

# LAND AUCTION

**456.83** +/- acres  
**TOWNER COUNTY, ND**



***Tuesday, September 27, 2022 at 11:00 am***  
***Fireside Inn & Suites, 215 US-2 E, Devils Lake, ND***

Offering three parcels of productive cropland  
with easy access near Bisbee, ND!

**Seller: Mary Meyer**

This sale is managed by Gill Land Company, Kristen Gill, ND #8832. All statements made the day of the auction take precedence over all printed materials.



**KRISTEN GILL**  
701-934-2732  
kristen@glcland.com  
www.glcland.com

**GILL  
LAND  
COMPANY**

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## DRIVING DIRECTIONS:

**From Bisbee, ND:** Drive four miles west on Hwy #66. Go south on 55th Ave NE one mile to reach the southwest corner of Parcel 1. One mile east on 83rd St NE will bring you to the northeast corner of Parcel 2, or one mile south on 55th Ave NE will bring you to the northwest corner of Parcel 3.



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[kristen@glcland.com](mailto:kristen@glcland.com)

**PARCEL 1:**

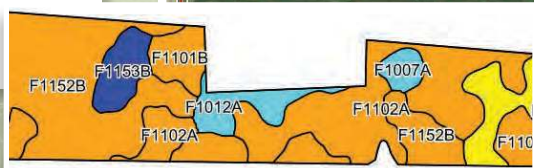
**Acres:** 136.83 +/-

**Legal:** Part S½S½ 5-159-68

**FSA Cropland:** 128.23 acres

**Taxes (2021):** \$1198.66

Parcel 1 features 128.23 FSA cropland acres, 74% of which have a Soil Productivity Index of 72 or greater! The cropland is currently in alfalfa with access on the west, south and east sides.



Crop	Base Acres	PLC Yield
Wheat	49.34	41
Sunflowers	10.8	796
Canola	58.76	1435
<b>Total</b>	<b>118.90</b>	



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	45.92	40.2%		Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	33.34	29.2%		Ile	72
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	13.32	11.7%		IVe	63
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	8.90	7.8%		Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	5.20	4.6%		Vw	33
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	5.05	4.4%		Ile	82
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	2.36	2.1%		IVw	48
<b>Weighted Average</b>					<b>2.41</b>	<b>71.2</b>

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**PARCEL 2:**

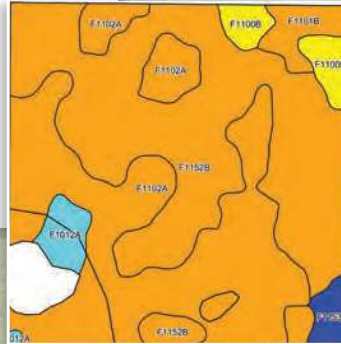
**Acres:** 160 +/-

**Legal:** NE¼ 8-159-68

**FSA Cropland:** 150.72 acres

**Taxes (2021):** \$1336.47

This productive parcel offers 150.72 FSA cropland acres with an average Soil Productivity Index of 73.2! Access is on the north side along 83rd St NE and the east side from 56th Ave NE. It is planted to wheat for the 2022 crop season.



Crop	Base Acres	PLC Yield
Wheat	57.98	44
Sunflowers	12.69	796
Canola	69.04	1640
<b>Total</b>	<b>139.71</b>	

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	71.77	47.3%		Ile	77
F1102A	Hamerty-Wyard-Tonka complex, 0 to 3 percent slopes	61.39	40.5%		Ile	72
F1100B	Hamerty-Tonka complex, 0 to 4 percent slopes	5.96	3.9%		IVe	63
F1101B	Hamerty-Wyard loams, 0 to 4 percent slopes	4.89	3.2%		Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	4.13	2.7%		Vw	33
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.51	2.3%		Ile	82
<b>Weighted Average</b>					<b>2.16</b>	<b>73.2</b>



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**PARCEL 3:**

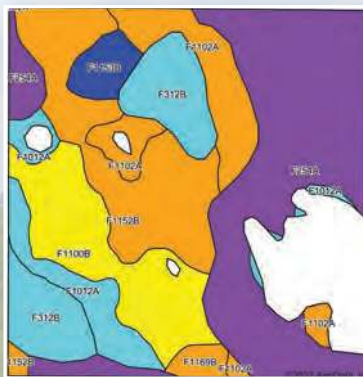
**Acres:** 160 +/-

**Legal:** NW¼ 17-159-68

**FSA Cropland:** 139.84 acres

**Taxes (2021):** \$1135.21

Parcel 3 is another productive parcel with scenic attributes. The north portion of the quarter is planted to millet and the south portion is grass and alfalfa. Trees border the south and east sides and a pond in the southeast corner offers additional wildlife protection. Access to the cropland is from the west side on 55th Ave NE or the north section line.



Crop	Base Acres	PLC Yield
Wheat	53.81	41
Sunflowers	11.77	796
Canola	64.08	1435
<b>Total</b>	<b>129.66</b>	



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F254A	Divide loam, shaly, 0 to 2 percent slopes	48.97	35.3%		IIs	58
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	24.26	17.5%		Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	19.86	14.3%		IVe	63
F312B	Brantford-Coe complex, 2 to 6 percent slopes	15.95	11.5%		IIIe	42
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	14.13	10.2%		Ile	72
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	9.60	6.9%		Vw	33
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.92	2.8%		Ile	82
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	2.03	1.5%		IIIe	77
<b>Weighted Average</b>					<b>2.62</b>	<b>60.9</b>

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# TERMS & CONDITIONS

## 1. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder, you will be required to complete and sign a standard Real Estate Purchase Agreement. Your bidding is not contingent upon any financing. Buyer must have financing in place prior to sale day.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money 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 November 18, 2022. After the auction sale, you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

## 2. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces "sold", identifies the winning bid number and the amount of the bid, and the information is recorded by the Auctioneer or his/her designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

## 3. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard 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 November 18, 2022, or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller. Gill Land Company, LLC, and the Seller 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 Gill Land Company LLC and its client 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 improvement, if any, to bring the property up to necessary state, local and federal codes. Gill Land Company, LLC and the Sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by Buyer is strongly recommended.

## 4. 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 Buyer's earnest money deposit.

## 5. Closing

At closing, Buyer will be required to pay the difference between the earnest money deposit and the final selling price. Seller will provide an updated abstract at Seller's expense. Buyer will be responsible for any cost regarding determination of title. Closing agent fee to be split 50/50 between Buyer and Seller.

## 6. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO 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.

## 7. Agency

Gill Land Company, LLC will be acting as the exclusive agent of the Seller with the duty to represent the Seller's interest exclusively.

## 8. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid, will be conclusive.

Announcements made by the Auctioneer will take precedence over printed matter. For complete prospectus and earnest money requirements, contact Gill Land Company.

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 of the property or the Auctioneer, Gill Land Company, LLC.

We encourage you to inspect any property you wish to bid on. The Seller reserves the right to accept or reject any and all bids.

This sale is managed by Gill Land Company, LLC,  
Kristen Gill, ND #8832.



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