bid. All bids are to be for the total dollar amount, not per acre.

SALE PARCEL: The N¹/₂NE¹/₄ less Hwy & NE¹/₄NW¹/₄ and Government Lot One (1) a/k/a NW¹/₄NW¹/₄ all in Section 31-T161N-R63W, 159.04 +/- deeded acres

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

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

Dated this _____ day of _____, 2018

Bidder Signature

Bidder Name

Bidder Telephone Number

Bidder Address

Bidder Mobile Number

Note: Bids are required to be received at Nikolaisen Land Company, 418 Main St, PO Box 7, Cando, ND 58324 no later than **4:00pm, Tuesday, August 14, 2018** 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.



This auction is managed by Amy Nikolaisen, Auctioneer, Broker, Realtor, Nikolaisen Land Company, 418 Main St, PO Box 7, Cando, ND 58324; ND Auctioneer's #951, ND Clerk's 644, 844-872-4289. Any announcements made sale day take precedence over any printed materials. We urge you to inspect the property.