



BID INFORMATION PACKET

**FARM LAND FOR CASH RENT BIDS
385.2 FSA Cropland Acres
Dalen Township, Bottineau County, North Dakota**

Johnson, Owner

Contact:

Amy Nikolaisen

Auctioneer, Broker

Nikolaisen Land Company

418 Main Street, PO Box 7

Cando, ND 58324

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FARM LAND FOR CASH RENT BIDS
385.2 FSA Cropland Acres
Dalen Township, Bottineau County, North Dakota

Property is offered for cash rent as ONE (1) parcel.

Directions: From Bottineau, ND, travel 3 miles west on Highway 5. Turn north on Highway 14 and travel 6 miles. The property lies on the east and west sides of Highway 14.

SUBJECT PROPERTY: N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 29-T163N-R76W less the newly-planted trees & land lying east therein
NW $\frac{1}{4}$ Section 29-T163N-R76W less 23 Acre Farmstead
SW $\frac{1}{4}$ Section 29-T163N-R76W
NE $\frac{1}{4}$ Section 30-T163N-R76W



Farm Service Agency information:

N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 29-T163N-R76W – 47.83 FSA Cropland Acres (22.91 acres are not included)
Base Acres & Yields: Wheat 20.4 acres, 35 bushel yield (to be adjusted at time of sale)
Barley 11.9 acres, 37 bushel yield (to be adjusted at time of sale)

NW $\frac{1}{4}$ Section 29-T163N-R76W – 105.14 FSA Cropland Acres
Base Acres & Yields: Wheat 48.2 acres, 31 bushel yield
Barley 1.8 acres, 44 bushel yield

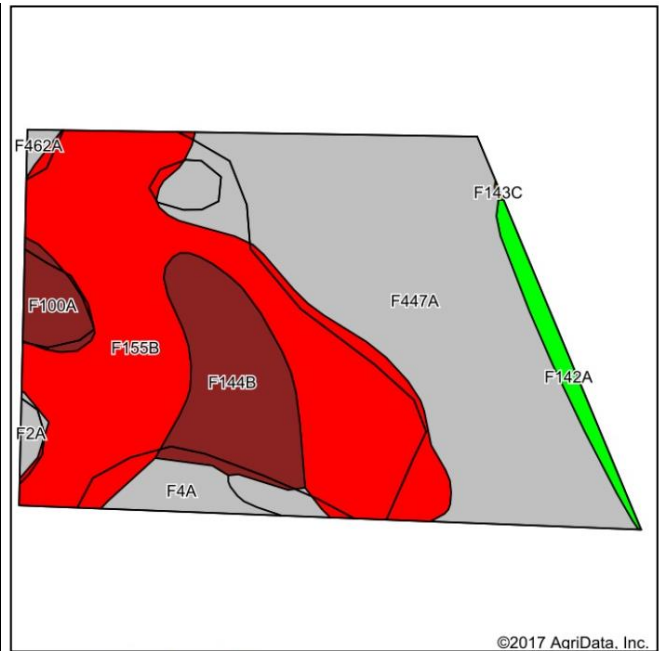
SW $\frac{1}{4}$ Section 29-T163N-R76W – 144.45 FSA Cropland Acres
Base Acres & Yields: Wheat 61.7 acres, 35 bushel yield
Barley 36 acres, 37 bushel yield

NE $\frac{1}{4}$ Section 30-T163N-R76W – 110.69 FSA Cropland Acres
Base Acres & Yields: Wheat 47.3 acres, 36 bushel yield
Barley 27.6 acres, 41 bushel yield

