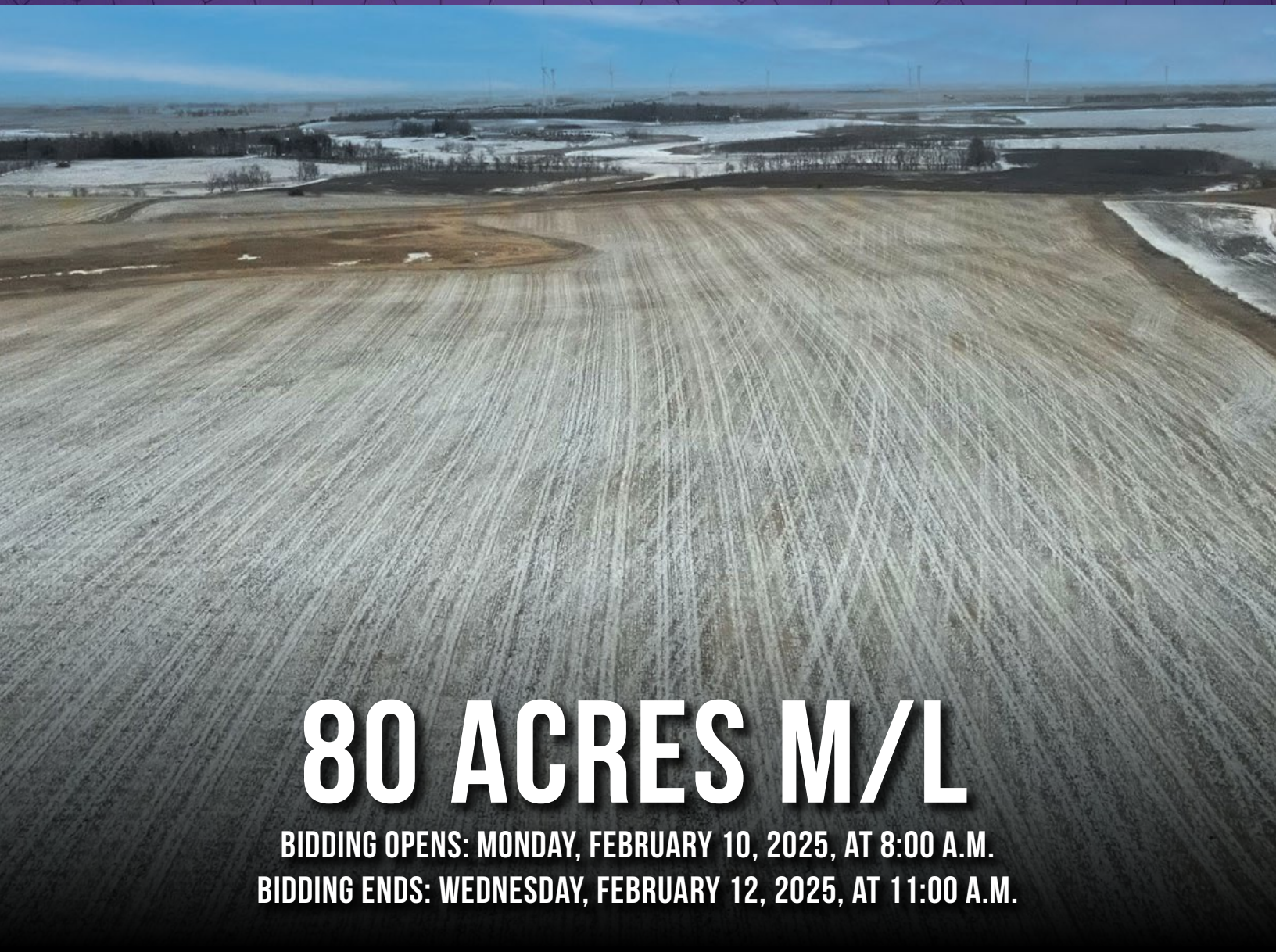


Online Only Auction

LAMOURE COUNTY, ND

Highway 13 and 71st Ave SE | Kulm, ND 58456 | Listing #18025



80 ACRES M/L

BIDDING OPENS: MONDAY, FEBRUARY 10, 2025, AT 8:00 A.M.

BIDDING ENDS: WEDNESDAY, FEBRUARY 12, 2025, AT 11:00 A.M.

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



Online Only Auction

Mark your calendar for Monday, February 10th, 2025 at 8:00 AM when bidding opens, and bidding will continue until Wednesday, February 12th, 2025 at 11:00 AM! Peoples Company is pleased to bring to auction, 80 deeded acres m/l of farmland in LaMoure County, ND. This land is available to be farmed in 2025! The property boasts 69.91 acres of FSA cropland m/l with a productivity index of 80.1! The entire parcel has a productivity index of 74.7. The primary soil types that make up the tillable land are Williams-Bowbells loams and Roseglen silt loams. This land will produce excellent yields when growing corn, soybeans, and small grains. Located in Section 12 of Norden Township, LaMoure County, North Dakota.

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



Please contact Lindsey Brown with any questions about the property or the auction process.

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



Directions

In Kulm, ND at the intersection 3rd Street NW and County Road 56, drive north on County Road 56/Highway 13 for 4.3 miles to 71st Ave SE, then turn right and drive south on 71st Ave SE for 1/4 mile. This will put you at the NW corner of the property. (Look for Peoples Company signs)

In Edgeley, ND at the intersection of Highway 281 and Highway 13, drive west on Highway 13 for 11 miles to 71st Ave SE, then turn left and drive south for 1/4 mile. This will put you at the NW corner of the property. (Look for Peoples Company signs)



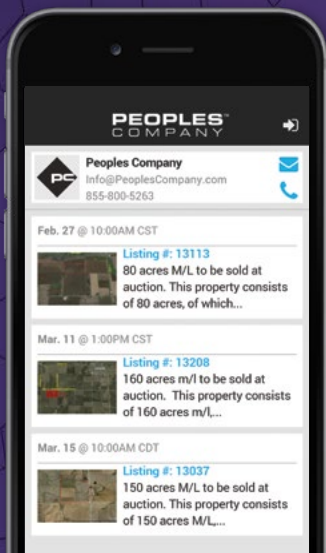
Reserved Items

The sellers will retain ownership of two items that are on the property. A 1928 car body and frame and a cast iron stove. The sellers will remove the items after closing.

Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CPI
C210B	Williams-Bowbells Loams	44.32	63.40%		79
C412A	Roseglen Silt Loam	19.52	27.92%		91
C135C	Zahl-Williams-Zahill Complex	4.22	6.04%		52
C402A	Tansen-Williams-Complex	0.90	1.29%		85
C3A	Parnell Silty Clay Loam	0.63	0.90%		19
C6A	Tonka-Parnell Complex	0.32	0.46%		35

WEIGHTED AVERAGE 80.1



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.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18025



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

LAMOURE COUNTY, ND

Highway 13 and 71st Ave SE | Kulm, ND 58456 | Listing #18025

Auction Details & Terms

LaMoure County, North Dakota - Online Only Auction 80 Acres M/L

Bidding opens: Monday, February 10, 2025, at 8:00 A.M.

Bidding ends: Wednesday, February 12, 2025, at 11:00 A.M.

Online Bidding: Register to bid at <http://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 LaMoure 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 Monday, February 10, 2025, at 8:00 A.M. and will remain open until Wednesday, February 12, 2025, at 11:00 A.M. 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.

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 Company's Trust Account.

Closing: Closing will occur on or about March 25th, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with The Title 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 dollar amount per deeded acre (80 acres m/l) basis. The sellers reserve 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(s) 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.