

CONTACT:

LINDSEY BROWN

701.371.5538

LINDSEY@PEOPLES COMPANY.COM



Listing #15736



TUESDAY, OCTOBER 12TH, 2021  
• 10:00 AM •

*Grand Hotel: 1505 N. Broadway Minot, North Dakota 58703*



# • FARMLAND AUCTION • WARD COUNTY, NORTH DAKOTA

Peoples Company is pleased to be representing the John Hoivik Land Trust in the sale of farm and pastureland located in Ward County, North Dakota 6.5 miles south of Berthold, North Dakota.

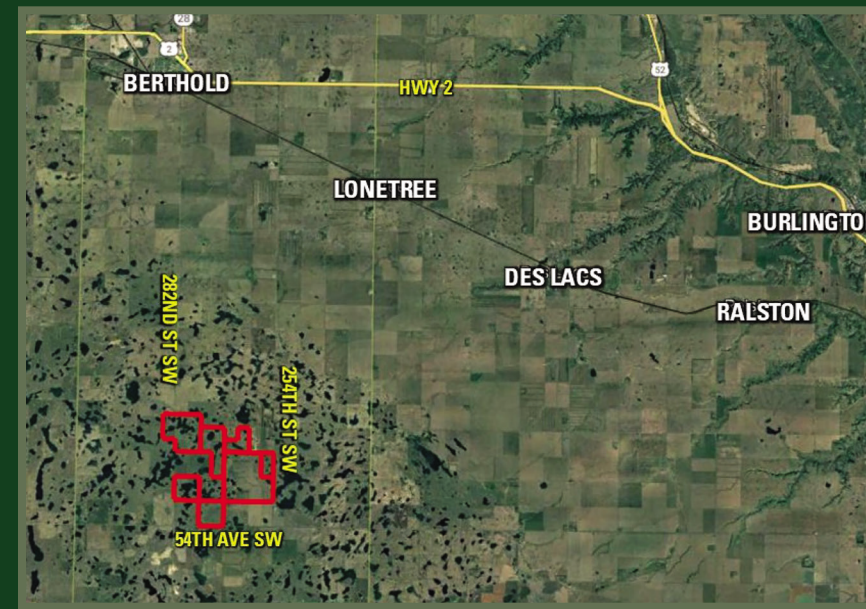
The property will be offered in 7 tracts ranging from 80 acres m/l to 559 acres m/l. The farm is comprised of 1,635.80 acres m/l with a mix of pastureland and cropland. The property consists of approximately 475.72 FSA tillable acres m/l that carry a productivity index of 73.7 and the remaining acres include 1,160.08 acres m/l of pastureland. Primary soils include Williams-Bowbells loams, Wildrose silty clay, Williams-Zahl-Zahill complex, Minot silty clay and Zahl-Max-Bowbells loams. This is the perfect opportunity to expand your farming and ranching operations. This land is subject to a cash rent agreement for the 2021 crop year.



## 7 TRACTS

- TRACT 1 • 559 Acres M/L
- TRACT 2 • 80 Acres M/L
- TRACT 3 • 120 Acres M/L
- TRACT 4 • 240 Acres M/L
- TRACT 5 • 319.31 Acres M/L
- TRACT 6 • 160 Acres M/L
- TRACT 7 • 157.49 Acres M/L

**1,635.80**  
**ACRES M/L**  
*Offered in 7 Tracts*



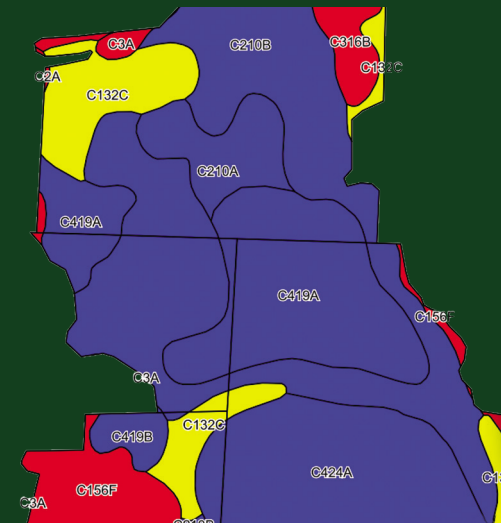
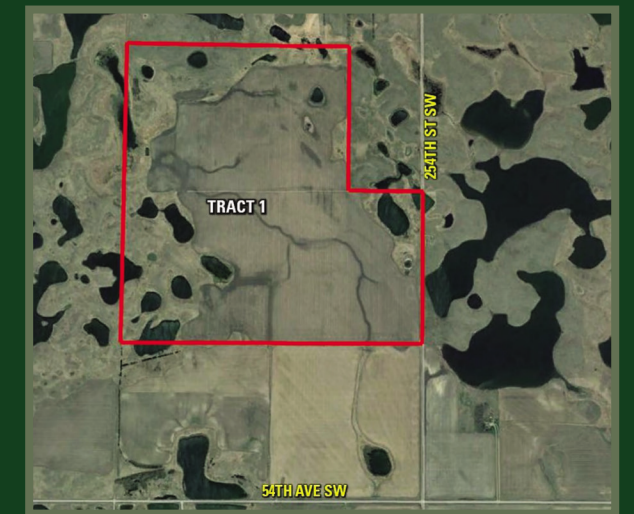
282nd St SW and 20th Ave SW  
Berthold, ND 58718

