

601 Contiguous Acres in Barnes County ND

Land Auction

Friday, January 19, 2018

~ 2:00 PM ~

Americinn Lodge & Suites
280 Winter Show Rd. SW, Valley City, ND

3 Miles North of Fingal, ND

TRACT 1: 161.31 Acres +/-

~~ NW $\frac{1}{4}$ 4-138N-56W

TRACT 2: 160 Acres +/-

~~ SW $\frac{1}{4}$ 4-138N-56W

TRACT 3: 160 Acres +/-

~~ S $\frac{1}{2}$ of NE $\frac{1}{4}$ & N $\frac{1}{2}$ of SE $\frac{1}{4}$ 4-138N-56W

TRACT 4: 40 Acres +/-

~~ SW $\frac{1}{4}$ of SE $\frac{1}{4}$ 33-139N-56W

TRACT 5: 80 Acres +/-

~~ S $\frac{1}{2}$ of SW $\frac{1}{4}$ 33-139N-56W

Behm Family Trust



Auctioneer:

Dale B. Haugen, ND Lic#198
Lisbon, ND - 701-680-2395



Wes Well, Broker

502 Main Suite A
Lisbon, ND - 701-680-1115

www.rdauction.com

www.advantagedakota.com

Live Public Auction

Friday, January 19, 2018

Location of Auction: Americinn Lodge & Suites, 280 Winter Show Rd. SW, Valley City, ND – 2:00 PM

601 Contiguous Acres of Barnes County Land selling in 5 Tracts – Located 3 Miles North of Fingal, ND

Base Acres & Yields

TRACT 1 – 161.31 Acres	145.6 Tillable 15.71 Low Lying Areas & Right of Way Wheat Acres – 31.51 – Yield 55 Soybean Acres – 114.09 – Yield 34
Tract 2 – 160 Acres	154.68 Tillable & 5.32 Low Lying Areas & Right of Way Wheat Acres – 33.47 – Yield 55 Soybean Acres – 121.21 – Yield 34
Tract 3 – 160 Acres	149.24 Tillable & 10.76 Low Lying Areas & Right of Way Wheat Acres – 32.3 – Yield 55 Soybean Acres – 116.94 – Yield 34
Tract 4 – 40 Acres	36.78 Tillable & 3.22 Low Lying Areas & Right of Way Wheat Acres – 7.96 – Yield 55 Soybean Acres – 28.82 – Yield 34
Tract 5 – 80 Acres	CRP – Practice CP23A Pays on 72.11 Acres @ \$81.23 per Acre with an annual payment of \$5,857.00. Buyer will receive entire CRP payment for Oct. 1, 2017 - Sept. 30, 2018. CRP Expires September 30, 2024

Live online bidding will be available at

rdauction.hibid.com

Online bids may be placed starting on January 1, 2018 & live bidding will begin at 2:00 PM on January 19, 2018.

Auction Terms

- All minerals owned by the Sellers will be reserved by Sellers.
- Real Estate Taxes for the year 2017 will be paid by the Sellers. The 2018 taxes & subsequent years will be the responsibility of the Buyers.
- This sale is subject to all easements, covenants, restrictions of record, & leases.
- Each Bidder is responsible for conducting at their own risk, their own inspection, inquiries, & due diligence concerning the property.
- All property is being sold on an "As is – Where is" basis. Information provided herein from sources deemed reliable, with no warranties or guarantees either expressed or implied by the Sellers, R&D Auction Inc., or RE/MAX Advantage. All sketches, dimensions, & acreage figures are approximate or "more or less". Any announcements made auction day by R&D Auction Inc. will take precedence over any previous printed materials or oral statements.
- Closing will be on or before February 26, 2018. Closing will take place at Barnes County Abstract located at 117 3rd St NW, Suite 5; Valley City, ND.
- Possession will be granted at the time of closing.
- A 10% Earnest Money payment is due on sale day with the remaining balance due at closing. The Earnest Money payment will be held in the trust account of FM Title Company.
- Immediately following the auction, the high bidders will be entering into a purchase agreement with the Sellers.
- The land will be auctioned in 5 tracts. **(Price per acre X deeded acres = Final Price per Tract.)**
- Tracts 1 through 4 will be selling choice per tract. The high bidder may take as many tracts as they choose at the high bid. We will continue that until all 4 tracts are sold. After that is complete we will be selling the CRP Tract 5 containing 80 acres.
- Sellers will provide a current abstract of title at their expense.
- The cost of escrow closing services will be split between both buyers & sellers 50/50.
- Sale is not contingent upon Buyers financing, so please have all financing arrangement in place prior to Auction.
- Online pre bidding & simulcast bidding will be available during the auction at **rdauction.hibid.com** Winning online bidders will be charged a ½% **Buyers Premium** added onto their winning bid.

