



BID INFORMATION PACKET

FARM LAND FOR SALE ON BIDS
591.2 +/- Acres, Twin Hill and Victor Townships
Towner County, North Dakota

Hall Family, Owner

Contact:

Amy Nikolaisen

Auctioneer, Broker, Realtor

Nikolaisen Land Company

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FARM LAND FOR SALE ON BIDS
Towner County, North Dakota, Twin Hill & Victor Townships
Hall Family, Owner

Property is offered for sale in four parcels.

Directions: From Egeland, ND, travel across Highway 66 to the north. Parcels 1 & 2 are located there. To reach Parcels 3 & 4, travel south of Egeland, ND on 72nd Ave NE for 3.5 miles. Turn east on 80th St NE and travel ½ mile. The parcels are on the north side of the road.

SALE PARCEL 1: NW ¼ of Section 31-T160N-R65W, Twin Hill Township, Towner County, North Dakota

Deeded Acres: 144.37 +/- **2016 Real Estate Taxes:** \$579.51

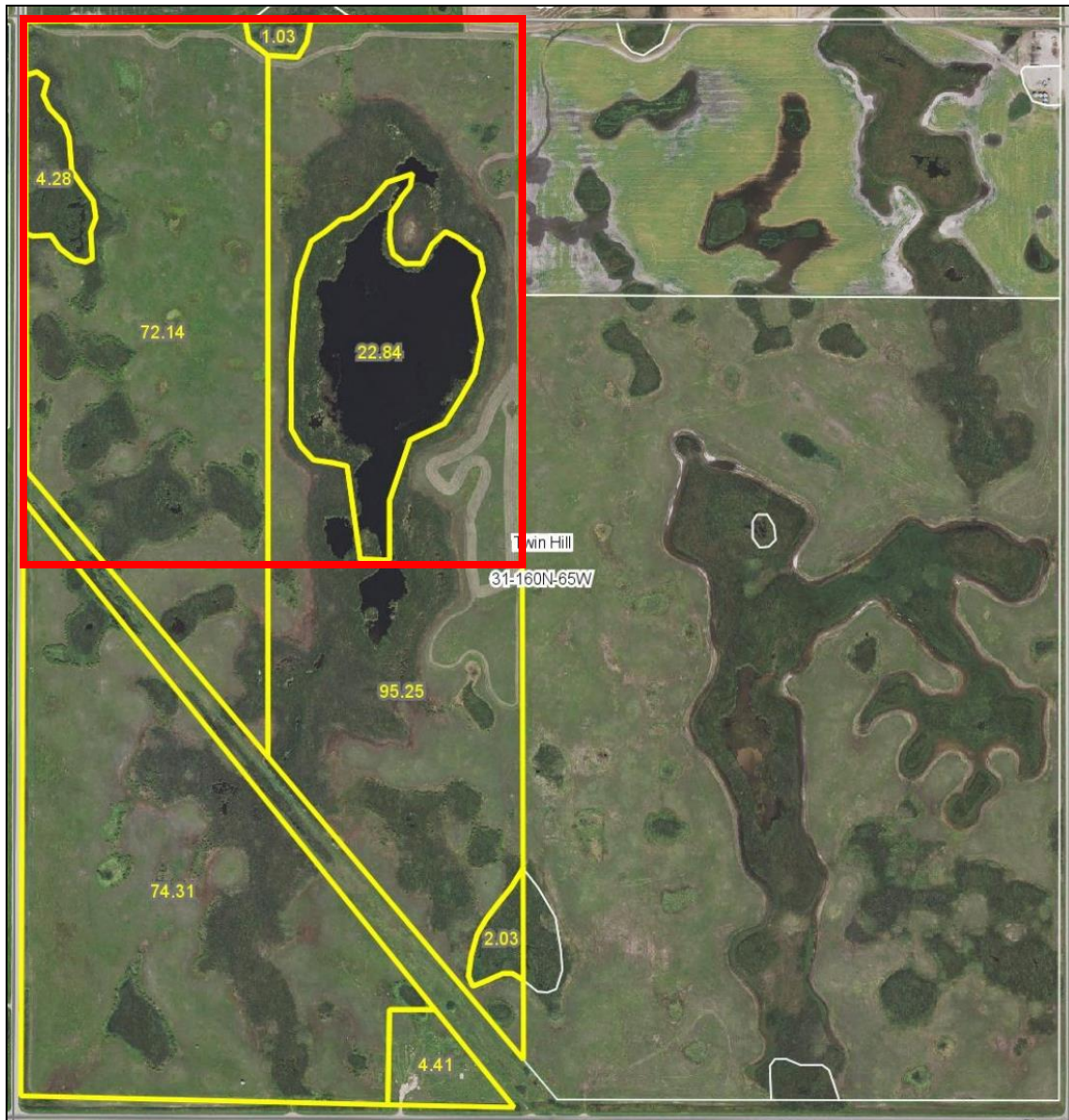
Parcel 1 - Farm Service Agency information:

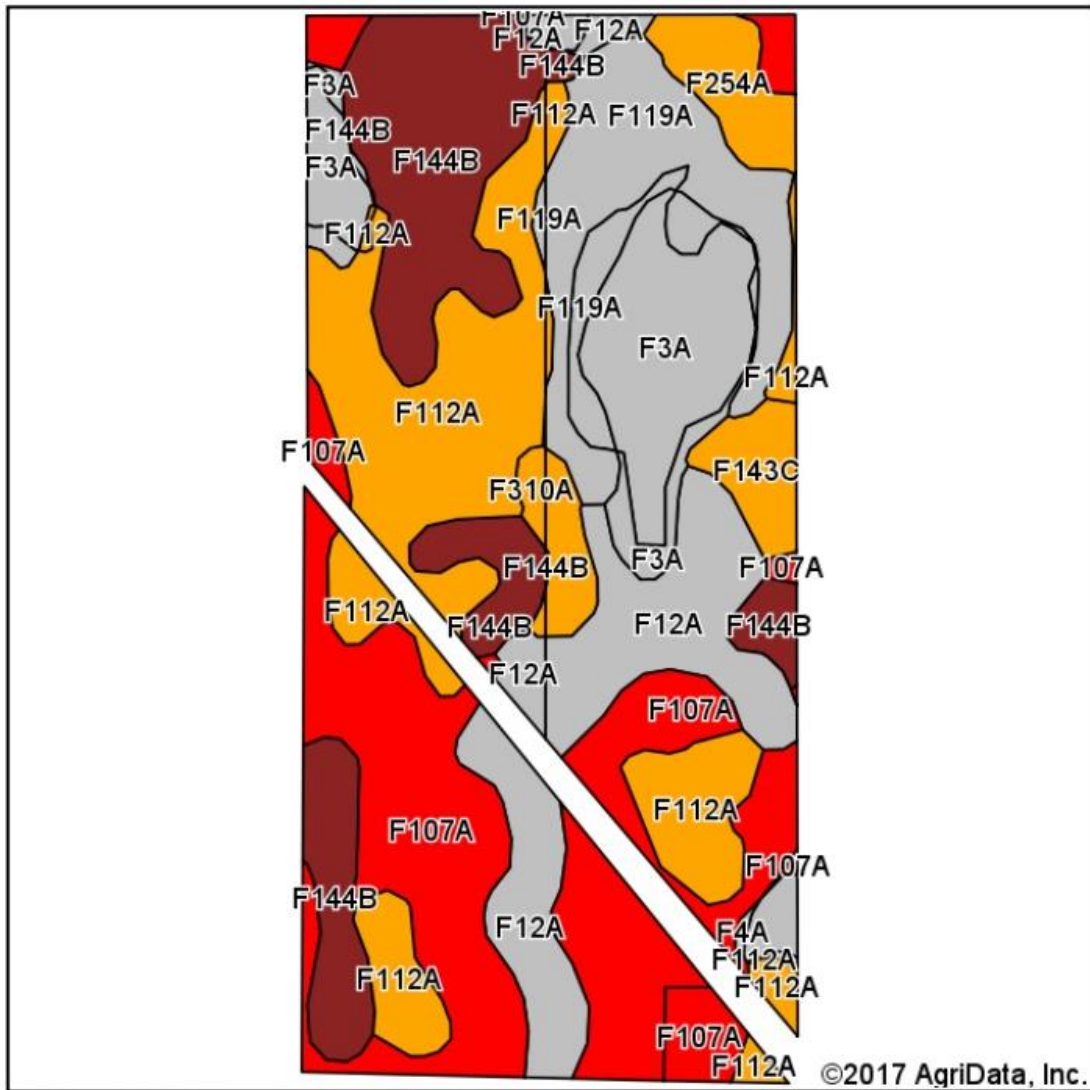
FSA Cropland Acres 241.7

Base acres & yields (CCC-505 Reduction Acres): Wheat 151.70, Oats 0.40, Barley 29 (shared with Parcel 2)

CRP: 241.7 acres, \$63.54/acre, \$15,358.00 annual payment, 10/1/2017 – 9/30/2032, CP23A (shared w Parcel 2)

Parcel 1 – Farm Service Agency and Soil Productivity Index Maps:





