



BID INFORMATION PACKET

**FARM LAND FOR SALE ON BIDS
200 +/- Acres, Irvine Township
Benson County, North Dakota**

Rebecca Manthey, Owner

Contact:

Amy Nikolaisen

Auctioneer, Broker

Can-Do Auction & Real Estate

418 Main Street, PO Box 190

Cando, ND 58324

(844) 872-4289

(701) 968-4455

(701) 303-0392

amy@candoauctions.com

www.candoauctions.com

FARM LAND FOR SALE ON BIDS
Benson County, North Dakota, Irvine Township
Rebecca Manthey, Owner

Sale Parcel: Lots 6, 7, 10, 11, 12 Section 1-156N-68W, Irvine Twp, Benson County, ND (200 +/- deeded acres)

Directions: From Cando, ND, travel 7 miles south on Highway 281. Turn west at the Maza Corner on 66th St NE and travel 1/4 mile. Turn south on the prairie trail and travel 1/8 mile. To reach the west portion of the property, go back to 66th St NE and travel west 3/4 mile. Turn south on 65th Ave NE and travel 1/4 mile. The property starts on the east side of the road.

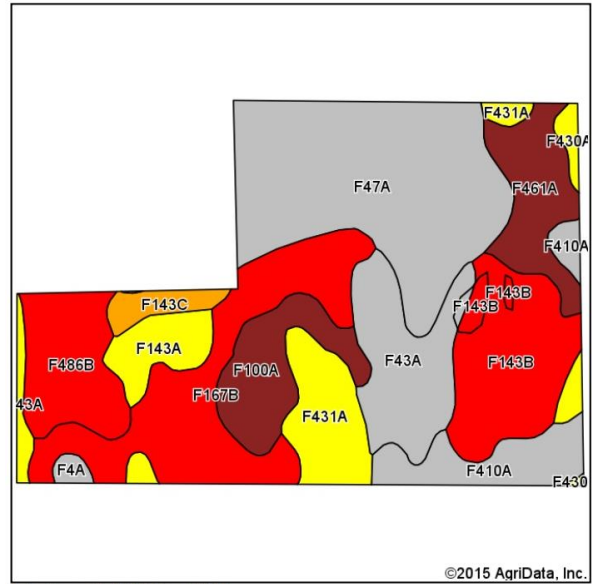
2014 Real Estate Taxes: \$949.01

Farm Service Agency information:

FSA Cropland Acres 192.89; Base acres & yields below:

Wheat 100.39 acres, 43 bushel Barley 44 acres, 50 bushel Canola 48.41 acres, 1,344 lbs

FSA Map and Soil Productivity Index Maps



Area Symbol: ND005, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F47A	Grano silty clay, 0 to 1 percent slopes	47.49	24.3%		IVw	32
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	29.28	15.0%		Ile	73
F143B	Barnes-Svea loams, 3 to 6 percent slopes	21.26	10.9%		Ile	75
F43A	Colvin silt loam, 0 to 1 percent slopes	17.22	8.8%		IVw	45
F486B	Gardena-Eckman loams, 2 to 6 percent slopes	14.30	7.3%		Ile	80
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	12.61	6.5%		Ile	64
F461A	Aberdeen silt loam, 0 to 2 percent slopes	12.60	6.5%		Ils	66
F431A	Bearden silt loam, 0 to 2 percent slopes	12.11	6.2%		Ile	81
F410A	Fargo silty clay, 0 to 1 percent slopes	11.36	5.8%		IVw	40
F143A	Barnes-Svea loams, 0 to 3 percent slopes	9.55	4.9%		Ilc	85
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3.38	1.7%		IVe	56
F430A	Bearden silty clay loam, 0 to 2 percent slopes	2.86	1.5%		Ile	84
F4A	Southam silty clay loam, 0 to 1 percent slopes	1.08	0.6%		VIIIw	9
Weighted Average						58.9

Real Estate Taxes: All real estate taxes due and payable for 2014 are currently paid. The 2015 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 property for sale "as is" on a cash basis only. Written bid submissions will be accepted until **4:00pm, Tuesday, November 10, 2015**. 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, November 12, 2015** at Can-Do Auction and Real Estate, 418 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. Bidders shall use the enclosed bidder's form and return it in a sealed envelope to Can-Do Auction & Real Estate, PO Box 190, 418 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 Wednesday, December 10, 2014 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 and/or questions should be directed to Amy Nikolaisen, Can-Do Auction & Real Estate, (844) 872-4289, (701) 968-4455, (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.

Rental Contracts: There are no cropland farming leases for the 2015-2016 cropping season.

LAND FOR SALE ON BIDS
200 +/- ACRES
Irvine Township, Benson County, North Dakota
Rebecca Manthey, 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: Lots 6, 7, 10, 11, 12 Section 1-156N-67W, 200 +/- deeded acres

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

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

Dated _____, 2015

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, 418 Main St, PO Box 190, Cando, ND 58324 no later than **4:00pm, Tuesday, November 10, 2015** 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, 418 Main St, PO Box 190, 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.