## DIRECTIONS

From Berthold, ND at the intersection of Highway 2 and County Road 9A (282nd St SW), drive south on County Road 9A (282nd St SW) for 7.2 miles. This will put you at the NW corner of Tract 5. (Watch for the Peoples Company signs). All tracts are located between 282nd St SW and 254th St SW, except for an 80 acres of Tract 5 that is located west of 282nd St SW.



Tract 1 is 559 deeded acres m/l and is made up of 353.66 tillable acres m/l and 205.34 acres m/l of pastureland. The cropland has a productivity index of 77.4 and has good access on the east side of the property off of 254th St SW.



### Tillable Soils Map

| Code             | Soil Description              | Acres  | % of Field | Legend | NCCPI Overall |
|------------------|-------------------------------|--------|------------|--------|---------------|
| C210B            | Williams-Bowbells loams       | 123.12 | 34.8%      |        | 53            |
| C419A            | Wildrose silty clay           | 71.52  | 20.2%      |        | 39            |
| C424A            | Minot silty clay              | 61.16  | 17.3%      |        | 40            |
| C132C            | Williams-Zahl-Zahill complex  | 38.72  | 10.9%      |        | 52            |
| C156F            | Zahl-Max-Bowbells loams       | 22.92  | 6.5%       |        | 25            |
| C210A            | Williams-Bowbells loams       | 18.82  | 5.3%       |        | 54            |
| C316B            | Lihen-Telfer fine sandy loams | 9.02   | 2.6%       |        | 27            |
| C419B            | Wildrose silty clay           | 6.09   | 1.7%       |        | 37            |
| C3A              | Parnell silty clay loam       | 2.06   | 0.6%       |        | 21            |
| C2A              | Tonka silt loam               | 0.23   | 0.1%       |        | 31            |
| Weighted Average |                               |        |            |        | 44.9          |

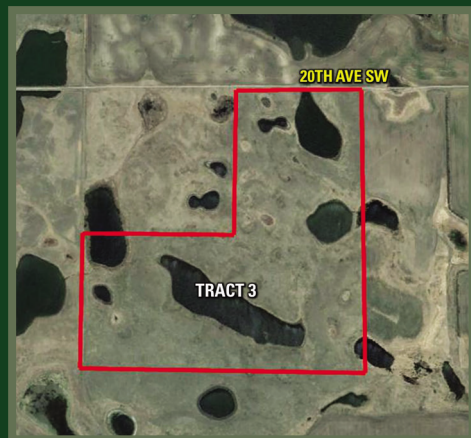




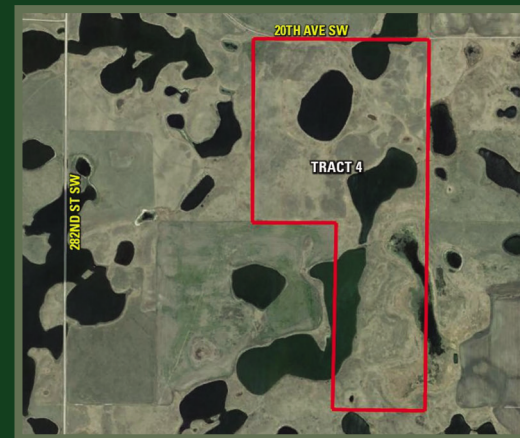
Tract 2 is 80 deeded acres of pastureland with good fence and access from 254th St SW.



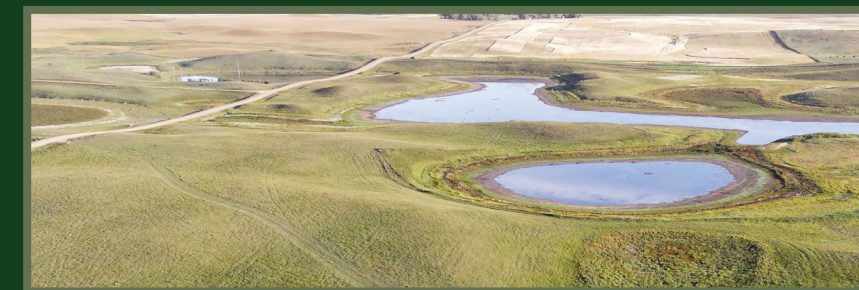
Tract 3 is 120 deeded acres m/l of pastureland. The tract has good fence and can be accessed off of 20th Ave SW.