Area Symbol: ND095, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	65.67	23.8%		Ile	77
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	53.81	19.5%		IIw	58
F144B	Barnes-Buse loams, 3 to 6 percent slopes	44.46	16.1%		IIIe	69
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	35.43	12.8%		IVw	31
F3A	Parnell silty clay loam, 0 to 1 percent slopes	28.37	10.3%		Vw	25
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	27.71	10.0%		IVw	45
F254A	Divide loam, shaly, 0 to 2 percent slopes	7.36	2.7%		IIs	58
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	5.89	2.1%		IVe	55
F310A	Brantford-Divide, shaly, loams, 0 to 2 percent slopes	5.33	1.9%		IIs	58
F4A	Southam silty clay loam, 0 to 1 percent slopes	2.26	0.8%		VIIIw	9
Weighted Average						55.7

SALE PARCEL 2: Part of the SW¼ of Section 31-T160N-R65W, Twin Hill Township, Towner County, North Dakota

Deeded Acres: 126.83 +/- **2016 Real Estate Taxes:** \$648.75

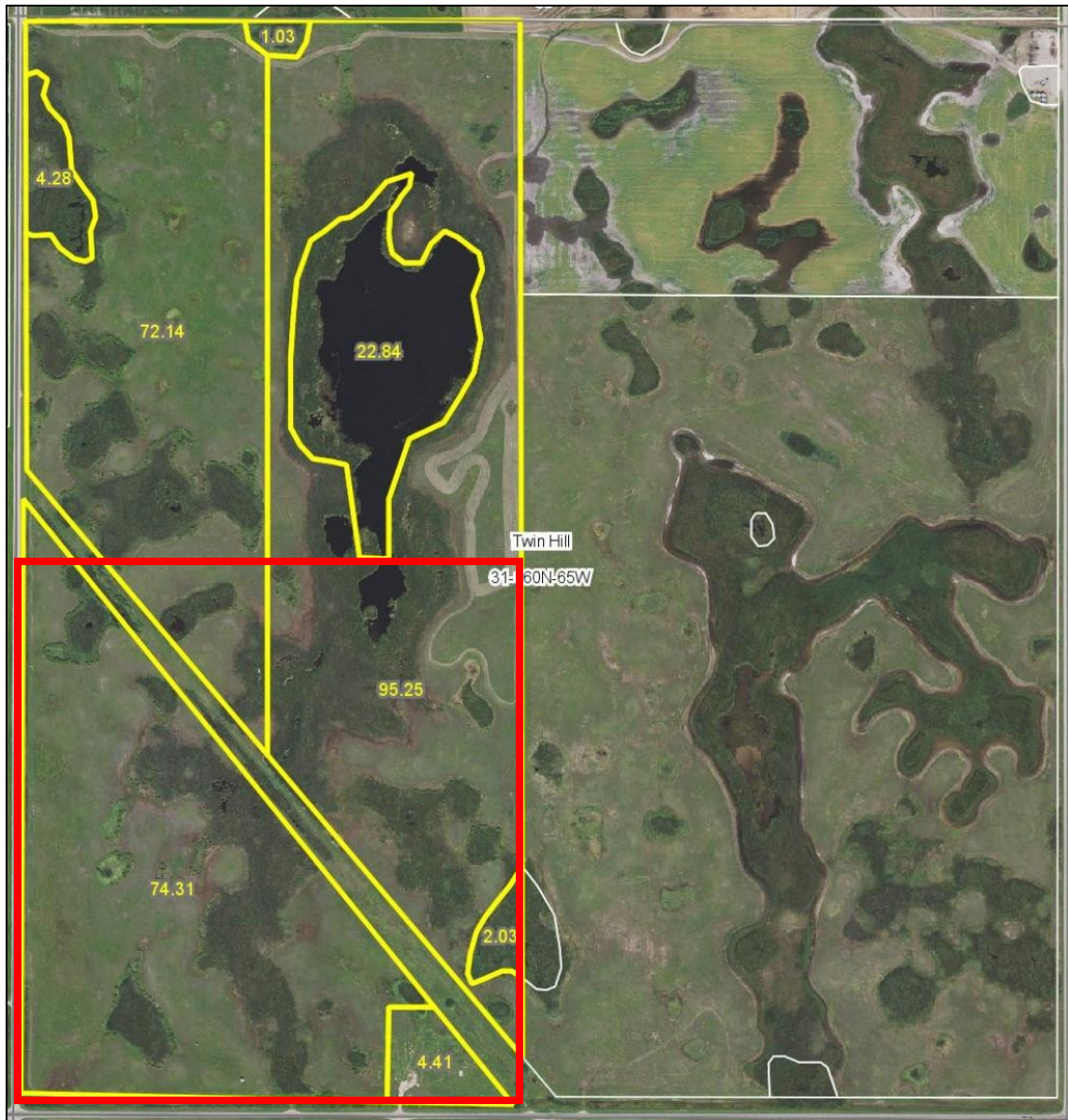
Parcel 2 - Farm Service Agency information:

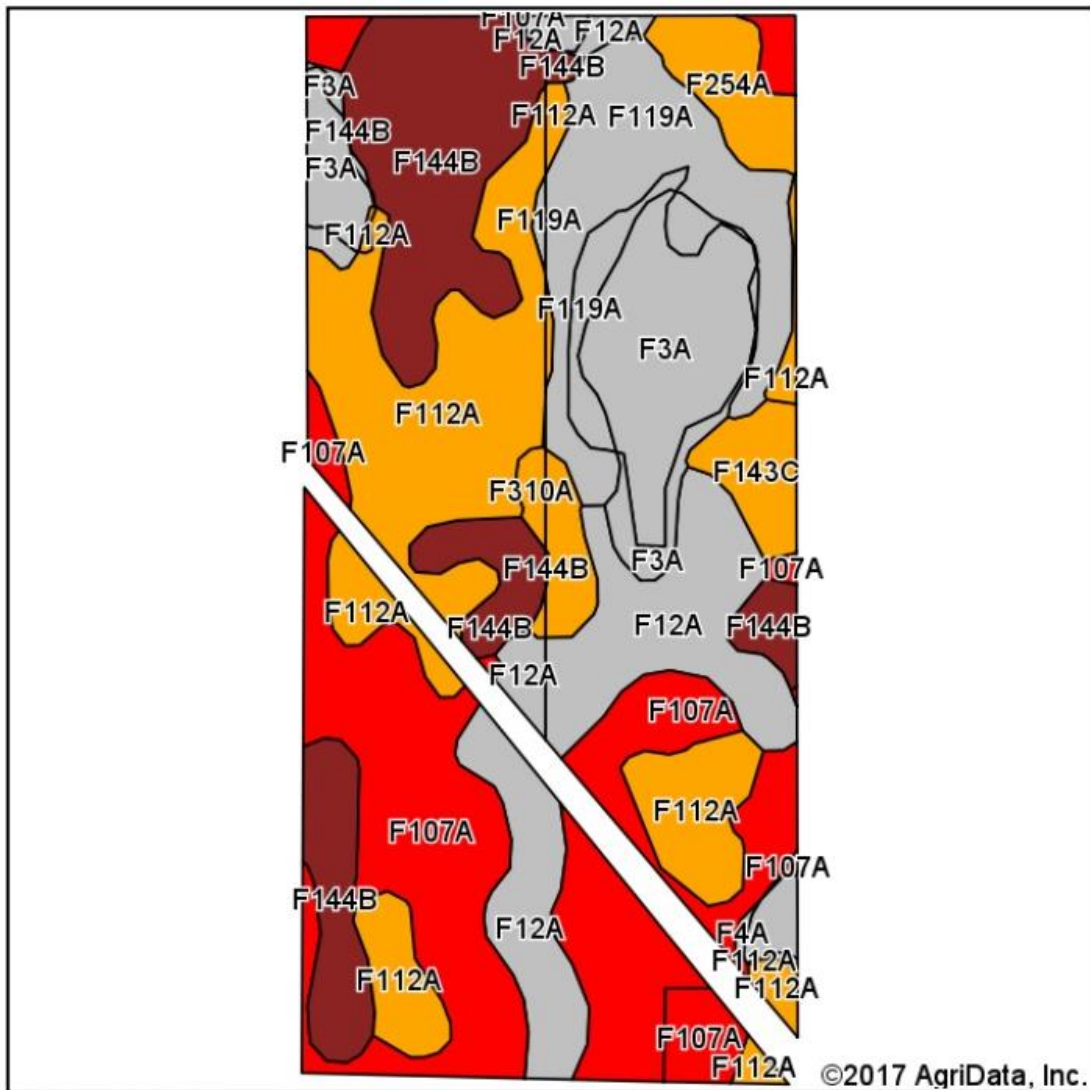
FSA Cropland Acres 241.7

Base acres & yields (CCC-505 Reduction Acres): Wheat 151.70, Oats 0.40, Barley 29 (shared with Parcel 1)

CRP: 241.7 acres, \$63.54/acre, \$15,358.00 annual payment, 10/1/2017 – 9/30/2032, CP23A (shared w Parcel 1)

Parcel 2 – Farm Service Agency and Soil Productivity Index Maps:





Area Symbol: ND095. Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	65.67	23.8%		Ile	77
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	53.81	19.5%		IIw	58
F144B	Barnes-Buse loams, 3 to 6 percent slopes	44.46	16.1%		IIIe	69
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	35.43	12.8%		IVw	31
F3A	Parnell silty clay loam, 0 to 1 percent slopes	28.37	10.3%		Vw	25
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	27.71	10.0%		IVw	45
F254A	Divide loam, shaly, 0 to 2 percent slopes	7.36	2.7%		IIs	58
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	5.89	2.1%		IVe	55
F310A	Brantford-Divide, shaly, loams, 0 to 2 percent slopes	5.33	1.9%		IIs	58
F4A	Southam silty clay loam, 0 to 1 percent slopes	2.26	0.8%		VIIw	9
Weighted Average						55.7