Aerial Map



map center: 46° 47' 48.17, -97° 45' 18.57



Maps Provided By:



© AgriData, Inc. 2017 www.AgriDataInc.com

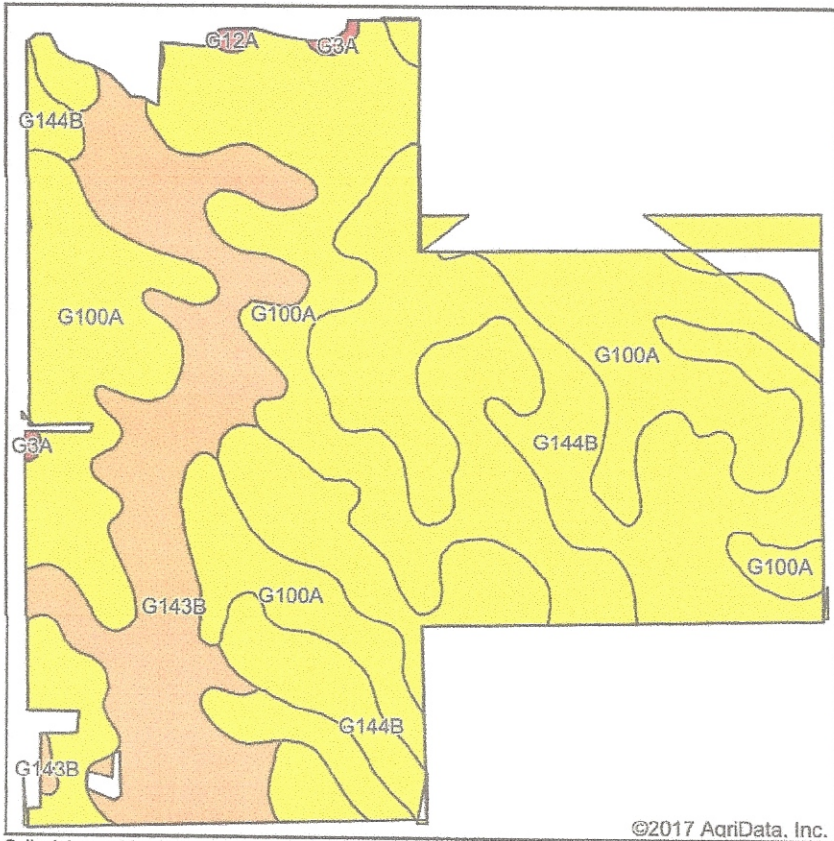
4-138N-56W
Barnes County
North Dakota



11/30/2017

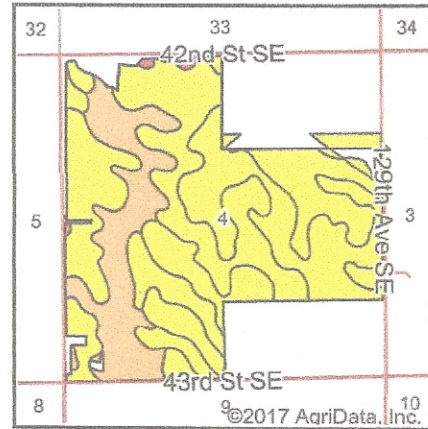
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **North Dakota**
 County: **Barnes**
 Location: **4-138N-56W**
 Township: **Binghampton**
 Acres: **449.54**
 Date: **11/30/2017**



Maps Provided By:



Area Symbol: ND003, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	222.78	49.6%		Ile	64
G144B	Barnes-Buse loams, 3 to 6 percent slopes	139.74	31.1%		IIIe	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	85.12	18.9%		Ile	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	1.17	0.3%		Vw	25
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	0.73	0.2%		IVw	31
Weighted Average						67.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