Total FSA Cropland Acres: 385.2

Farm Service Agency and Soil Productivity Index Maps: See pages 3 through 6

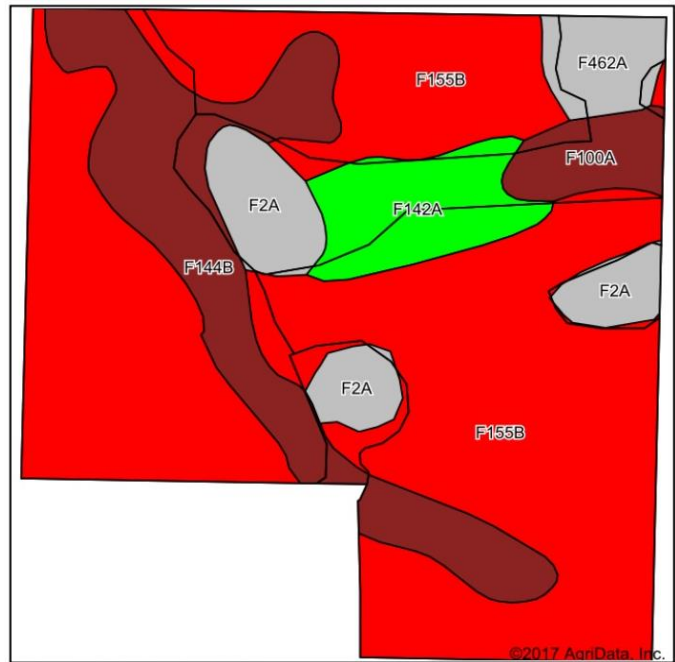
N½NE¼ Section 29-T163N-R76W less the newly-planted trees & land lying east therein, Bottineau County, ND



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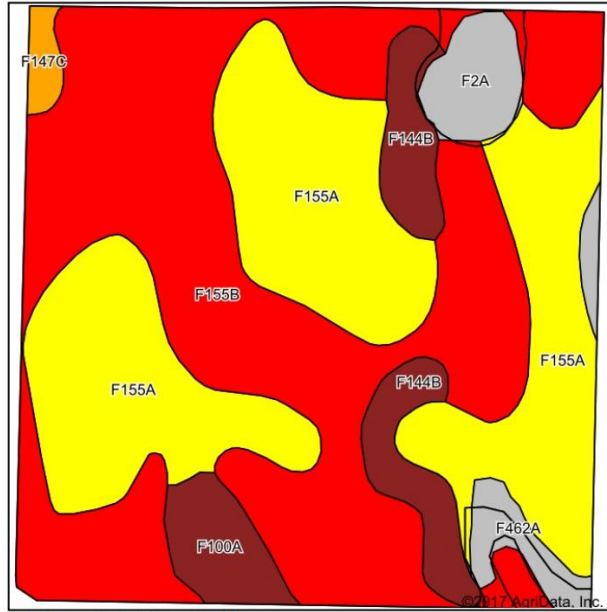
Area Symbol: ND009, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
F447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	23.44	42.8%		IVw	37	
F155B	Hamlet-Souris-Balaton loams, 1 to 5 percent slopes	20.58	37.5%		IIe	80	
F144B	Barnes-Buse loams, 3 to 6 percent slopes	5.86	10.7%		IIIe	69	
F4A	Southam silty clay loam, 0 to 1 percent slopes	1.48	2.7%		VIIIw	9	
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	1.47	2.7%		IIe	64	
F142A	Svea loam, 0 to 3 percent slopes	1.39	2.5%		IIc	93	
F2A	Tonka silt loam, 0 to 1 percent slopes	0.38	0.7%		IVw	42	
F462A	Exline silt loam, 0 to 2 percent slopes	0.22	0.4%		VI s	25	
Weighted Average						57.9	

