

# *Williams County* **NORTH DAKOTA**

**2034.14**  
**ACRES M/L**



**14 TRACTS**  
**AVAILABLE**

**ONLINE ONLY AUCTION**



**RE/MAX**  
Now



**PEOPLES**  
**COMPANY**  
INTEGRATED LAND SOLUTIONS



# Williams County NORTH DAKOTA

## ONLINE ONLY AUCTION

**Bidding ends: Thursday, March 21, 2024 at 11:00 A.M. (CST)**

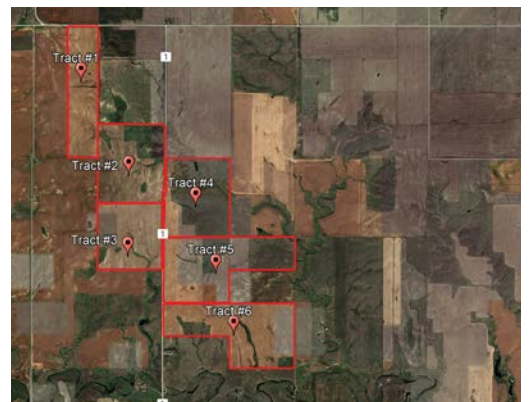
Williams County, North Dakota  
Online Only Auction | 2034.14 Acres M/L  
Seller: Triton Real Estate ND Terra LP

Peoples Company and RE/MAX Now are proud to be representing Triton Real Estate ND Terra LP in the sale of 2034.14 acres m/l, in Williams County, North Dakota. This land will be sold in 14 tracts via an ONLINE-ONLY AUCTION. The online auction will open for bids on Monday, March 18, 2024, at 8:00 A.M. (CST) and bidding will close on Thursday, March 21, 2024, at 11:00 A.M. (CST).

Do not miss this once-in-a-lifetime opportunity to acquire multiple tracts of quality farmland in a strong farming community in western North Dakota. These tracts are located in the townships of Mont, Bone Trail, and Cow Creek in Williams County.

Thirteen of the fourteen tracts are bare land that is either cropland or pastureland. Some tracts are a combination of both. Tract sizes vary from 40 acres up to 240 acres with productivity indexes that range from 64.2 to 86.8. These tracts are quality farmland with good access. Tract #12 contains a farmstead that would provide an excellent, central location for operational headquarters.

The farmstead has multiple buildings and grain storage on the 40-acre tract. Are you looking for a spacious property with plenty of potential? This 40-acre building site is located at 5598 145th Ave NW, Williston, ND, just minutes away from the city of Williston's amenities. The property features established trees, a fenced pasture, and a watering hole ideal for cattle or horses. It also comes with multiple buildings and grain bins for your storage and workshop needs.



### PROPERTY INCLUDES:

- A 40' x 120' pole barn with two 14' doors
- A 50' x 130' Quonset with cement floor and two 14' doors
- A 40' x 100' steel building with cement floor, electricity, and a 12' 6" door
- A 50' x 50' steel shop with 220 power, cement floor, and two 14' doors
- Eight 5,000-bushel grain bins and two 3,500-bushel grain bins