4 Year Crop History



Owner/Operator: _____

Date: 11/30/2017

Address: _____

Farm Name: _____

Address: _____

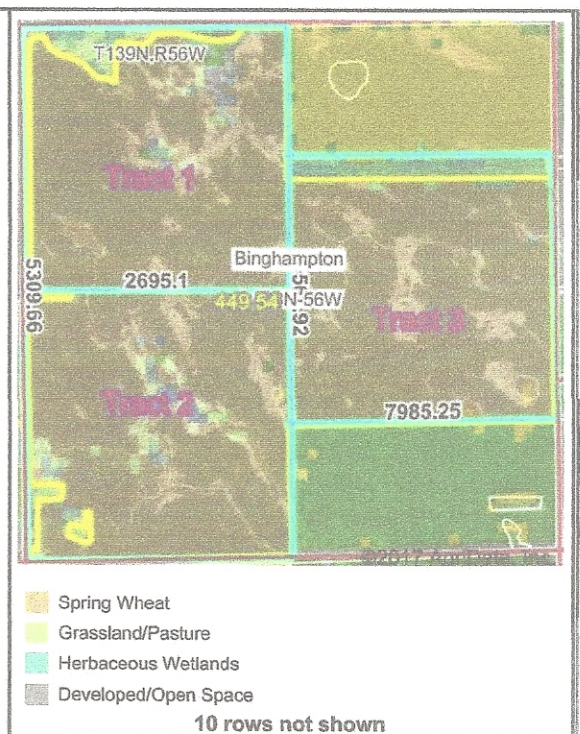
Field ID: _____

Phone: _____

Acct. #: _____

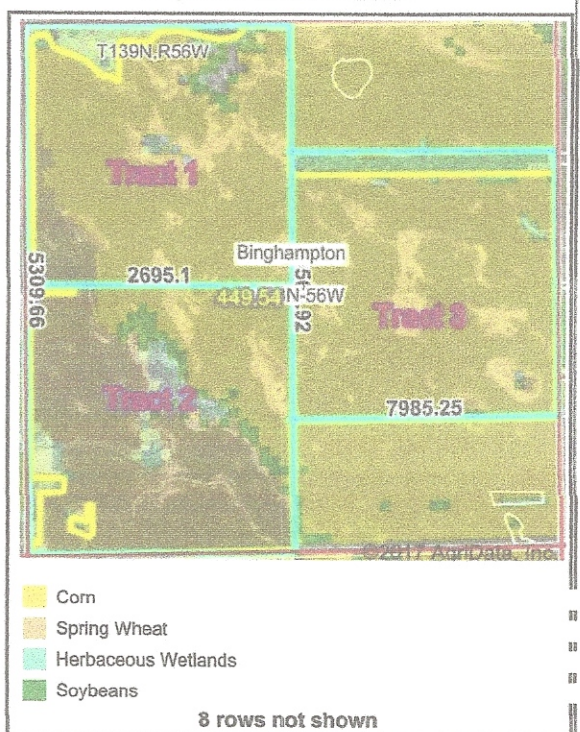
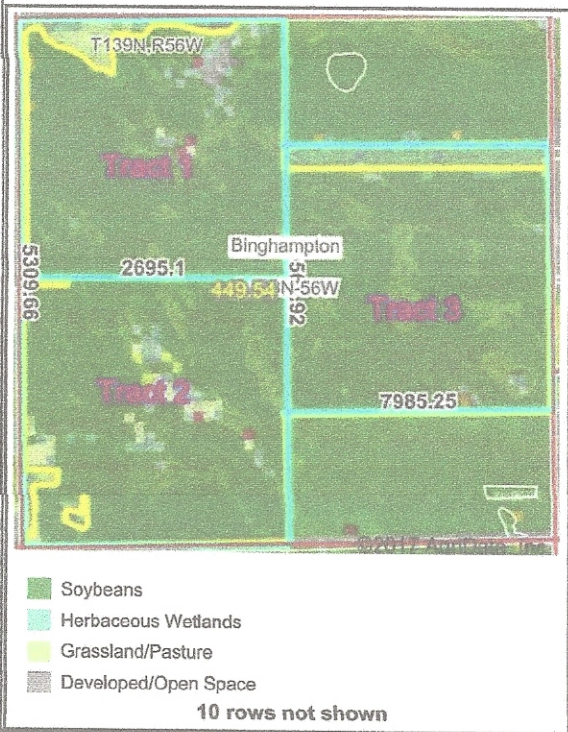
Crop Year: 2016

