

Online Only!

320 +/- ACRES
EMMONS COUNTY, ND

N

LAND AUCTION

Bidding Opens: Saturday, March 29, 2025 • 10 AM (CST)

Bidding Closes: Tuesday, April 1, 2025 • 11 AM (CST)

Owners: Gregory & Barb Van Beek



PARCEL 1

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NIKOLAISEN
LAND • COMPANY

844.872.4289

www.niklandco.com



PROPERTY INFORMATION

Welcome Prospective Bidders!

This online land auction contains 320 +/- deeded acres being sold as two parcels. Both parcels are in West Emmons Township in Emmons County, ND. The property is northwest and southwest of Strasburg, ND. The property features approximately 275.23 FSA cropland acres, strong soils and strong base acres with the remaining acres in pasture/grassland. The property is not under a cropping or grazing contract for 2025.

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NIKOLAISEN
LAND • COMPANY



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Land Sales Specialist

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Amy Nikolaisen

Auctioneer, Broker, Realtor

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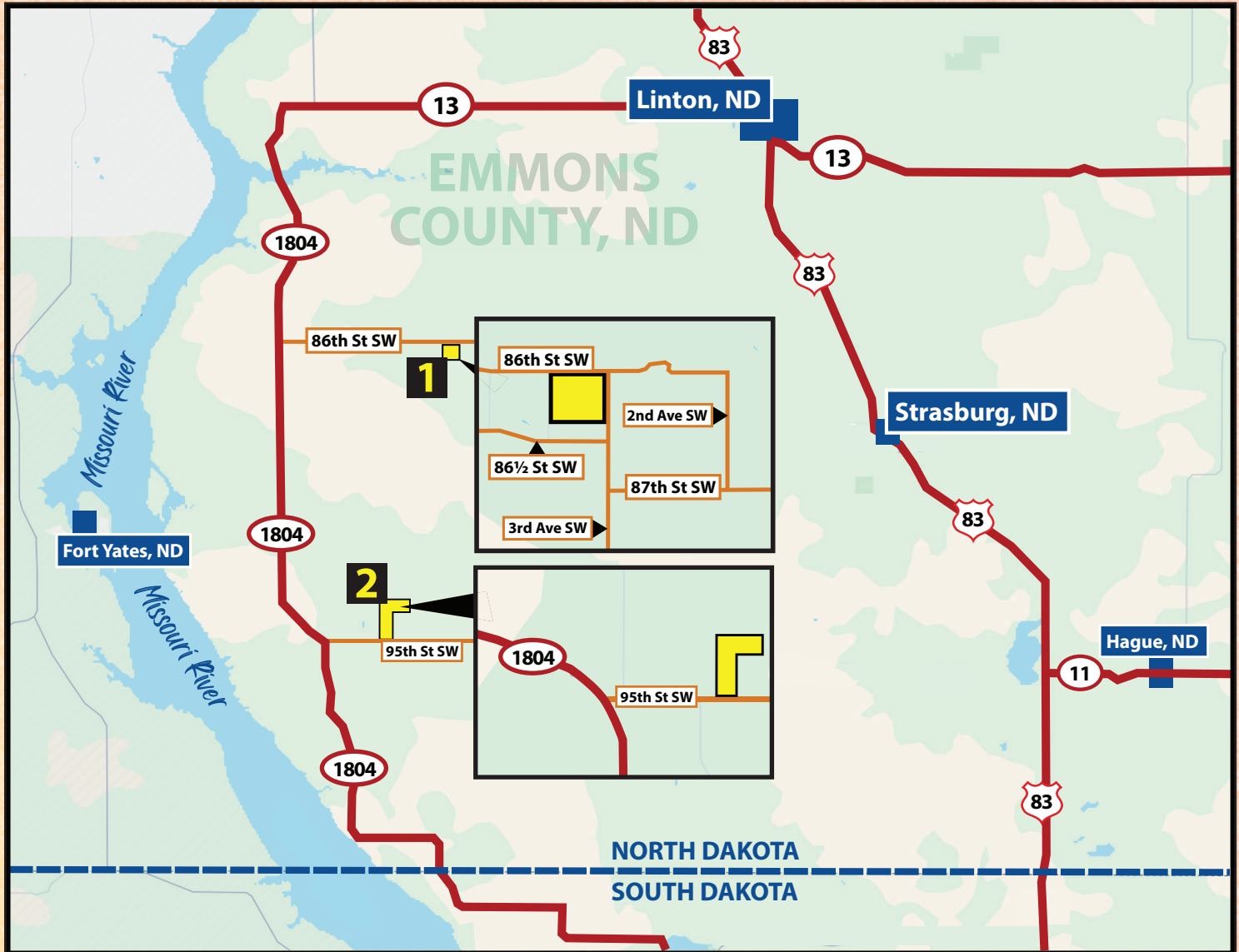
PARCEL 1