LINDSEY BROWN  
701.371.5538 | ND LIC 8467  
Lindsey@Peoplescompany.com



JAMES JENSEN  
Re/Max Now | 701.436.9018  
James@NowRealtyND.com



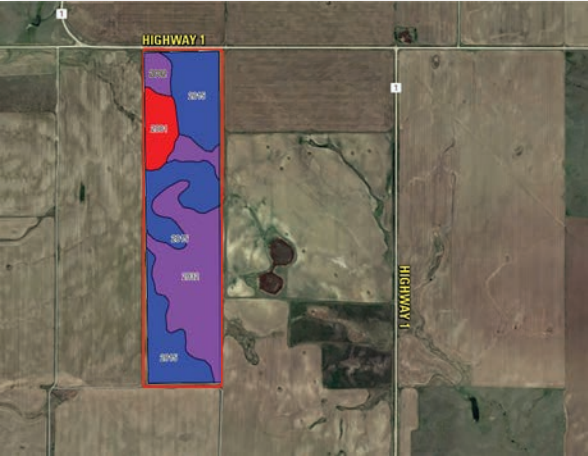
The sale does not include the three hopper bottom bins and the modular home, but you can bring your own or build your dream house on this beautiful land. Whether you are a farmer, a hobbyist, or a nature lover, this property offers endless possibilities for you to enjoy. Don't miss this rare opportunity to own a rural retreat with multiple buildings and grain storage on 40 acres. Contact us today to schedule a showing!



Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend      | NCCPI |
|-------------------|-------------------------|-------|------------|-------------|-------|
| 2032              | Vida-Zahill loams       | 66.79 | 46.0%      | <div></div> | 57    |
| 2015              | Williams-Bowbells loams | 65.87 | 45.3%      | <div></div> | 85    |
| 2081              | Zahill-Vida loams       | 12.66 | 8.7%       | <div></div> | 35    |
| Weighted Average: |                         |       |            |             | 67.8  |

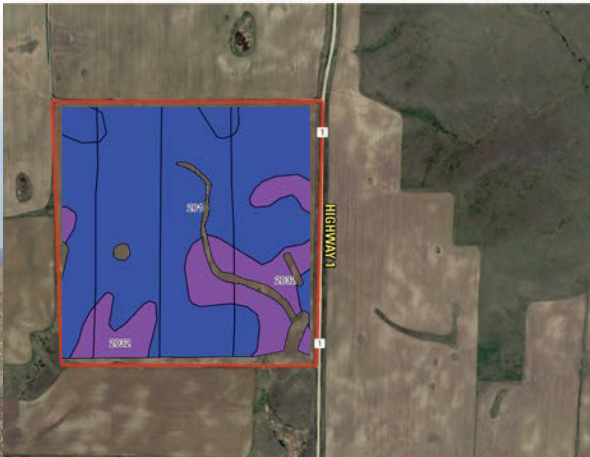
**TRACT #1** is 160 deeded acres m/l with 145.32 acres m/l of FSA cropland, with a productivity index of 67.8. This land has good access from the north side of the parcel.



Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend      | NCCPI |
|-------------------|-------------------------|-------|------------|-------------|-------|
| 2015              | Williams-Bowbells loams | 92.36 | 63.5%      | <div></div> | 85    |
| 2014              | Williams-Bowbells loams | 32.40 | 22.3%      | <div></div> | 90    |
| 2032              | Vida-Zahill loams       | 20.50 | 14.1%      | <div></div> | 57    |
| 2176              | Zahill loam             | 0.09  | 0.1%       | <div></div> | 19    |
| Weighted Average: |                         |       |            |             | 82.1  |

**TRACT #3** is 160 deeded acres m/l with 145.35 acres m/l of FSA cropland with a productivity index of 82.1. This tract has good access on the east side of the property.