Crop Year: 2015



Crop Year: 2014

Crop Year: 2013



Map Center: 46° 47' 48.17, -97° 45' 18.57

State: ND

County: Barnes

Legal: 4-138N-56W

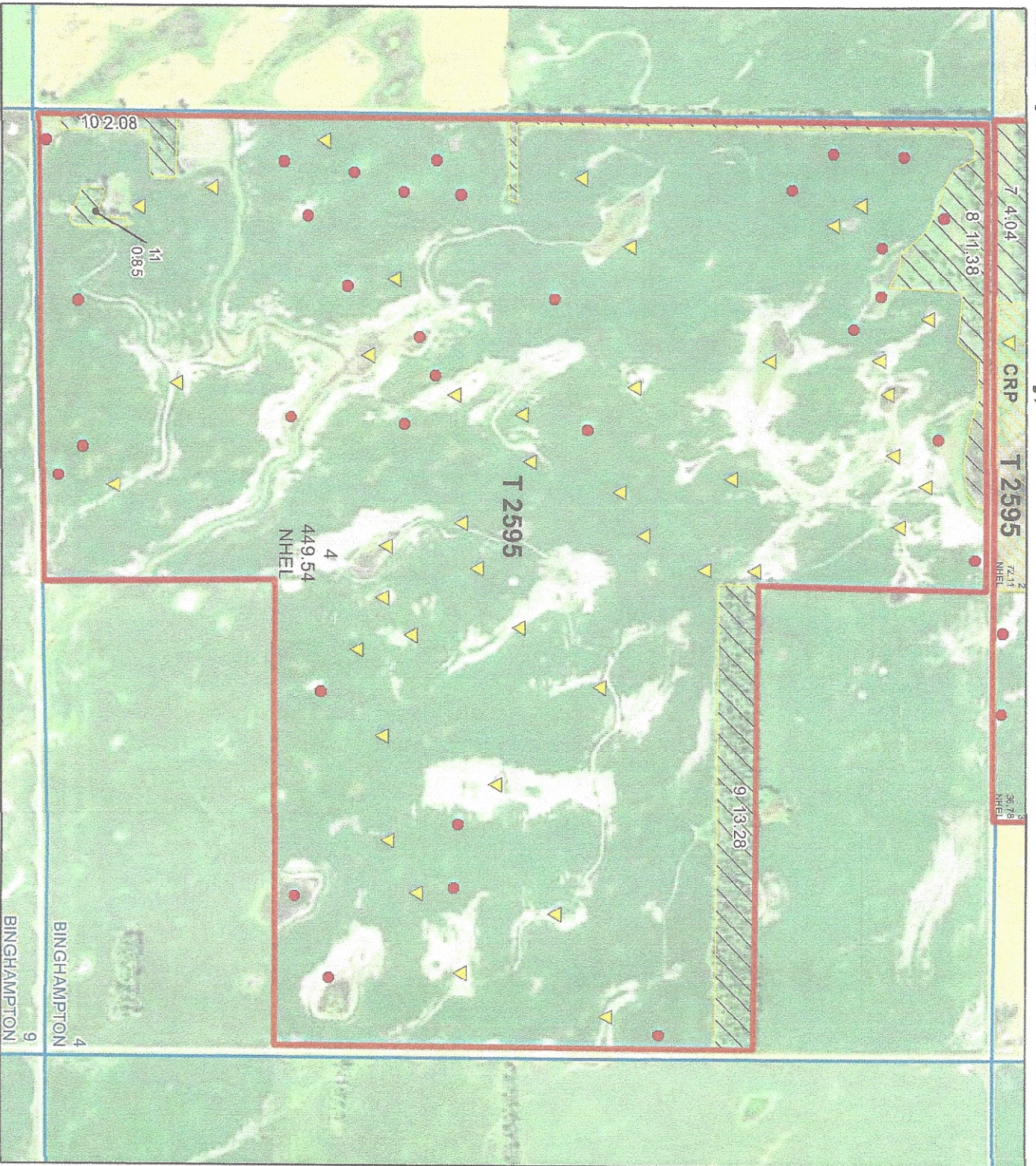
Twnshp: Binghampton



Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Farm 1549

S4 T138N R56W

2017 Program Year

Map Created March 22, 2017



Unless Otherwise Noted:




- Alfalfa = for Forage
 - Barley = Spring for Grain
 - Canola = Spring for Processing
 - Corn = Yellow for Grain
 - Flax = Common for Grain
 - Grass = GMA for Grazing
 - Mixed Forage = IGS for Grazing
 - Oats = Spring for Grain
 - Soybeans = Common for Grain
 - Sunflowers = Oil for Grain
 - Wheat = Spring for Grain
- All fields are non-irrigated
 Shares are 100% to operator

Common Land Unit

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP
-  PLSS

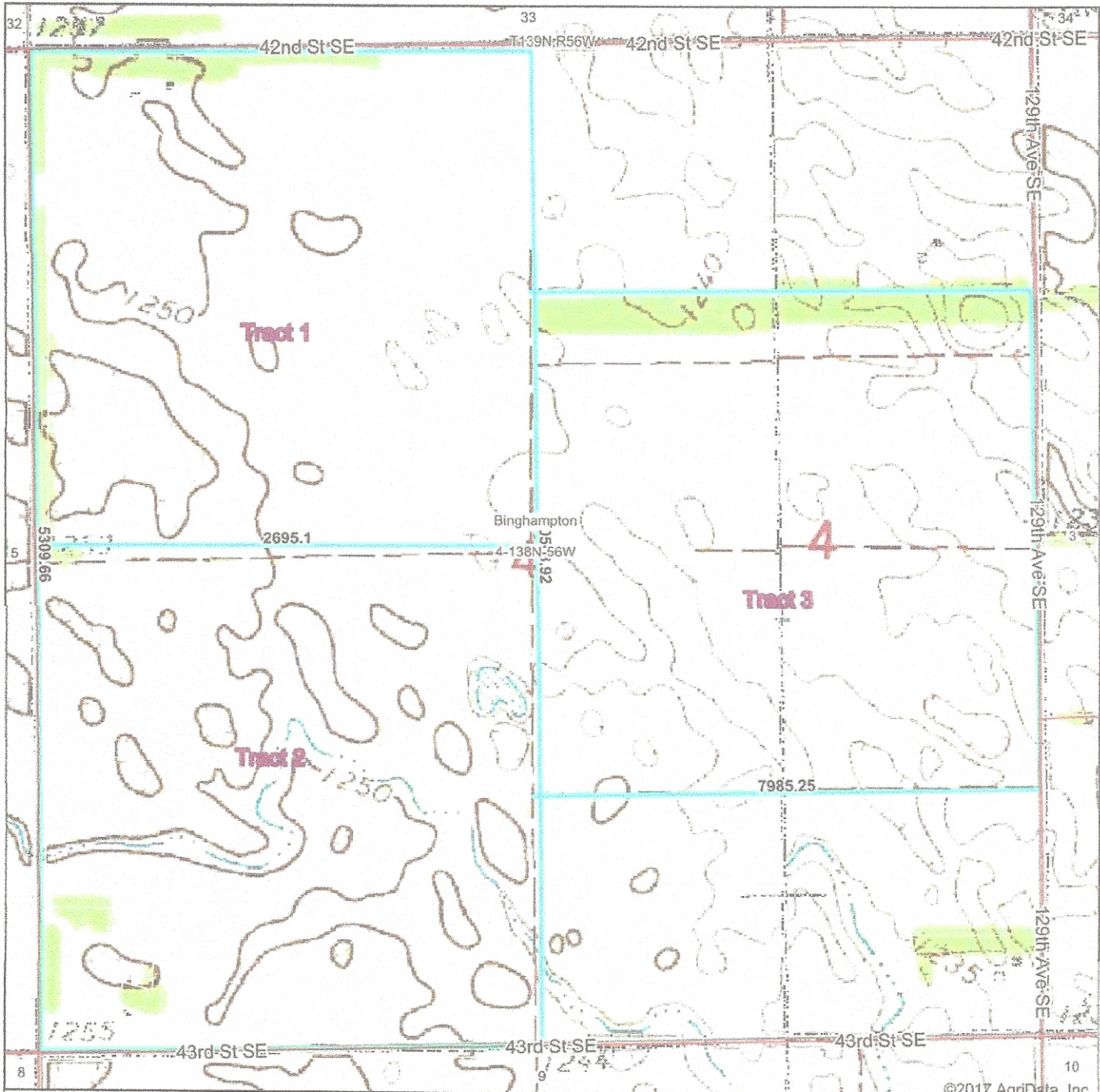
Wetland Determination

Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

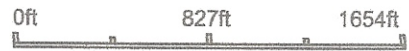
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). The imagery displayed on this map was collected in calendar year 2016.

