

LISTING #15590

# FARMLAND AUCTION

TRACT 1

**160**

ACRES M/L

**320**

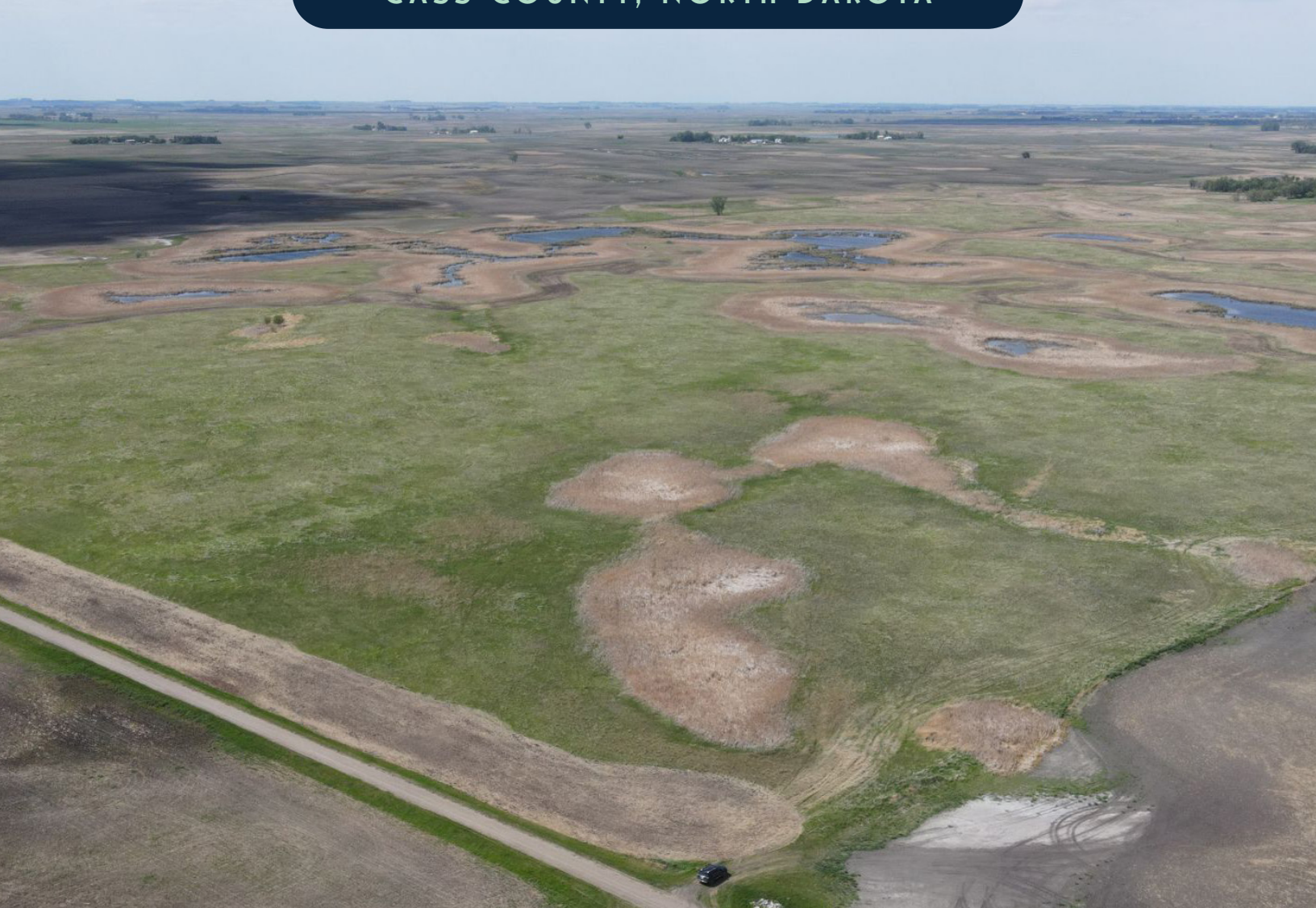
TOTAL ACRES M/L

TRACT 2

**160**

ACRES M/L

CASS COUNTY, NORTH DAKOTA



**Lindsey Brown**  
701.371.5538

**PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

**RE/MAX Now**

**James Jensen**  
701.730.0104



## CASS COUNTY, NORTH DAKOTA

# FARMLAND AUCTION

Peoples Company and RE/MAX Now is pleased to be representing the Nancy J. Odegaard Estate in the sale of 320 deeded acres m/l, in Cass County, south of Tower City, ND. The property will be offered in two tracts via Public Auction. The Public Auction will be held at the Arthur Community Hall in Arthur, ND, and will begin immediately following the other two auctions that take place on Tuesday, August 10th. There will be the options of Live and Online bidding available. Do not miss your opportunity to acquire two tracts of farmland in an excellent farming area. The property is situated in the West Half of Section 8 in Clifton Township, Cass County, North Dakota. There is a wetland easement on both Tract 1 and Tract 2.

**Farm Lease:** The land was previously enrolled in CRP. That CRP contract expired in September of 2020, so the land is available to be farmed in 2022.

The property consists of a total of 320 acres m/l with 295.1 FSA cropland acres that carry a Productivity Index of 66.2. The primary soil types include Hamerly-Tonka Complex, Barnes-Svea loams, Vallers loam saline, Parnell silty clay, Hamerly loam and Barnes-Buse loams.

Sellers will pay all the 2021 real estate taxes.