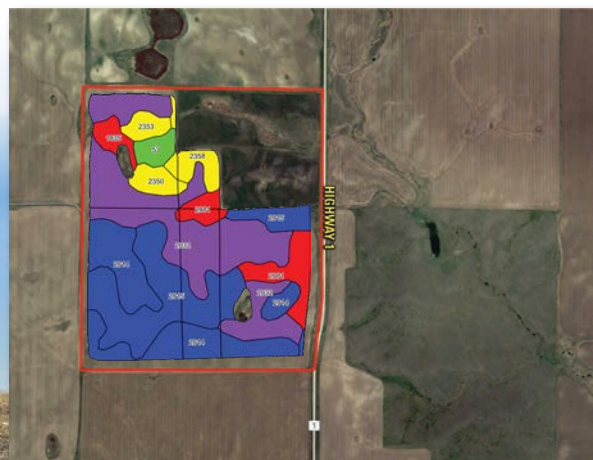
## TRACT 2 | 189.03 ACRES M/L

LISTING #17413

### Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend | NCCPI |
|-------------------|-------------------------|-------|------------|--------|-------|
| 2032              | Vida-Zahill loams       | 49.32 | 33.7%      |        | 57    |
| 2015              | Williams-Bowbells loams | 34.37 | 23.5%      |        | 85    |
| 2014              | Williams-Bowbells loams | 31.01 | 21.2%      |        | 90    |
| 2081              | Zahill-Vida loams       | 11.78 | 8.1%       |        | 35    |
| 2358              | Tally fine sandy loam   | 5.20  | 3.6%       |        | 62    |
| 2350              | Lehr-Williams loams     | 4.20  | 2.9%       |        | 64    |
| 53                | Arengard loam           | 3.63  | 2.5%       |        | 95    |
| 2353              | Livona fine sandy loam  | 3.41  | 2.3%       |        | 68    |
| 1835              | Nishon clay loam        | 3.38  | 2.3%       |        | 43    |
| Weighted Average: |                         |       |            |        | 70.1  |

**TRACT #2** is 189.03 deeded acres m/l with 146.3-acre m/l of FSA cropland with a productivity index of 70.1 and 42 acres m/l of pastureland.



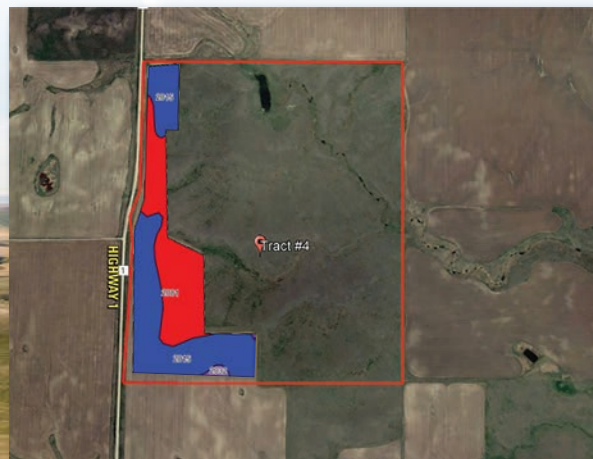
## TRACT 4 | 189 ACRES M/L

JAMES JENSEN | 701.436.9018

### Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend | NCCPI |
|-------------------|-------------------------|-------|------------|--------|-------|
| 2015              | Williams-Bowbells loams | 22.05 | 57.8%      |        | 85    |
| 2081              | Zahill-Vida loams       | 15.58 | 40.8%      |        | 35    |
| 2032              | Vida-Zahill loams       | 0.52  | 1.4%       |        | 57    |
| Weighted Average: |                         |       |            |        | 64.2  |

**TRACT #4** is 189 deeded acres m/l with 38.15 acres m/l of FSA cropland and 150 acres m/l of pastureland. The cropland has a productivity index of 64.2. The productivity index for the entire tract is 66.





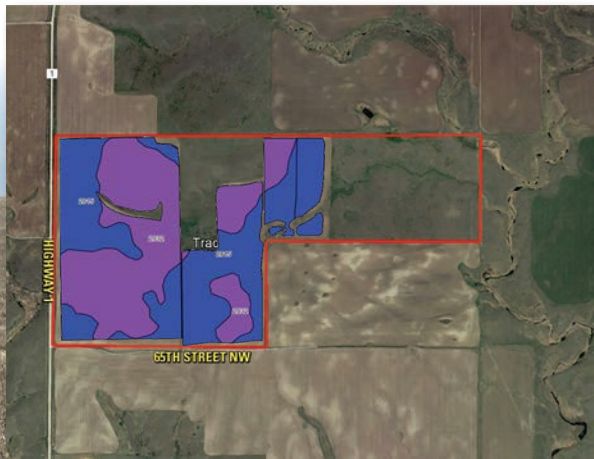
## TRACT 5 | 240 ACRES M/L

WILLISTON, ND 58801

### Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend                                                                            | NCCPI |
|-------------------|-------------------------|-------|------------|-----------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 76.55 | 50.4%      |  | 85    |
| 2032              | Vida-Zahill loams       | 75.33 | 49.6%      |  | 57    |
| Weighted Average: |                         |       |            |                                                                                   | 71.1  |

**TRACT #5** is 240 deeded acres m/l with 151.86 acres m/l of FSA cropland, with a productivity index of 71.1. There are also 84 acres m/l of pasture/hay land.



