

REAL ESTATE AUCTION OCTOBER 5, 2019 @ 10:04 AM



OPEN HOUSE DATES & TIMES:
 September 14, 2019 – 2:00 pm -4:00 pm
 September 15, 2019 – 2:00 pm- 4:00 pm
 September 26, 2019 – 4:00 pm – 6:00 pm
 Call Ken @ 701-220-8575 to arrange for a private showing

Track 1 – Home & Land – 155 Acres +/-

SW 1/4 24-142-80 Eklund Township

This quarter of land has a 1600 square-foot home that was built in 1993. It has steel siding. The roof was replaced in 2015 with metal. There is a 200-amp electrical service and dual source heating with a nice deck overlooking the back yard. The railings were replaced in 2019. There is a garden with mature trees and lots of room to grow. The home has its own septic system and well. Rural water is also connected. Electrical service is provided by Capital Electric and fiber optic service is provided by BEK Communications.

The main floor of the home has kitchen, dining room, living room, two (2) bedrooms, two (2) baths and laundry room.

The lower level is accessible from the main floor. It also has a walkout onto a cement patio. The lower level has two (2) non-conforming bedrooms, family room, three-quarter bath and a workshop. There is a large window facing the east. Lower level is bright and open.

This quarter of land also has a 40 x 80 metal building; 30 x 40' of that is a heated work area. The remainder of the building is cold storage. There is also a grain bin located close to the metal building.

Approximately 5 acres is for railroad right of way. 10 acres is wheat base. PLC Yield 37

CRP 115.8 acres it is contracted @\$42.83 per acre with an annual payment of \$4960. It is contracted until September 30, 2024. The new buyer will receive CRP payments beginning in 2020.

Property taxes for 2019 will be paid by the seller.

Directions: 4 1/2 miles south of Wilton on Highway 83; go east 1 1/2 miles on 266 Ave NE. The driveway is on the north side of the road.



Track 2 – 99 Acres +/-

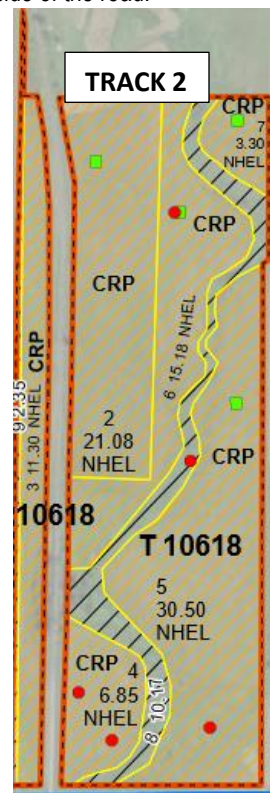
ECKLUND TOWNSHIP 13-142-80 – W1/2 W1/2 West of the Fifth Principal Meridian Burleigh County N.D. less a track of land situated in the W1/2W1/2 13 -142-80 West of the Fifth Principal Meridian Burleigh County N.D. described as follows beginning at the NW corner of set section 13 thence 1650 feet south thence 1320 feet east thence 1650 feet north thence 1320 feet west to the point to the beginning containing 50 acres more or less.

100.73 Acres farmland 88.21 acres cropland

DPC Crop Data

- Wheat – 53.50 Wheat Oats – 7.20 Corn – .5 Barley – 9.20

88 acres in CRP – \$31.44 per acre; annual payment of \$2776. CRP contract terminates in September 30, 2020. Buyer will receive 2020 CRP payment. This is flat ground. Railway has right away passing through it. The 2019 property taxes will be paid by seller.



Track 3 – 143 Acres +/-

NW 1/4-18-142-80 (Painted Woods Township)

This parcel has 127 acres of tillable land. The land has been rented by a local farmer for many years. It features rolling hills and has a nice draw through the land. It also has a good wildlife habitat.

- 102.5 Wheat – 37 PLC Yield 10.30 Oats – 54 PLC Yield
- .70 Corn – 45 PLC Yield 13.30 Barley – 30 PLC Yield

No CRP contract on this parcel of land.

The 2019 property taxes will be paid by seller.

Directions from Highway 83 go west on 266 Ave NW for 4 miles go north one and a half miles on 54th St., NW that will put you in the SW corner of this parcel.



Track 4 – 160 Acres +/-

SE 1/4 12-142-81. (Painted Woods Township)

This parcel has rolling hills, mature trees and a draw with good wildlife habitat. There is a small pasture that has been rented by a local farmer for many years.

155 Acres Farmland 123.62 Acres Cropland

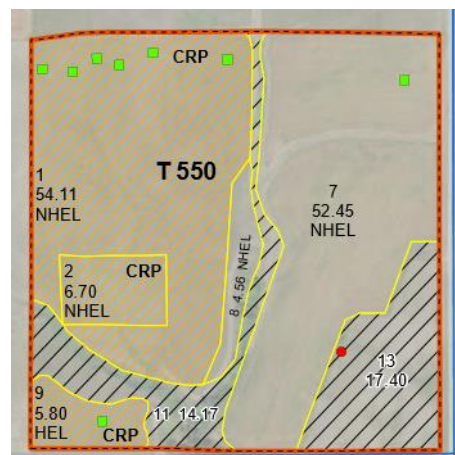
Wheat – 57.0 – CCC505 CRP Reduction 14.60 – PLC Yield 37

Oats – 0.00 – CCC505 CRP Reduction 5.40 – PLC Yield 0

Corn – 0.00 – CCC505 CRP Reduction .40 – PLC Yield 0

Barley – 0.00 – CCC505 CRP Reduction 7.0 – PLC Yield 0

CRP 66.6 acres @ \$30.00 per acre annual payment \$1998. The buyer will receive 2020 CRP payment. Contract ends on September 30, 2020. The 2019 property taxes will be paid by the seller.



For pictures and further details go to our website.

www.4windsauction.com

THOMSEN'S 4 WINDS AUCTION

AUCTIONEER: KEN THOMSEN – LIC.#748; CLERK LIC.#546; MERCER ND 701-220-8575

ASSOCIATE AUCTIONEER: Heather Thomsen – LIC#876

Terms: \$25,000 per track down payment, closing in 45 days or less. Transfer will take place by warranty deed. All statements made day of the sale take precedence over any printed ads. Not responsible for accidents. Other terms announced the day of the sale. Lunch will be available.