Topography Map

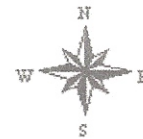


©2017 AgriData, Inc.

map center: 46° 47' 48.17, -97° 45' 18.57



4-138N-56W
Barnes County
North Dakota



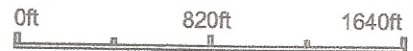
11/30/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



map center: 46° 48' 40.93, -97° 45' 19.64

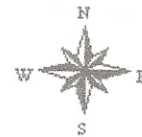


Maps Provided By:



© AgriData, Inc. 2017 www.AgriDataInc.com

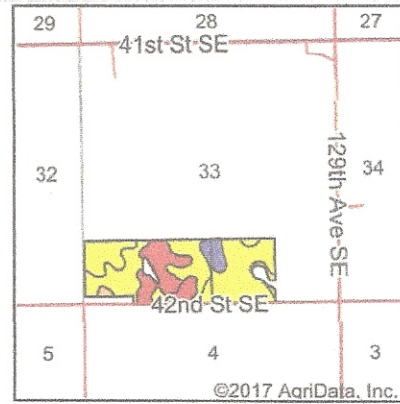
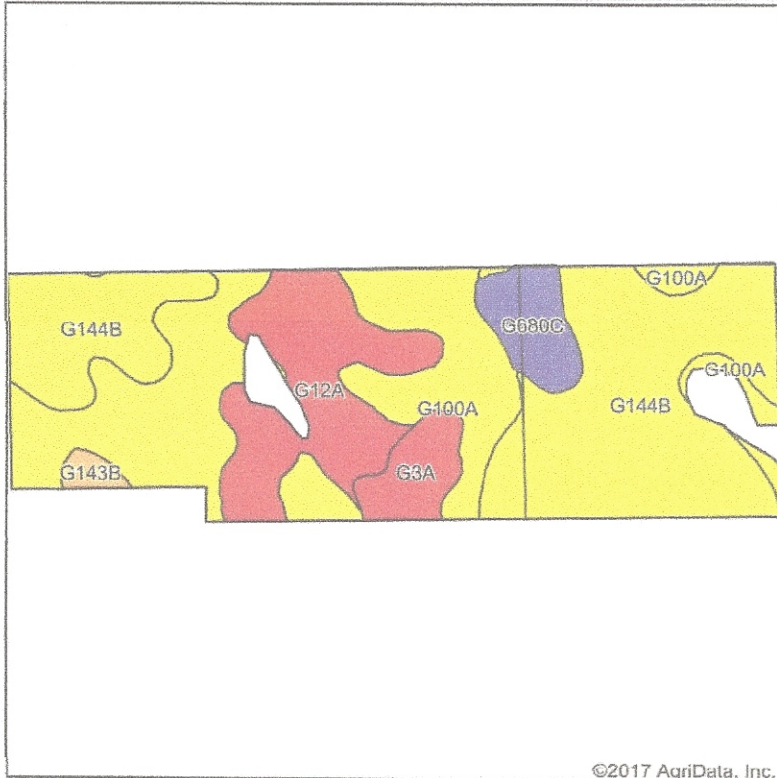
33-139N-56W
Barnes County
North Dakota



11/27/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Barnes**
 Location: **33-139N-56W**
 Township: **Springvale**
 Acres: **108.89**
 Date: **11/27/2017**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

© AgriData, Inc. 2017 www.AgriDataInc.com

Area Symbol: ND003, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	44.44	40.8%		IIIe	69
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	35.39	32.5%		Ile	64
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	17.81	16.4%		IVw	31
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	5.38	4.9%		Ile	55
G3A	Parnell silty clay loam, 0 to 1 percent slopes	4.73	4.3%		Vw	25
G143B	Barnes-Svea loams, 3 to 6 percent slopes	1.14	1.0%		Ile	75
Weighted Average						58.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