## TRACT 7 | 64.03 ACRES M/L

LINDSEY BROWN | 701.371.5538

### Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend                                                                              | NCCPI |
|-------------------|-------------------------|-------|------------|-------------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 32.73 | 74.7%      |  | 85    |
| 2014              | Williams-Bowbells loams | 10.83 | 24.7%      |  | 90    |
| 2032              | Vida-Zahill loams       | 0.27  | 0.6%       |  | 57    |
| Weighted Average: |                         |       |            |                                                                                     | 86.1  |

**TRACT #7** is 64.03 deeded acres m/l with 43.86 acres m/l of FSA cropland with a productivity index of 86.1. This tract is located at the intersection of 145th Ave SW and 60th St NW.





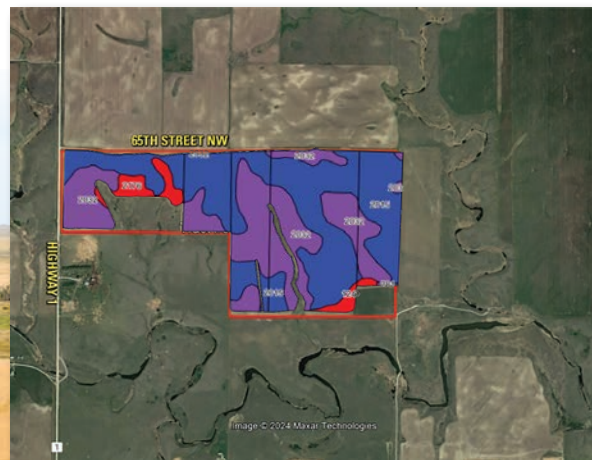
# TRACT 6 | 240 ACRES M/L

LISTING #17413

## Tillable Soils

| Code              | Soil Description        | Acres  | % of Field | Legend                                                                            | NCCPI |
|-------------------|-------------------------|--------|------------|-----------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 115.26 | 54.9%      |  | 85    |
| 2032              | Vida-Zahill loams       | 82.63  | 39.4%      |  | 57    |
| 2176              | Zahill loam             | 4.04   | 3.8%       |  | 19    |
| 1249              | Appam sandy loam        | 3.64   | 1.7%       |  | 41    |
| 281               | Bowdle loam             | 0.32   | 0.2%       |  | 57    |
| Weighted Average: |                         |        |            |                                                                                   | 70.6  |

**TRACT #6** is 240 deeded acres m/l with 209.89 acres m/l of FSA cropland with a productivity index of 70.6. There are also 25 acres m/l of pastureland. This tract has good access on the east and south sides.



