

LISTING #17184

BURLEIGH

COUNTY ONLINE ONLY LAND AUCTION

BID BY | NOVEMBER 15, 2023

LINDSEY BROWN | 701.371.5538

Lindsey@PeoplesCompany.com | ND LIC 8467

160
ACRES ML

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS



BURLEIGH

COUNTY ONLINE ONLY LAND AUCTION

Peoples Company is pleased to represent the Bailey and McMurray Families in the sale of 160 acres m/l of farm and pasture land in Burleigh County, ND. This tract of land is located east of Wilton, ND at the intersection of 318th Ave NE & 41st St NE. This tract has 96.60 acres m/l of cropland with a productivity index of 89! The remaining 63.40 acres m/l is hay or pasture land and includes an old farm site on the east side of the property. The entire parcel has a productivity index of 79.8. This land is available to be farmed in the 2024 crop year!

The primary soils found on this parcel are Williams-Bowbells loams, Arnegard loam, and Ustorthents loamy mineland. These soils are suitable for raising corn, soybeans, small grains, and sunflowers.

This tract will be sold as one parcel and it will be an ONLINE ONLY AUCTION.

****Important Notice** – This land was undermined for coal several years ago. Due to the mining process, there is the possibility that sinkholes could develop in the future.

**** The sellers will retain all sub-surface mineral rights including but not limited to oil, natural gas, coal, uranium, gold, silver, and copper.**

**** All surface mineral rights will be transferred to the new owner. The surface minerals include sand, gravel, clay, and black dirt.**

The sellers will retain all cash rents for the 2023 crop year and will pay all 2023 real estate taxes.

Please contact Lindsey Brown with any questions about the property or the auction process at 701.371.5538 or Lindsey@PeoplesCompany.com or PeoplesCompany.com | Listing #17184.



DIRECTIONS

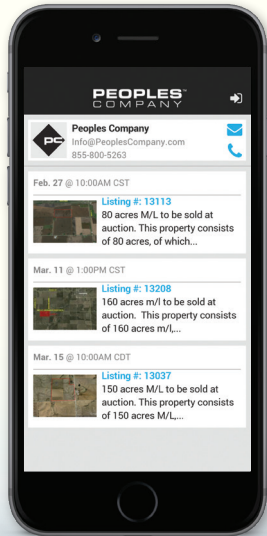
From Wilton, ND at the intersection Highway 83 and 318th Ave NE (Burleigh Rd) drive east on 318th Ave NE for 3.1 miles to 41st St NE. This will put you at the NE corner of the property.

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TILLABLE SOILS MAP

Code	Soil Description	Acres	Field	Legend	Productivity Index
C210B	WilliamsBowbells loams	39.78	41.2%		83
C451A	Arnegard loam	35.73	37.0%		98
C210A	WilliamsBowbells loams	20.85	21.6%		86
C981F	Ustorthents loamy	0.24	0.2%		10
Weighted Average					89



ONLINE BIDDING IS OPEN NOW. BID BY:

Tuesday, November 15, 2023 5:00 PM CST

Use our mobile bidding app powered by BidWrangler! You can access the app online or download it to your smartphone. This is an **ONLINE ONLY** auction. All bids must be placed online.



TERMS AND CONDITIONS

How to Bid? Online Only Auction

Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the bid now icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click register to bid. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The property will be offered as one individual tract. All bids will be on a dollar amount per deeded acre (160 acres). A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

The auction will open for bidding on November 9th, 2023 at 8:00 AM (CST) and will close for bidding on November 15th, 2023 at 2:00 PM (CST).

Earnest Money Payment: A 10% earnest money payment is required upon the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held with The Title Team.

Closing: Closing will occur on or before Wednesday the 27th of December, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check, or wire transfer.

Possession: Possession will be granted at closing.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit 10% earnest money with The Title Team. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Property Cleanup: It will be the new Buyer's responsibility and at the Buyer's expense for any cleanup of remaining personal property. All personal property left at the time of closing will remain with the property.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. Without limiting the generality of the foregoing, Auctioneer, Peoples Company, and Seller have not made and do not make any representations or warranties as to the physical and environmental condition relating to the property. All bids will be a dollar amount per deeded acre (160 acres). Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the abstract and/or title work. The Sellers reserve the right to refuse any and all bids. The property is being sold "AS IS, WHERE IS".



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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