



***BID INFORMATION PACKET***

**FARM LAND FOR CASH RENT BIDS**  
**561.48 FSA Cropland Acres**  
**Seivert Township, Cavalier County, North Dakota**

**DuVall, Owners**

**Contact:**  
**Amy Nikolaisen**  
*Auctioneer, Broker*  
**Nikolaisen Land Company**  
**418 Main Street, PO Box 7**  
**Cando, ND 58324**  
**(844) 872-4289**  
**(701) 968-4455**  
**(701) 303-0392**  
**amy@nikolaisenlandcompany.com**  
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**561.48 FSA Cropland Acres**  
**Seivert Township, Cavalier County, North Dakota**  
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**Property is offered for cash rent as one parcel.**

**Directions:** From Calio, ND, travel 5 1/2 miles south on 80th Ave NE. You'll be at the northeast corner of Section 32. Continue traveling 1/2 mile south, turn east on 78th St NE and travel 2 miles. Turn north on 82nd Ave NE & travel 1/2 mile. You'll be at the southeast corner of the NE 1/4 Section 34. Travel north 1/2 mile. You'll be at the southeast corner of the SE 1/4 Section 27.

**SUBJECT PROPERTY:**      **SE ¼ Section 27-159N-64W, Cavalier County, ND**  
   **SE ¼ Section 32-159N-64W, Cavalier County, ND**  
   **N ½ Section 34-159N-64W, Cavalier County, ND**

**Farm Service Agency information:**

SE ¼ Section 27-159N-64W – 137.85 FSA Cropland Acres  
Base Acres:      Wheat 34.64 acres, 31 bushel yield  
                                 Oats 36.34 acres, 47 bushel yield  
                                 Barley 7.92 acres, 44 bushel yield

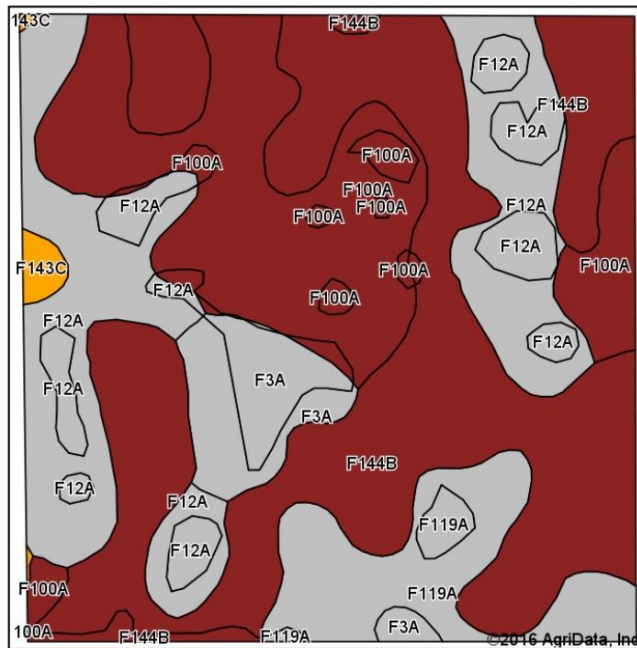
N ½ SE ¼ Section 32-159N-64W – 62.69 FSA Cropland Acres  
Base Acres:      Wheat 48.2 acres, 31 bushel yield  
                                 Barley 1.8 acres, 44 bushel yield

S ½ SE ¼ Section 32-159N-64W – 57.64 FSA Cropland Acres  
Base Acres:      Wheat 20 acres, 31 bushel yield  
                                 Barley 11 acres, 44 bushel yield

N ½ Section 34-159N-64W – 303.3 FSA Cropland Acres  
Base Acres:      Wheat 227.26 acres, 31 bushel yield  
                                 Oats 31.16 acres, 47 bushel yield  
                                 Barley 44.88 acres, 44 bushel yield