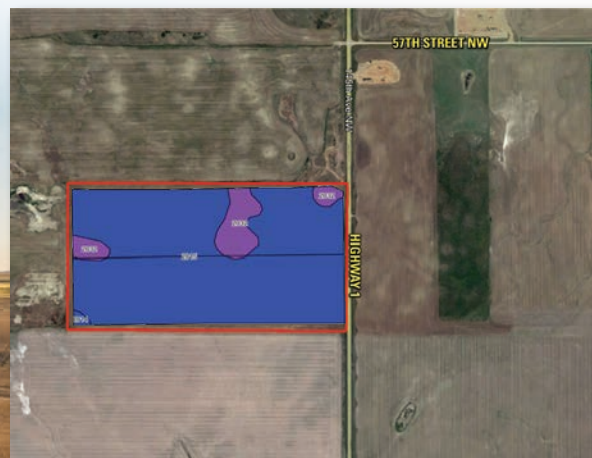
# TRACT 8 | 80 ACRES M/L

JAMES JENSEN | 701.436.9018

## Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend                                                                              | NCCPI |
|-------------------|-------------------------|-------|------------|-------------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 73.11 | 90.3%      |  | 85    |
| 2032              | Vida-Zahill loams       | 7.43  | 9.2%       |  | 57    |
| 2014              | Williams-Bowbells loams | 0.40  | 0.5%       |  | 90    |
| Weighted Average: |                         |       |            |                                                                                     | 82.5  |

**TRACT #8** is 80 deeded acres m/l with 80.94 acres m/l of FSA cropland that has a productivity index of 82.5.





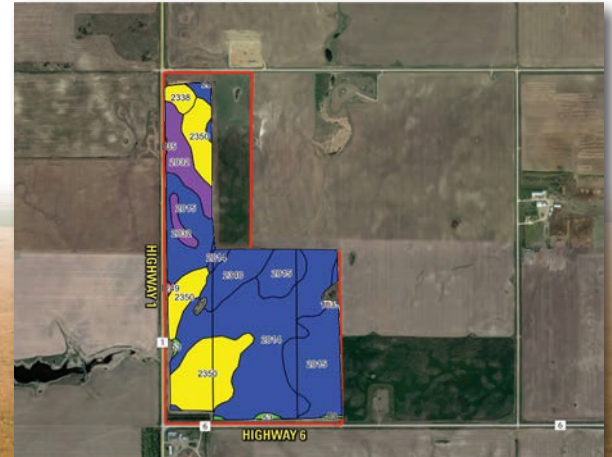
# TRACT 9 | 240 ACRES M/L

WILLISTON, ND 58801

## Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend | NCCPI |
|-------------------|-------------------------|-------|------------|--------|-------|
| 2014              | Williams-Bowbells loams | 64.89 | 33.7%      |        | 90    |
| 2015              | Williams-Bowbells loams | 55.69 | 28.9%      |        | 85    |
| 2350              | Lehr-Williams loams     | 39.23 | 20.4%      |        | 64    |
| 2032              | Vida-Zahill loams       | 14.70 | 7.6%       |        | 57    |
| 2340              | Arnegard-Shambo loams   | 11.97 | 6.2%       |        | 85    |
| 2338              | Amor-Williams loams     | 3.56  | 1.8%       |        | 63    |
| 53                | Arnegard loam           | 1.69  | 0.9%       |        | 95    |
| 1835              | Nishon clay loam        | 0.43  | 0.2%       |        | 43    |
| 1249              | Appam sandy loam        | 0.30  | 0.2%       |        | 41    |
| Weighted Average: |                         |       |            |        | 79.8  |

**TRACT #9** is 240 deeded acres m/l with 192.46 acres m/l of FSA cropland with a productivity index of 79.8. There is also 40 acres m/l of pastureland.



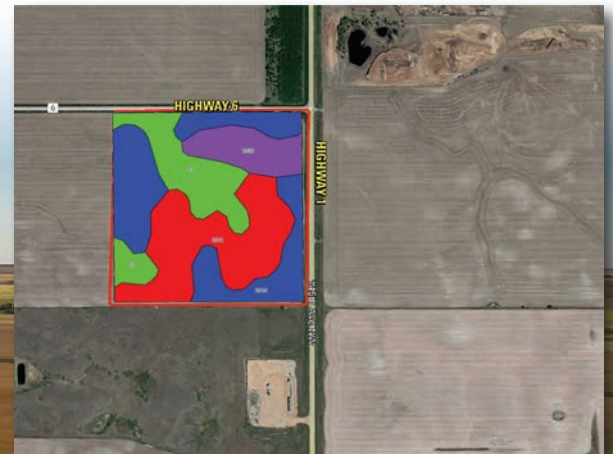
# TRACT 11 | 40 ACRES M/L

LINDSEY BROWN | 701.371.5538

## Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend | NCCPI |
|-------------------|-------------------------|-------|------------|--------|-------|
| 2015              | Williams-Bowbells loams | 13.34 | 35.2%      |        | 85    |
| 2081              | Zahill-Vida loams       | 12.16 | 32.0%      |        | 35    |
| 53                | Arnegard loam           | 7.92  | 20.9%      |        | 95    |
| 2032              | Vida-Zahill loams       | 4.53  | 11.9%      |        | 57    |
| Weighted Average: |                         |       |            |        | 67.7  |