NW¼ Section 29-T163N-R76W less 23 Acre Farmstead, Bottineau County, ND



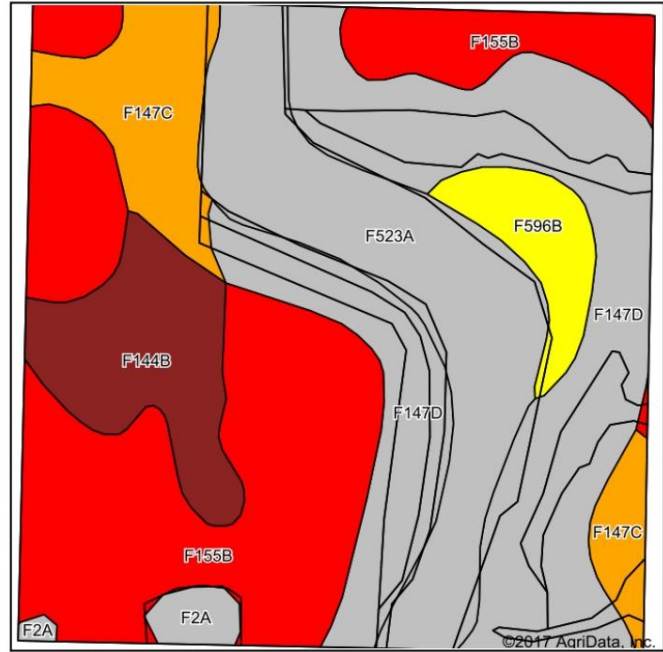
Area Symbol: ND009. Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F155B	Hamlet-Souris-Balaton loams, 1 to 5 percent slopes	82.13	63.6%		Ile	80
F144B	Barnes-Buse loams, 3 to 6 percent slopes	21.50	16.6%		IIIe	69
F2A	Tonka silt loam, 0 to 1 percent slopes	9.23	7.1%		IVw	42
F142A	Svea loam, 0 to 3 percent slopes	8.04	6.2%		IIc	93
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	4.19	3.2%		Ile	64
F462A	Exline silt loam, 0 to 2 percent slopes	4.09	3.2%		VI s	25
Weighted Average						74

SW¼ Section 29-T163N-R76W, Bottineau County, ND



Area Symbol: ND009, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F155B	Hamlet-Souris-Balaton loams, 1 to 5 percent slopes	70.83	46.6%		IIe	80
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	56.80	37.3%		IIc	84
F144B	Barnes-Buse loams, 3 to 6 percent slopes	9.64	6.3%		IIIe	69
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	4.94	3.2%		IIe	64
F2A	Tonka silt loam, 0 to 1 percent slopes	4.54	3.0%		IVw	42
F462A	Exline silt loam, 0 to 2 percent slopes	3.96	2.6%		VIc	25
F147C	Buse-Barnes-Darmen loams, 3 to 9 percent slopes	1.44	0.9%		IVe	60
Weighted Average						77.5

NE¼ Section 30-T163N-R76W, Bottineau County, ND



Area Symbol: ND009, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F155B	Hamlet-Souris-Balaton loams, 1 to 5 percent slopes	47.21	31.2%		Ile	80
F147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	44.25	29.3%		VIe	46
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	25.68	17.0%		VIw	21
F147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	13.13	8.7%		IVe	60
F144B	Barnes-Buse loams, 3 to 6 percent slopes	13.02	8.6%		IIIe	69
F596B	Darnen loam, 2 to 6 percent slopes	5.88	3.9%		Ile	89
F2A	Tonka silt loam, 0 to 1 percent slopes	2.09	1.4%		IVw	42
Weighted Average						57.2

Johnson Land Rent Auction
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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, Thursday, March 1, 2018**. Bids should be for the total dollar amount calculated using 385.2 FSA acres. The highest five (5) bidders will be notified to have the right to participate in the oral bidding at **10:00am, Friday, March 2, 2018** in Bottineau, 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 will be required to sign a written cash rent agreement and shall present an earnest money check in the amount of one hundred percent (100%) of the first year's rent which will be deposited into the Nikolaisen Land Company Auction Trust Account until final closing. 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 **March 15, 2018** with Nikolaisen Land Company, 418 Main Street, Cando, ND 58324. All other payments will be made according to the terms of the cash rent lease.

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
385.2 FSA ACRES
Dalen Township, Bottineau County, North Dakota
Johnson, 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: N½NE¼ Section 29-T163N-R76W less newly-planted trees and land lying east therein, NW¼ Section 29-T163N-R76W less 23 acre farmstead, SW¼ Section 29-T163N-R76W, NE¼ Section 30-T163N-R76W, Bottineau County, North Dakota

I bid the total sum of \$ _____ to rent the above-stated 385.2 FSA acres located in Bottineau County, ND for the 2018 cropping season and to continue to rent the said property the 2019 and 2020 cropping seasons at the same sum listed above for each year.

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

Dated this _____ day of February, 2018

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, Thursday, March 1, 2018** 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.