PARCEL 2



PROPERTY LOCATION



PARCEL 1

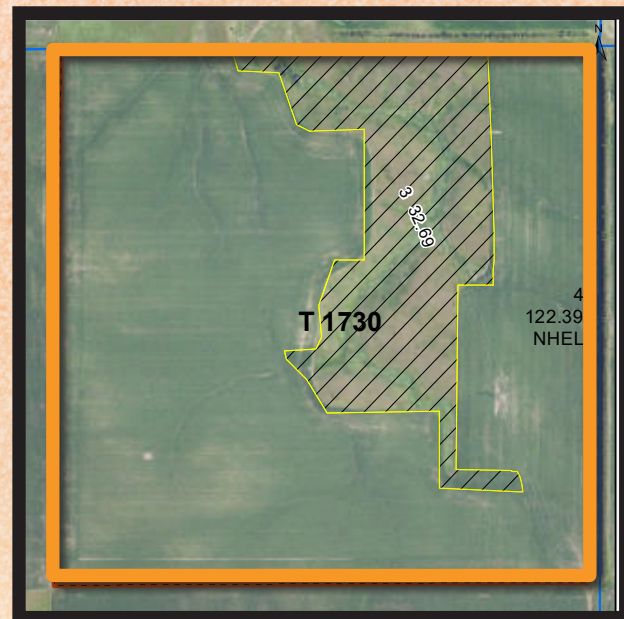


PARCEL 2



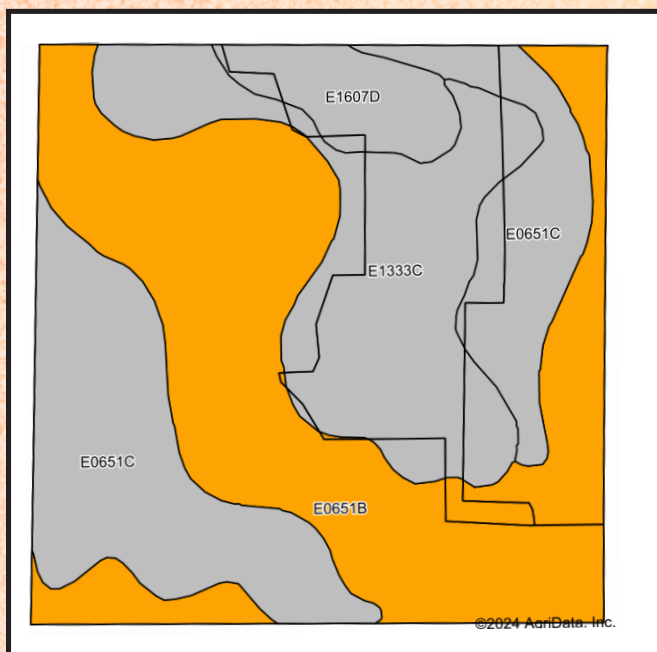


PARCEL ONE



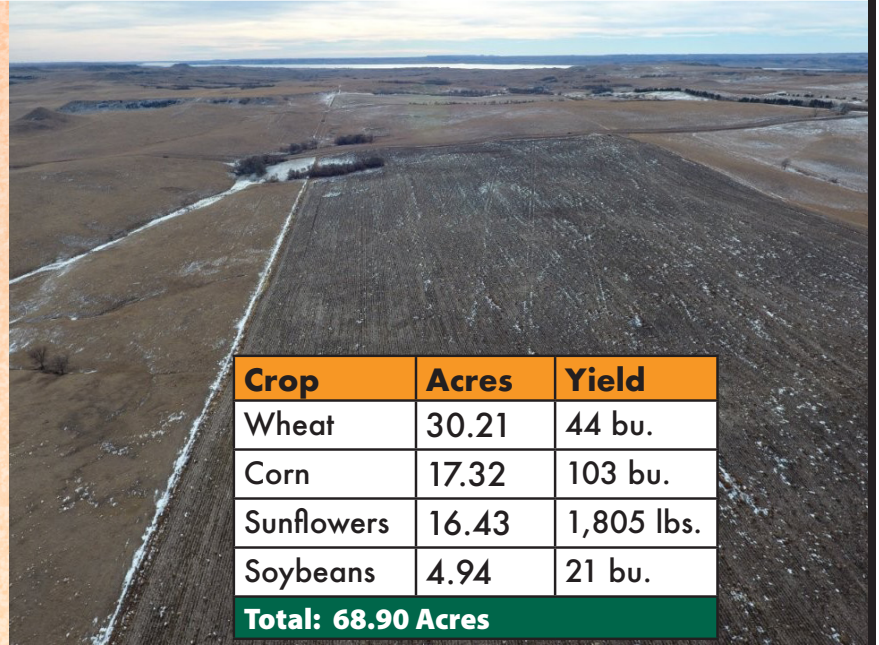
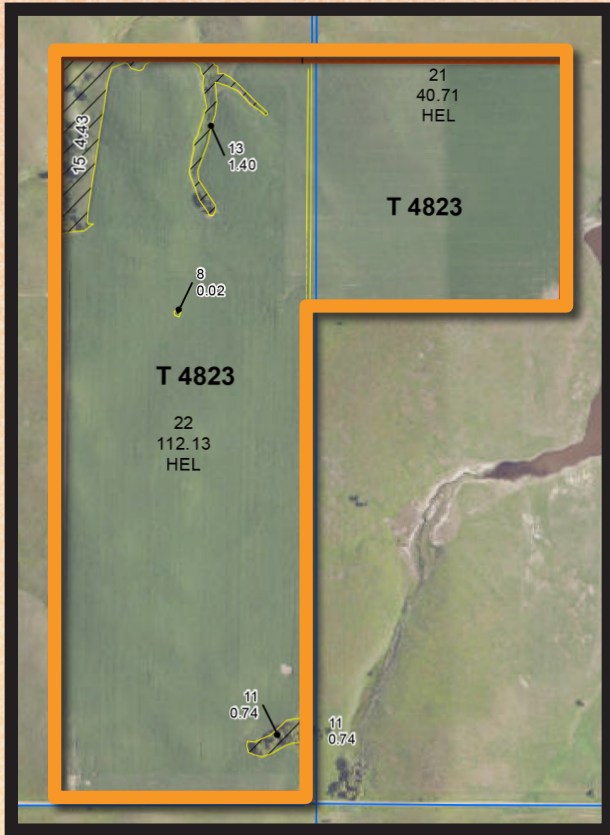
Crop	Acres	Yield
Wheat	24.20	44 bu.
Corn	13.88	103 bu.
Sunflowers	13.16	1,805 lbs.
Soybeans	3.96	21 bu.
Total: 55.20 Acres		

Deeded Acres: 160 +/-
Legal: NE¼ 16-131-78 (West Emmons Township)
FSA Cropland Acres: 122.39+/-
Real Estate Taxes (2023): \$512.09

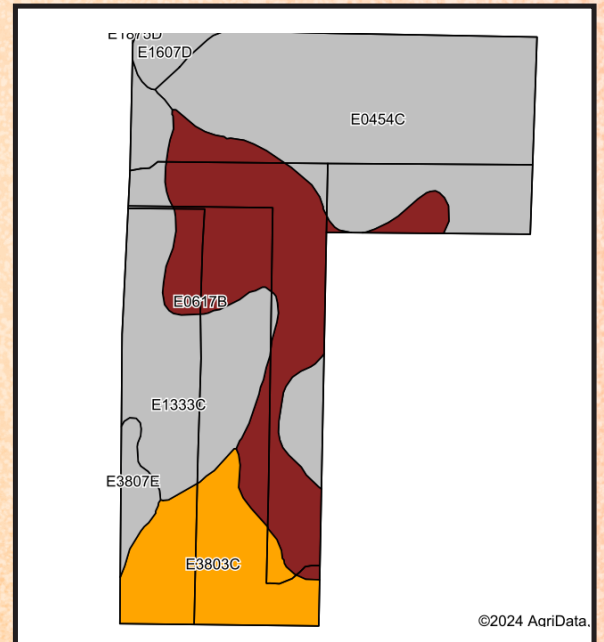


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	67.74	43.6%		Ile	51
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	44.32	28.6%		IIle	40
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	34.52	22.3%		IVe	40
E1607D	Telfer-Parshall-Vebar complex, 6 to 15 percent slopes	8.50	5.5%		VIe	41
Weighted Average					2.95	44.9

PARCEL TWO



Deeded Acres: 160 +/-
Legal: SW¼NW¼ 29-130-78 & SE¼ NE¼ & E½SE¼ 30-130-78(West Emmons Township)
FSA Cropland Acres: 152.84+/-
Real Estate Taxes (2023): \$579.41