SALE PARCEL 3: SE¼ of Section 19-T159N-R65W, Victor Township, Towner County, North Dakota

Deeded Acres: 160 +/-

2016 Real Estate Taxes: \$611.89

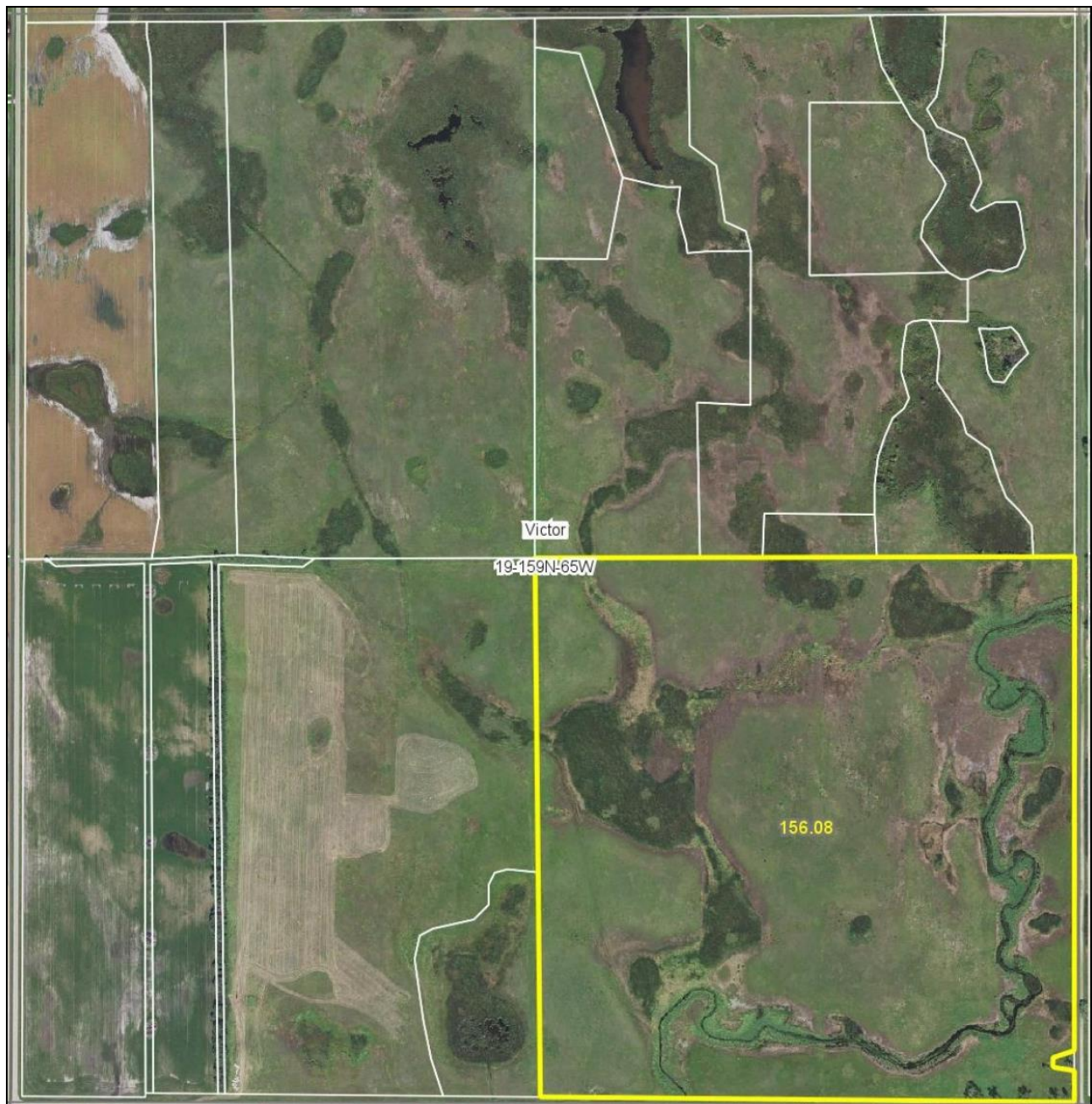
Parcel 3 - Farm Service Agency information:

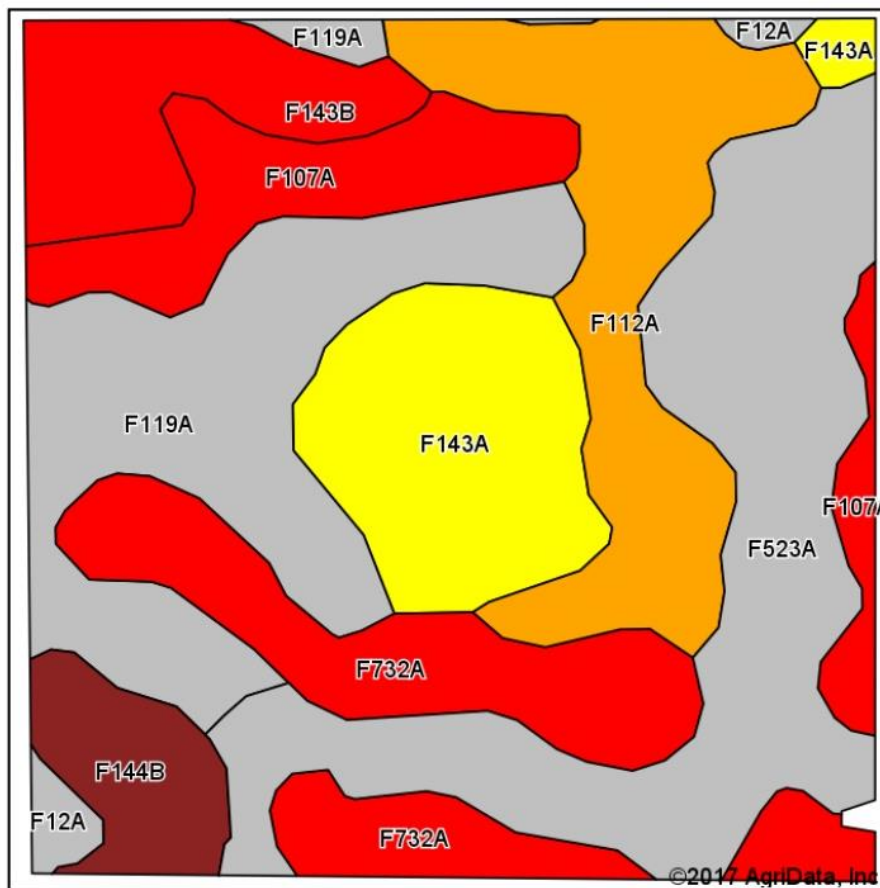
FSA Cropland Acres: 156.08

Base acres & yields (CCC-505 Reduction Acres): Wheat 193.70, Oats 0.60, Barley 37.10 (shared with Parcel 4)

CRP: 308.51 acres, \$62.95/acre, \$19,421.00 annual payment, 10/1/2017 – 9/30/2032, CP23A (shared w Parcel 4)

Parcel 3 – Farm Service Agency and Soil Productivity Index Maps:





Area Symbol: ND095. Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	34.62	22.2%		VIw	22
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	27.81	17.8%		IVw	45
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	21.80	14.0%		IIw	58
F732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	21.01	13.5%		IIIe	76
F143A	Barnes-Svea loams, 0 to 3 percent slopes	17.61	11.3%		IIC	85
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	13.59	8.7%		IIE	77
F143B	Barnes-Svea loams, 3 to 6 percent slopes	11.45	7.3%		IIE	75
F144B	Barnes-Buse loams, 3 to 6 percent slopes	6.51	4.2%		IIIe	69
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	1.68	1.1%		IVw	31
Weighted Average						56.2

SALE PARCEL 4: SW¼ of Section 20-T159N-R65W, Victor Township, Towner County, North Dakota

Deeded Acres: 160 +/-

2016 Real Estate Taxes: \$896.66

Parcel 4 - Farm Service Agency information:

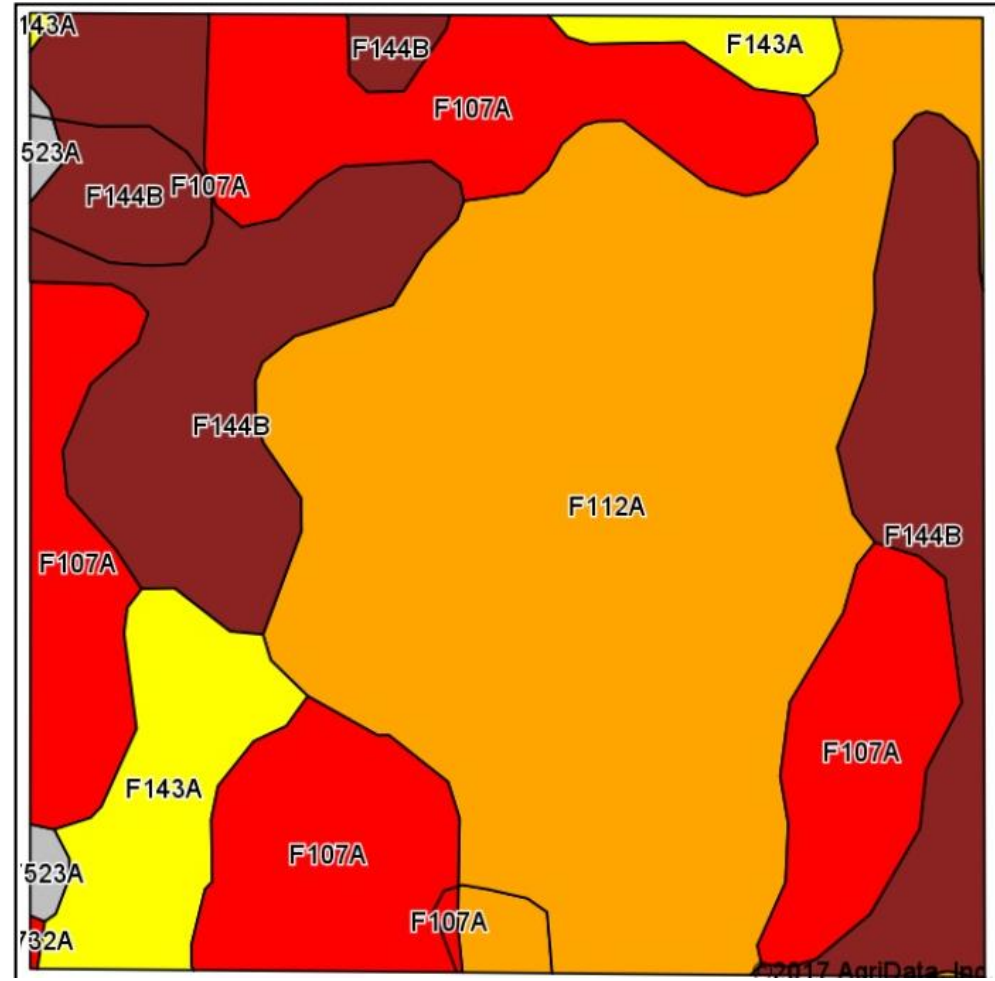
FSA Cropland Acres: 152.43

Base acres & yields (CCC-505 Reduction Acres): Wheat 193.70, Oats 0.60, Barley 37.10 (shared with Parcel 3)

CRP: 308.51 acres, \$62.95/acre, \$19,421.00 annual payment, 10/1/2017 – 9/30/2032, CP23A (shared w Parcel 3)

Parcel 4 – Farm Service Agency and Soil Productivity Index Maps:





Area Symbol: ND095, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	68.91	43.7%		IIw	58
F107A	Hamerly-Barnes loams, 0 to 3 percent slopes	39.99	25.4%		IIe	77
F144B	Barnes-Buse loams, 3 to 6 percent slopes	36.67	23.3%		IIIe	69
F143A	Barnes-Svea loams, 0 to 3 percent slopes	11.08	7.0%		IIc	85
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.94	0.6%		Vlw	22
F732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	0.10	0.1%		IIIe	76
Weighted Average						67.1

Real Estate Taxes: All real estate taxes due and payable for 2016 are currently paid. The 2017 real estate taxes will be paid for by the seller at closing. The 2018 and subsequent year's real estate taxes and/or special assessments will be the buyer's responsibility. 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, July 25, 2017**. 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, Thursday, July 27, 2017** 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 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 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 Thursday, August 31, 2017 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, Auctioneer, Nikolaisen Land Company, (844) 872-4289, (701) 303-0392, amy@nikolaisenlandcompany.com.