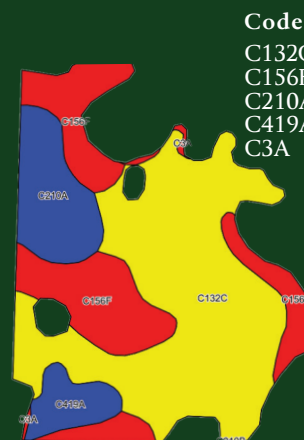
Tract 4 is 240 deeded acres m/l of pastureland. The tract has good fence and access from 20th Ave SW.



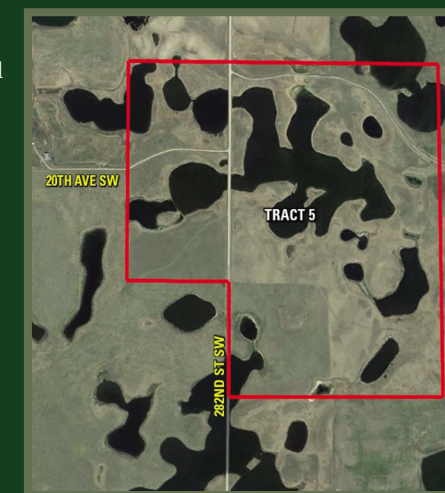
Tract 5 is 319.31 deeded acres m/l. 75.01 acres are cropland with productivity index of 58 and 244.3 acres m/l of pastureland. The parcel has 2 strand, high tensile electric fence. It has good access off [ ] St SW.



### Tillable Soils Map

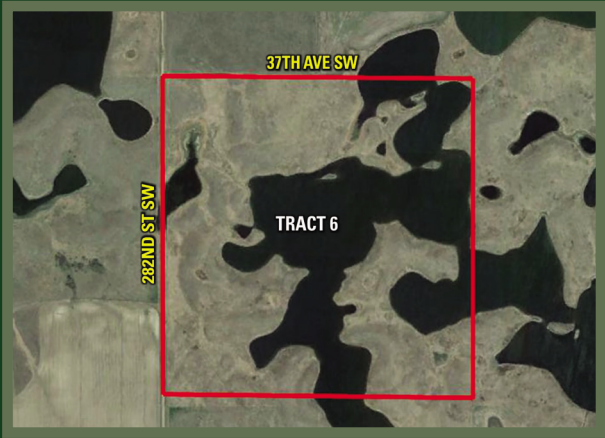


| Code             | Soil Description             | Acres | % of Field | Legend     | NCCPI Overall |
|------------------|------------------------------|-------|------------|------------|---------------|
| C132C            | Williams-Zahl-Zahill complex | 40.08 | 53.4%      | Yellow     | 52            |
| C156F            | Zahl-Max-Bowbells loams      | 21.45 | 28.6%      | Red        | 25            |
| C210A            | Williams-Bowbells loams      | 8.94  | 11.9%      | Blue       | 54            |
| C419A            | Wildrose silty clay          | 4.10  | 5.5%       | Dark Blue  | 39            |
| C3A              | Parnell silty clay loam      | 0.44  | 0.6%       | Light Blue | 21            |
| Weighted Average |                              |       |            |            | 43.6          |





Tract 6 is 160 deeded acres m/l of pastureland with good fence and access from 282nd St SW.



Tract 7 is 157.49 deeded acres m/l. This tract has 47.05 acres m/l of cropland with a productivity index of 71.4. The remaining 110.44 acres are pastureland with good fence. The tract can be accessed off 54th Ave SW.



### Tillable Soils Map

| Code  | Soil Description        | Acres | % of Field | Legend | NCCPI Overall |
|-------|-------------------------|-------|------------|--------|---------------|
| C419A | Wildrose silty clay     | 29.29 | 62.3%      |        | 39            |
| C156F | Zahl-Max-Bowbells loams | 13.66 | 29.0%      |        | 25            |
| C210B | Williams-Bowbells loams | 2.98  | 6.3%       |        | 53            |
| C132C | Williams-Zahl-Zahill    | 1.04  | 2.2%       |        | 52            |
| C201B | Bowbells loam complex   | 0.08  | 0.2%       |        | 53            |

Weighted Average 36.1

# • Auction Terms & Conditions •

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

Auction Method:  
All tracts 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 Ward 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 Ward 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 November 30, 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 currently leased for the 2021 cropping season. That lease will terminate after the 2021 crop year. Should the buyer choose, the existing lease may be transferred or assigned to the buyer.

Contract & Title:  
Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with North Dakota Guaranty & Title Co., 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. Peoples Company 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 and Peoples Company. 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.

# • FARMLAND AUCTION •

## WARD COUNTY, NORTH DAKOTA



LINDSEY BROWN

701.371.5538

LINDSEY@PEOPLES COMPANY.COM



TUESDAY, OCTOBER 12TH, 2021  
• 10:00 AM •

PEOPLES COMPANY.COM  
LISTING #15736



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.