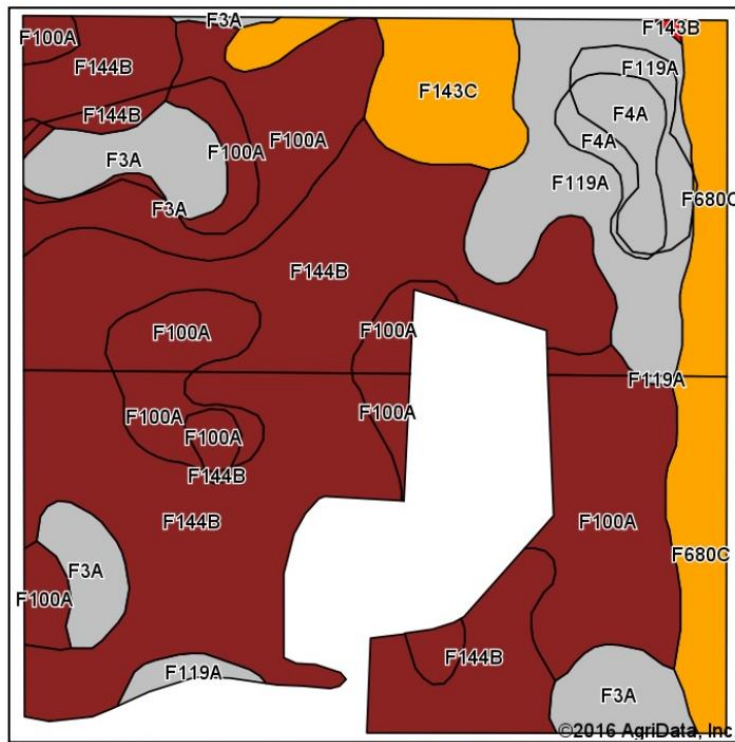
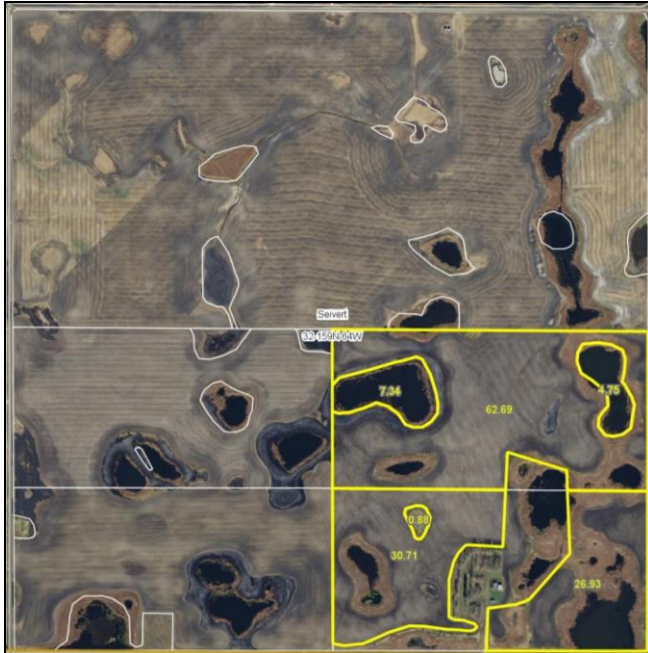
Total FSA Cropland Acres: 561.48

**Farm Service Agency and Soil Productivity Index Maps:**



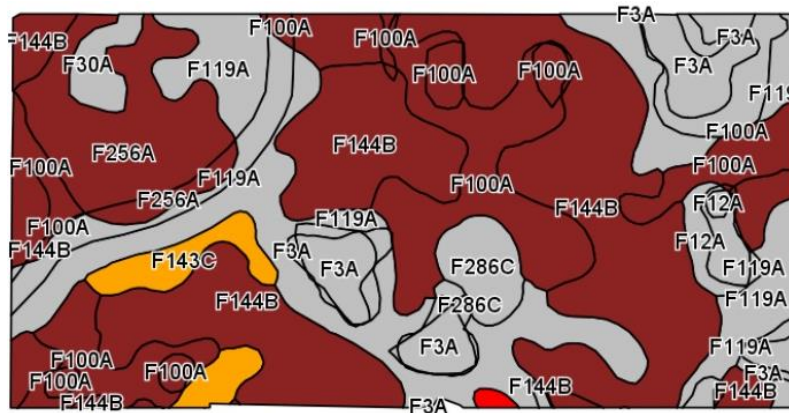
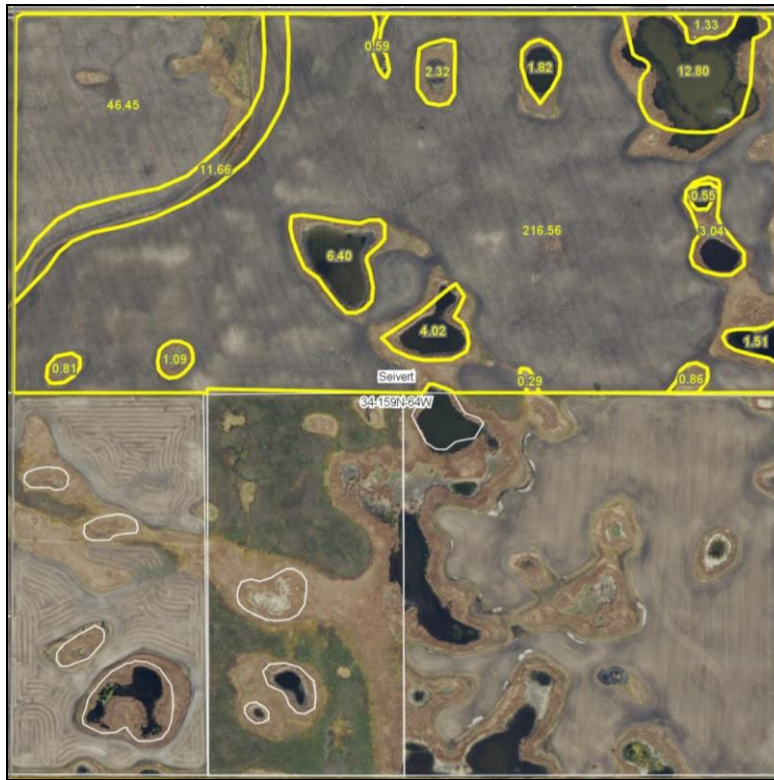
Area Symbol: ND019, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F144B	Barnes-Buse loams, 3 to 6 percent slopes	61.78	39.8%		Ile	69
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	34.59	22.3%		IVw	31
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	34.41	22.2%		Ile	64
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	14.07	9.1%		IVw	45
F3A	Parnell silty clay loam, 0 to 1 percent slopes	9.14	5.9%		Vw	25
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	1.14	0.7%		IVe	56
<b>Weighted Average</b>						<b>54.6</b>