**TRACT #11** is 40 deeded acres m/l with 37.95 acres m/l of FSA cropland with a productivity index of 67.7.

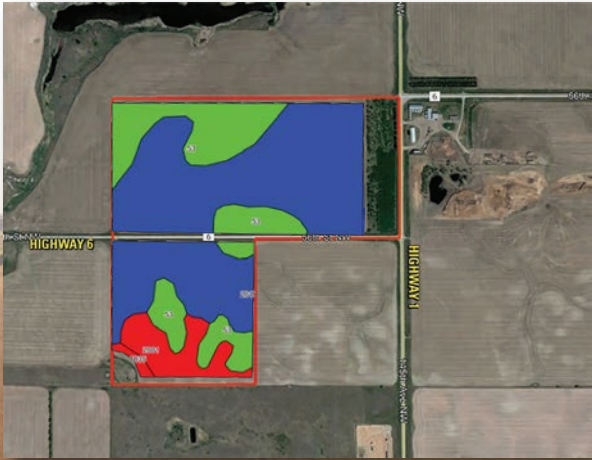




Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend                                                                            | NCCPI |
|-------------------|-------------------------|-------|------------|-----------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 66.44 | 64.4%      |  | 85    |
| 53                | Arnegard loam           | 27.30 | 26.5%      |  | 95    |
| 2081              | Zahill-Vida loams       | 8.50  | 8.2%       |  | 35    |
| 1835              | Nishon clay loam        | 0.90  | 0.9%       |  | 43    |
| Weighted Average: |                         |       |            |                                                                                   | 83.2  |

**TRACT #10** is 120 deeded acres m/l with 103.14 acres m/l of FSA cropland with a productivity index of 83.2.



Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend                                                                              | NCCPI |
|-------------------|-------------------------|-------|------------|-------------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 6.66  | 53.2%      |  | 85    |
| 53                | Arnegard loam           | 4.91  | 39.2%      |  | 95    |
| 2032              | Vida-Zahill loams       | 0.94  | 7.5%       |  | 57    |
| Weighted Average: |                         |       |            |                                                                                     | 86.8  |

**TRACT #12** includes a farmstead with multiple buildings and grain storage on the 40-acre tract. Are you looking for a spacious property with plenty of potential? This 40-acre building site is located at 5598 145th Ave NW, Williston, ND, just minutes away from the city of Williston’s amenities. The property features established trees, a fenced pasture, and a watering hole ideal for cattle or horses. It also comes with multiple buildings and grain bins for your storage and workshop needs.

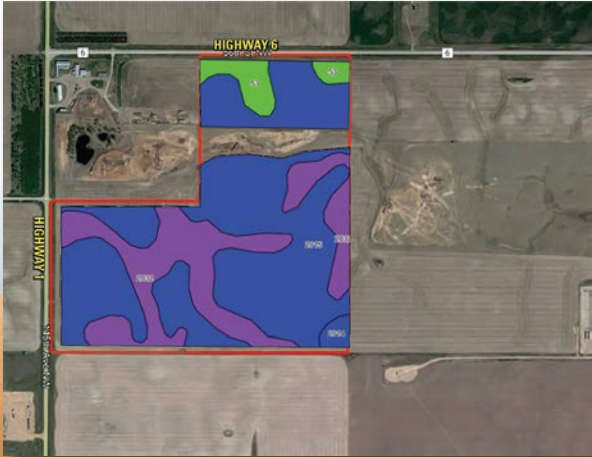




Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend                                                                            | NCCPI |
|-------------------|-------------------------|-------|------------|-----------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 73.40 | 66.1%      |  | 85    |
| 2032              | Vida-Zahill loams       | 30.38 | 27.4%      |  | 57    |
| 53                | Arnegard loam           | 5.71  | 5.1%       |  | 95    |
| 2014              | Williams-Bowbells loams | 1.55  | 1.4%       |  | 90    |
| Weighted Average: |                         |       |            |                                                                                   | 77.9  |