**FSA Cropland Acres:** 295.1

### Farm Details

#### Tract 1

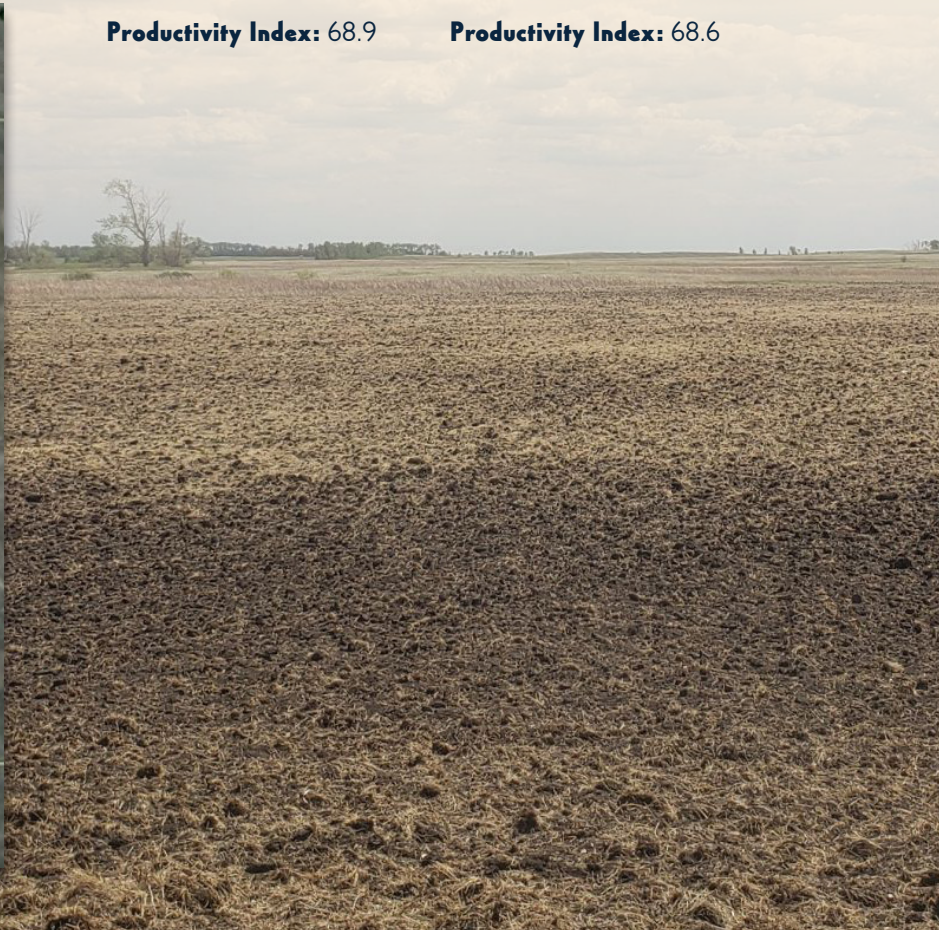
**Acres:** 160 M/L

**Productivity Index:** 68.9

#### Tract 2

**Acres:** 160 M/L

**Productivity Index:** 68.6



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## Auction Location

### Arthur Community Hall

Corner of 6th Ave & Main Street (Hwy 18)  
Arthur, ND 58006

*\*Sale will start immediately following the two previous sales that day.*

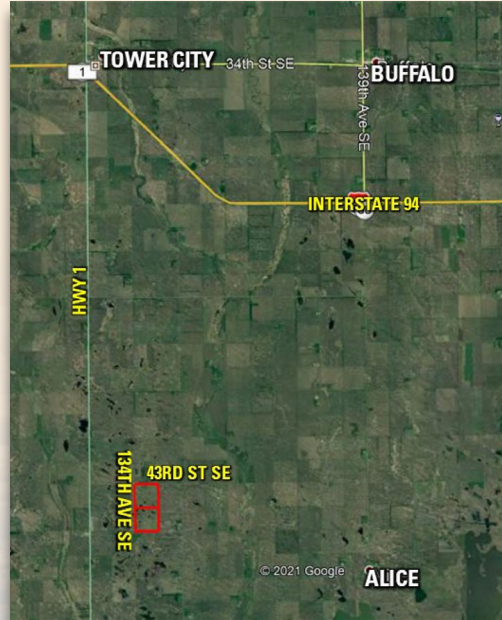
## Sellers

### Nancy J. Odegaard Estate

## Directions

**To Tract 1:** From Alice, ND drive west out of town on 45th St. SE for 4 miles to 135th Ave SE. Then turn right and drive north on 135th Ave SE for 2 miles to 43rd St. SE. Then turn left and drive west for one half mile. This will put you at the NE corner of Tract 1. Property will be located on the south side of the road. Look for Peoples Company signs.

**To Tract 2:** From Alice, ND drive west out of town on 45th St. SE for 4 miles to 135th Ave SE. Then turn right and drive north on 135th Ave SE for 1 mile to 44th St. SE. Then turn left and drive west for one half mile. This will put you at the SE corner of Tract 2. Property will be located on the north side of the road. Look for Peoples Company signs.



## Auction Terms & Conditions

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>

**Auction Method:** Tracts 1 & 2 will be sold on a per-acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased. The Tracts will not be offered in their entirety at the conclusion of the auction.

**Farm Program Information:** Farm Program Information is provided by the Cass County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Cass County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction.

**Closing:** Closing will occur on or about Friday, October 8, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession of the farm will be given at closing.

**Farm Lease:** The farm is not currently leased for the 2021 cropping season.

**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, RE/MAX Now, or Seller. All bids will be on a per acre basis. Peoples Company and RE/MAX Now and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller, Peoples Company and RE/MAX Now. Overall tract acres, tillable acres, etc. 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.

Visit [PeoplesCompany.com](http://PeoplesCompany.com) for more information.

Listing # 15590



# CASS COUNTY, NORTH DAKOTA FARMLAND AUCTION

**Tuesday, August 10th at \*10:00 AM**

\*Sale will start immediately following the two previous sales that day.

**Arthur Community Hall**

Corner of 6th Ave & Main Street (Hwy 18) | Arthur, ND 58006

**320 ACRES M/L OFFERED IN TWO TRACTS**



*PeoplesCompany.com | Listing #15590*



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