# DuVall Land Rent Auction



Area Symbol: ND019, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F144B	Barnes-Buse loams, 3 to 6 percent slopes	53.72	40.3%		Ile	69
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	34.77	26.1%		Ile	64
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	13.09	9.8%		IVw	45
F3A	Parnell silty clay loam, 0 to 1 percent slopes	10.20	7.7%		Vw	25
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	10.17	7.6%		Ile	55
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	7.50	5.6%		IVe	56
F4A	Southam silty clay loam, 0 to 1 percent slopes	3.76	2.8%		VIIIw	9
F143B	Barnes-Svea loams, 3 to 6 percent slopes	0.09	0.1%		Ile	75
<b>Weighted Average</b>						<b>58.5</b>

# DuVall Land Rent Auction



Area Symbol: ND019, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F144B	Barnes-Buse loams, 3 to 6 percent slopes	106.02	34.0%		Ile	69
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	78.05	25.0%		IVw	45
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	55.65	17.8%		Ile	64
F256A	Divide loam, shaly, loamy substratum, 0 to 2 percent slopes	27.07	8.7%		Ils	64
F3A	Parnell silty clay loam, 0 to 1 percent slopes	17.83	5.7%		Vw	25
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	9.40	3.0%		IVe	56
F286C	Fordville-Sioux complex, 2 to 9 percent slopes	6.84	2.2%		IIIe	49
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	6.37	2.0%		IVw	31
F30A	Marysland loam, shaly, loamy substratum, 0 to 1 percent slopes	4.24	1.4%		IVw	34
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	0.63	0.2%		Ile	75
<b>Weighted Average</b>						<b>57.1</b>

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**Real Estate Taxes:** All real estate taxes will be paid by the land owners.

**Terms of Sale:** The land owners are offering the property for cash rent bids for a three (3) year contract. Written bid submissions will be accepted until **4:00pm, Tuesday, December 13, 2016**. Bids should be for the total dollar amount calculated using 561.48 FSA acres. The highest five (5) bidders will be notified to have the right to participate in the oral bidding at **11:00am, Thursday, December 15, 2016** at Nikolaisen Land Company, 418 Main Street, PO Box 7, Cando, 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 will be required to sign a written cash rent agreement and shall present an earnest money check in the amount of fifty percent (50%) of the first year's rent which will be deposited into the Nikolaisen Land Company Auction Trust Account until closing. The remaining balance of the first year's cash rent will be due and payable on the close date of December 29, 2016. Bidders shall use the enclosed bidder's form and return it in a sealed envelope to Nikolaisen Land Company, PO Box 7, 418 Main St, Cando, ND 58324.

**Costs:** The Landowners shall be responsible for the cost of the cash rent contract. Any costs not specifically enumerated herein shall be the responsibility of the party ordering the item or contracting thereof.

**Anticipated Closing Date:** The closing is tentatively set for on or before **Thursday, December 29, 2016** with Nikolaisen Land Company, 418 Main Street, Cando, ND 58324. **The balance (the remaining 50%) of the first year's rent will be paid to the Landowners on the close date of December 29, 2016.** All other payments will be made according to the terms of the cash rent lease. Lessees 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 and/or questions should be directed to Amy Nikolaisen, Nikolaisen Land Company, (844) 872-4289, (701) 968-4455, (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 Farm Service Agency (FSA) records where available, and are not guaranteed by the Landowners or agents. The information contained herein is subject to verification and no liability for errors or omissions is assumed. It is the Lessee'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 seller reserves the right to reject any and all bids and to waive any irregularities in any bid and to modify oral bidding requirements.

**FARM LAND FOR CASH RENT BIDS**  
**561.48 FSA ACRES**  
**Seivert Township, Cavalier County, North Dakota**  
**Duvall, Owners**

**Bid Form**

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

**SUBJECT PROPERTY: SE<sup>1</sup>/<sub>4</sub> Section 27-159N-64W, SE<sup>1</sup>/<sub>4</sub> Section 32-159N-64W, N<sup>1</sup>/<sub>2</sub> Section 34-159N-64W**

I bid the total sum of \$ \_\_\_\_\_ for the 561.48 FSA acres 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 \_\_\_\_\_, 2016

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

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

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

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

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

**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, December 13, 2016** in a sealed envelope.

Landowners reserve 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, 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 on the oral bidding day take precedence over any printed materials. We urge you to inspect the property.