



BID INFORMATION PACKET

**FARM LAND FOR SALE ON BIDS
400 +/- Acres, Atkins Township
Towner County, North Dakota**

Eileen Eggl Estate, Owner

**Contact:
Amy Nikolaisen
Auctioneer, Realtor
Can-Do Auction & Real Estate
416 Main Street, PO Box 190
Cando, ND 58324
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(701) 968-4305
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Eileen Eggl Estate, Owner

Sale Parcel: NE ¼ & SE ¼ Section 10-157N-67W and W ½ SW ¼ Section 11-157N-67W, Atkins Township, Towner County, North Dakota (400 +/- deeded acres)

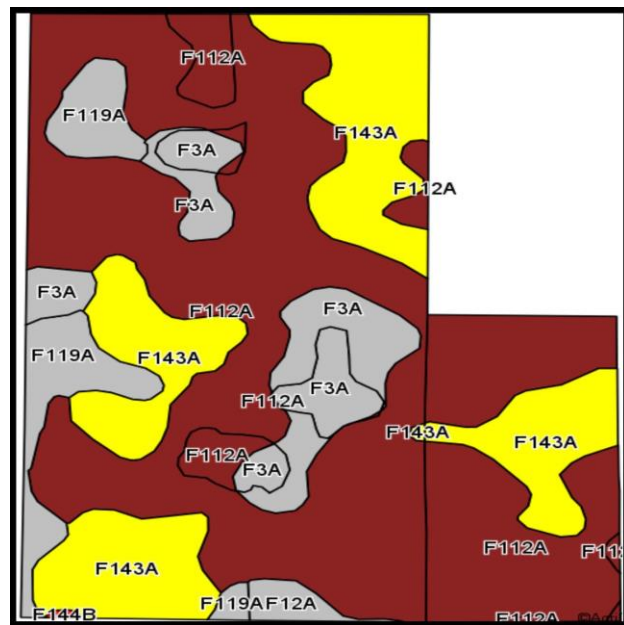
Directions: From Cando, ND, travel 5 miles south on Highway 281 (67th Ave NE), turn west and travel 4 miles on 69th St NE, turn north on the prairie road and travel 1 mile. You'll be at the southwest corner of the property.

Farm Service Agency information:

FSA Cropland Acres 403.57; Base acres & yields below:

<u>Crop</u>	<u>Base Acres</u>	<u>Yields</u>	<u>Crop</u>	<u>Base Acres</u>	<u>Yields</u>
Wheat	19.1 acres	30 bushel	Sunflowers	0.1 acre	1,044 lbs
Canola	0.1 acre	1,889 lbs	Barley	5.3 acres	46 bushel

FSA Map and Soil Productivity Index Map:



Code	Soil Description	Acres	Percent Of Field	Non-Irr Class	Productivity Index
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	236.22	58.5%	IIIw	67
F143A	Barnes-Svea loams, 0 to 3 percent slopes	96.96	24.0%	IIc	86
F3A	Parnell silty clay loam, 0 to 1 percent slopes	39.47	9.8%	Vw	30
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	26.33	6.5%	IIIs	47
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	4.29	1.1%	IVw	34
F144B	Barnes-Buse loams, 3 to 6 percent slopes	0.30	0.1%	IIe	72
	Weighted Average				66.3



Real Estate Taxes: All real estate taxes due and payable for 2013 are currently paid. The 2014 real estate taxes will be paid for by the seller at closing. There are no special assessments or installments owing. All subsequent real estate taxes and/or special assessments will be paid by the new owner.

Terms of Sale: The seller is offering the properties for sale "as is" on a cash basis only. Written bid submissions will be accepted until **5:00pm, Wednesday, September 10, 2014**. 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 **11:00am, Friday, September 12, 2014** at Can-Do Auction and Real Estate, 416 Main St, 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(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 Can-Do Auction & Real Estate Trust Account until closing. The remaining balance of the purchase price will be due and payable on the close date. Up until now, the property has been in the Conservation Reserve Program. The contract for said program has been cancelled and the income from said contract will be retained by the seller. Bidders shall use the enclosed bidder's form and return it in a sealed envelope to Can-Do Auction & 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 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 Friday, October 24, 2014 with the closing agent, Tom Traynor, Attorney-At-Law of Traynor Law Firm, PC, Devils Lake, ND, 701-662-4077. The closing will take place at Traynor Law Firm, 509 5th St NE, Suite 1, Devils Lake, ND 58301. 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 and/or questions should be directed to Amy Nikolaisen, Can-Do Auction & Real Estate, (877) 812-4305, (701) 968-4305, (701) 303-0392, amy@candoauctions.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.

Reservations: The seller will retain 100% of the owned subsurface mineral rights. The surface mineral rights will transfer to the buyer. 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.

LAND FOR SALE ON BIDS
Atkins Township, Towner County, North Dakota
Eileen Eggl Estate, Owner

Bid Form

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

SALE PARCEL: NE ¼ & SE ¼ Section 10-157N-67W & W ½ SW ¼ Section 11-157N-67W, 400 +/- deeded acres

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 & conditions set forth in the disclosed bid packet.

Dated _____, 2014

Bidder Name

Bidder Telephone Number

Bidder Address

Bidder Mobile Number

Bidder Signature

Note: Bids are required to be received at Can-Do Auction & Real Estate, 416 Main St, PO Box 190, Cando, ND 58324 no later than **5:00pm, Wednesday, September 10, 2014** 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, Can-Do Auction & Real Estate, 416 Main St, PO Box 190, Cando, ND 58324; ND Auctioneer's #951, ND Clerk's 644, 877-812-4305. Any announcements made sale day take precedence over any printed materials. We urge you to inspect the property.