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	60.68	38.0%		VI s	28
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	39.31	24.7%		IIe	65
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	31.53	19.8%		IVe	40
E3803C	Linton-Sutley silt loams, 6 to 9 percent slopes	21.52	13.5%		IIIe	60
E3807E	Linton-Sutley-Flasher complex, 9 to 25 percent slopes	3.35	2.1%		IVe	39
E1607D	Telfer-Parshall-Vebar complex, 6 to 15 percent slopes	3.06	1.9%		VIe	41
Weighted Average					4.17	44.3



PROPERTY PHOTOS

PARCEL 1



PARCEL 2



PARCEL 2



PARCEL 1



PARCEL 1



PARCEL 2



TERMS & CONDITIONS



I. Terms and Conditions of Auction

The property will be offered for sale as two (2) parcels. This online auction will be held from Saturday, March 29, 2025 at 10:00 am, CST until Tuesday, April 1, 2025 at 11:00 am, CST. All bids will be taken without regard to a prospective bidder's sex, race, color, religion or national origin.

A. If you are the successful bidder on this property, you will be required to provide a 10 PERCENT of the purchase price earnest money deposit and are required to complete and sign a North Dakota Real Estate Purchase Agreement provided by the Auctioneer.

B. If you are the successful bidder on this property, your 10% earnest money deposit will be held in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before May 20, 2025 (Early possession is available). During the days following the auction, you will be contacted by the closing agent to schedule your closing date and time.

II. Bidding Procedures

Bids will be taken only by those who have registered with our company online, at the live auction or in our office. Please retain your bidder number for the duration of the auction as you are responsible for your assigned number. The property is sold when the Auctioneer announces/publishes, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or the clerk. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

The property will be offered as two (2) parcels. Bidding will be available online beginning Saturday, March 29, 2025 at 10:00 am, CST until Tuesday, April 1, 2025 at 11:00 am, CST. This online auction will be subject to the automatic bid extend feature outlined in these terms and conditions. Online auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending, will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Nikolaissen Land Company or Nikolaissen Auctions are final.

All bids will be visible online, but the identity of the bidders is confidential. In the event there are technical difficulties related to the server, software or any other online auction-related technologies, Nikolaissen Land Company and Nikolaissen Auctions reserve the right to extend bidding, continue the bidding or close the bidding. Neither the company providing the software nor Nikolaissen Land Company or Nikolaissen Auctions shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications will be sent to registered bidders with updated information as deemed necessary by Nikolaissen Land Company or Nikolaissen Auctions.

III. Purchase Agreement, Marketability, Signing Area

At the auction completion, the successful high bidder must sign a North Dakota Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Buyer after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before May 20, 2025 or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller(s). Early possession is available. The Auctioneer and the Seller(s) assume that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as-is-where-is" condition.

The Buyer agrees to hold the Auctioneer and their client(s) harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property. It is the Buyer's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local and federal codes. The Auctioneer and the seller obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of the property and related information by the buyer is strongly recommended.

IV. Forfeiture of Purchase

Money Paid Pursuant to the Terms of the Purchase Agreement. Buyer's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of the Buyer's earnest money deposit.

V. Agency

Nikolaissen Land Company and Nikolaissen Auctions and their representatives are acting as agents for the Seller(s).

VI. Closing

At closing, the Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Title insurance will not be furnished and any fees and closing costs regarding determination of title or title insurance purchase will be paid by the Buyer. Updated Abstracts of Record Title will be furnished to the Buyer prior to close for the Buyer's attorney to prepare a preliminary title opinion, if desired, by the Buyer or the Buyer's lender.

VII. Showing of Property

The property is accessible by highway, county and township roads for inspection. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS-WHERE IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO THE MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller(s) of the property or the Auctioneer. Online announcements made on sale day by the Auctioneers of Nikolaissen Land Company/Nikolaissen Auctions, will take precedence over any printed materials. The Auctioneer reserves the right to preclude any person or entity from bidding if there is any question as to their/its credentials or fitness to bid.

We encourage you to inspect any property you wish to bid on. This property is subject to prior sale and bids will be taken until the last and final bid has been taken and accepted. The seller(s) reserves the right to reject or accept any and all bids. Property will be sold as two (2) parcels. The 2025 real estate taxes will be paid by the buyer(s). All owned minerals will be transferred to the buyer(s). No cropping/grazing contract for 2025. Early possession is available. This auction is managed by Nikolaissen Land Company, Amy Nikolaissen, ND #951 • Tom Nikolaissen, ND #2038.



Buyers are urged to inspect the property. Property is being sold AS-IS, WHERE IS. Announcements made sale day take precedence over all printed materials.



418 Main St. • PO Box 7 • Cando, ND 58324

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More
Information
& Photos
Here!





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