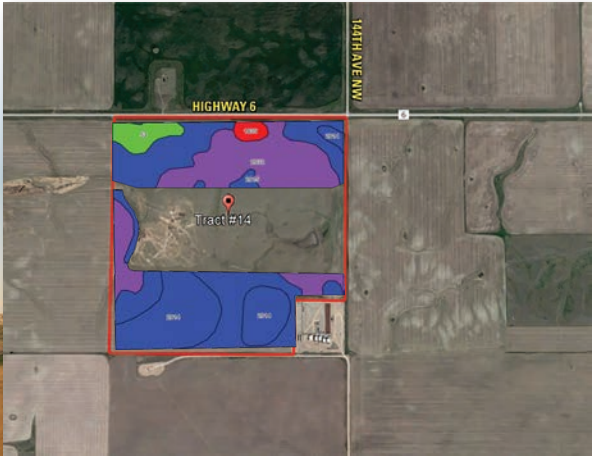
**TRACT #13** is 120 acres of deeded acres m/l with 111.04 acres m/l of FSA cropland with a productivity index of 77.9.



Tillable Soils

| Code              | Soil Description        | Acres | % of Field | Legend                                                                              | NCCPI |
|-------------------|-------------------------|-------|------------|-------------------------------------------------------------------------------------|-------|
| 2015              | Williams-Bowbells loams | 34.89 | 37.0%      |  | 85    |
| 2032              | Vida-Zahill loams       | 28.94 | 30.7%      |  | 57    |
| 2014              | Williams-Bowbells loams | 24.36 | 25.8%      |  | 90    |
| 53                | Arnegard loam           | 4.43  | 4.7%       |  | 95    |
| 1835              | Nishon clay loam        | 1.72  | 1.8%       |  | 43    |
| Weighted Average: |                         |       |            |                                                                                     | 77.4  |

**TRACT #14** is 152.08 deeded acres m/l with 94.34 acres m/l of FSA cropland with a productivity index of 77.4. This tract also has 55 acres m/l of pastureland.





# Auction Terms & Conditions

## ONLINE ONLY AUCTION

**Bidding ends: Thursday, March 21, 2024 at 11:00 A.M. (CST)**

Williams County, North Dakota | 2034.14 Acres M/L

Seller: Triton Real Estate ND Terra LP

**ONLINE BIDDING:** Register to bid at PeoplesCompany.bidwrangler.com/. Potential bidders will be accessing this auction online by utilizing Peoples Company's online auction platform via the Internet. 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.

Offering Williams County, North Dakota farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding will go live on March 18, 2024 at 8:00 A.M. and will remain open until Thursday, March 21, 2024 at 11:00 AM Central Time Zone (CST) with closing taking place on or before April 22, 2024. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to 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.

**CO-BROKER:** Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

**Earnest Money Payment & Possession:** 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 in The Title Team's Trust Account. This property is under a cash rent contract for the 2024 cropping season.

**CLOSING:** Closing will occur on or about April 22, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

**CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**BIDDER REGISTRATION:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

**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. All bids will be on a per acre basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**DISCLAIMER:** All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to 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 Abstract.







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17413



Scan the QR code to  
view this listing online

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2024 at 11:00 A.M. (CST)

Williams County, North Dakota  
Online Only Auction | 2034.14 Acres M/L  
Seller: Triton Real Estate ND Terra LP



Not able to make it to the live auction but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



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