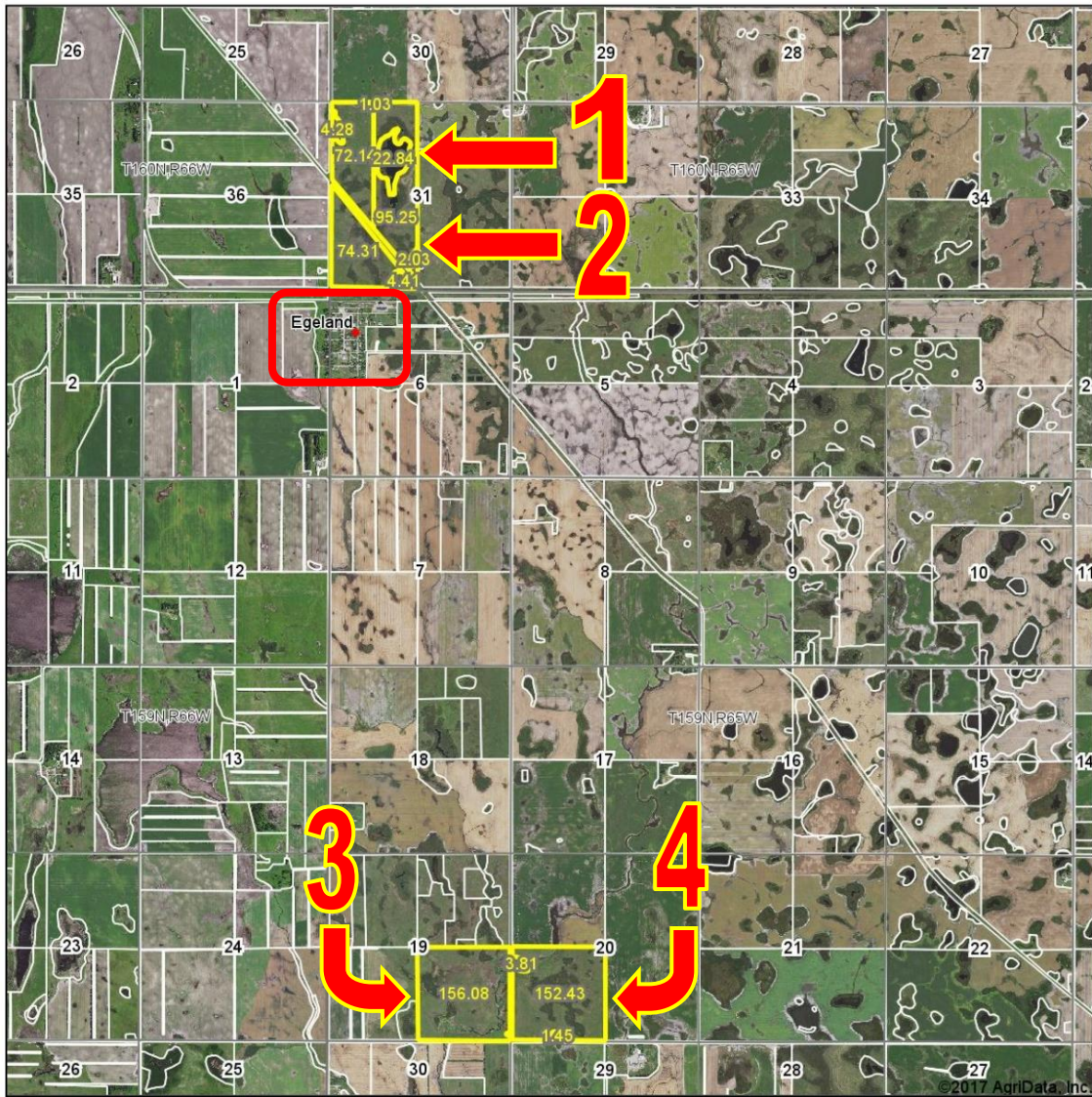
Warranties: The information contained herein is from sources deemed to be reliable, however its accuracy is not warranted and no representation or warranty to that effect is being made. Acreage figures have been taken from local tax and Farm Service Agency (FSA) records where available, and are not guaranteed 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.

Reservations: The seller will retain 50% of the owned subsurface mineral rights. The surface mineral rights will transfer to the buyer. The seller will retain ALL of the 2016-2017 Conservation Reserve Program payments. 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.

Current CRP Contracts: All of the subject property is enrolled in the Conservation Reserve Program (CRP) and is set to expire September 30, 2017. The Seller is to obtain the entire 2016-2017 payment. If the Buyer opts for early destruction of cover (mechanical or chemical), the Buyer will be responsible to pay any damages and understands that Buyer must follow all rules pertaining to early destruction of cover. The buyer will be responsible to pay for the FSA field visit fee (if any) to verify the destruction of cover.

New CRP Contracts: The two contracts have been re-enrolled in the CRP with terms of 10/1/2017 – 9/30/2032. Parcels 1 & 2 have 241.7 acres @ \$63.54/acre with an annual payment of \$15,358.00. Parcels 3 & 4 have 308.51 acres @ \$62.95/acre with an annual payment of \$19,421.00.

Additional map:



LAND FOR SALE ON BIDS
591.2 +/- ACRES
Twin Hill & Victor Townships, Towner County, North Dakota
Hall Family, 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 1: NW ¼ of Section 31-160N-65W, 144.37 +/- deeded acres

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

SALE PARCEL 2: Part of the SW ¼ of Section 31-160N-65W, 126.83 +/- deeded acres

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

SALE PARCEL 3: SE ¼ of Section 19-159N-65W, 160 +/- deeded acres

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

SALE PARCEL 4: SW ¼ of Section 20-159N-65W, 160 +/- 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 this _____ day of _____, 2017 _____

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, July 25, 2017** 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.