4 Year Crop History



Owner/Operator:

Date: 11/27/2017

Address:

Farm Name:

Address:

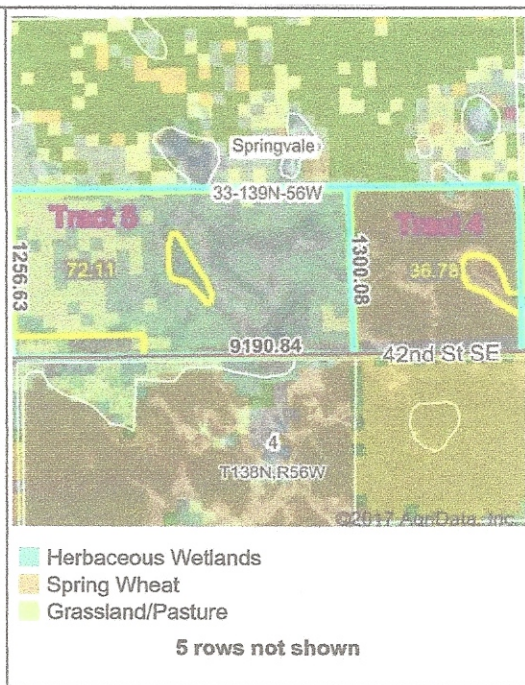
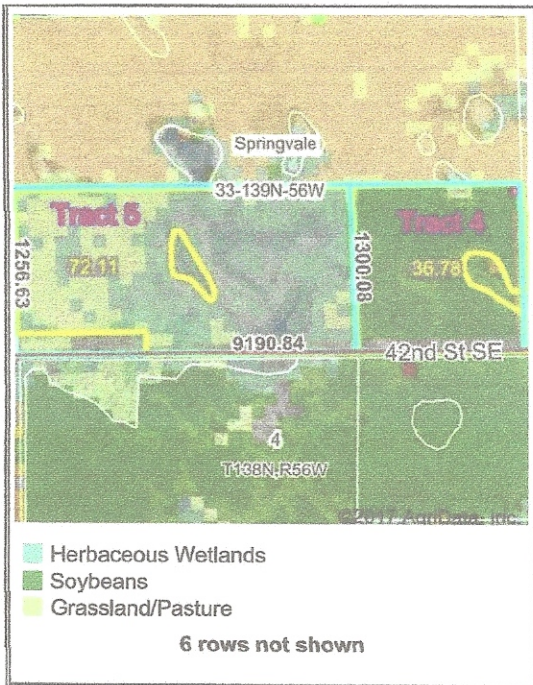
Field ID:

Phone:

Acct. #:

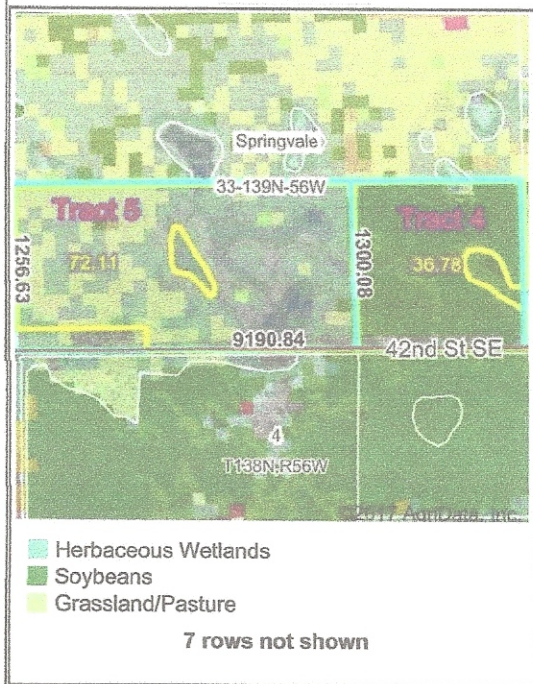
Crop Year: 2016

Crop Year: 2015



Crop Year: 2014

Crop Year: 2013



Map Center: 46° 48' 40.89, -97° 45' 19.64

State: ND

County: Barnes

Legal: 33-139N-56W

Twnshp: Springvale



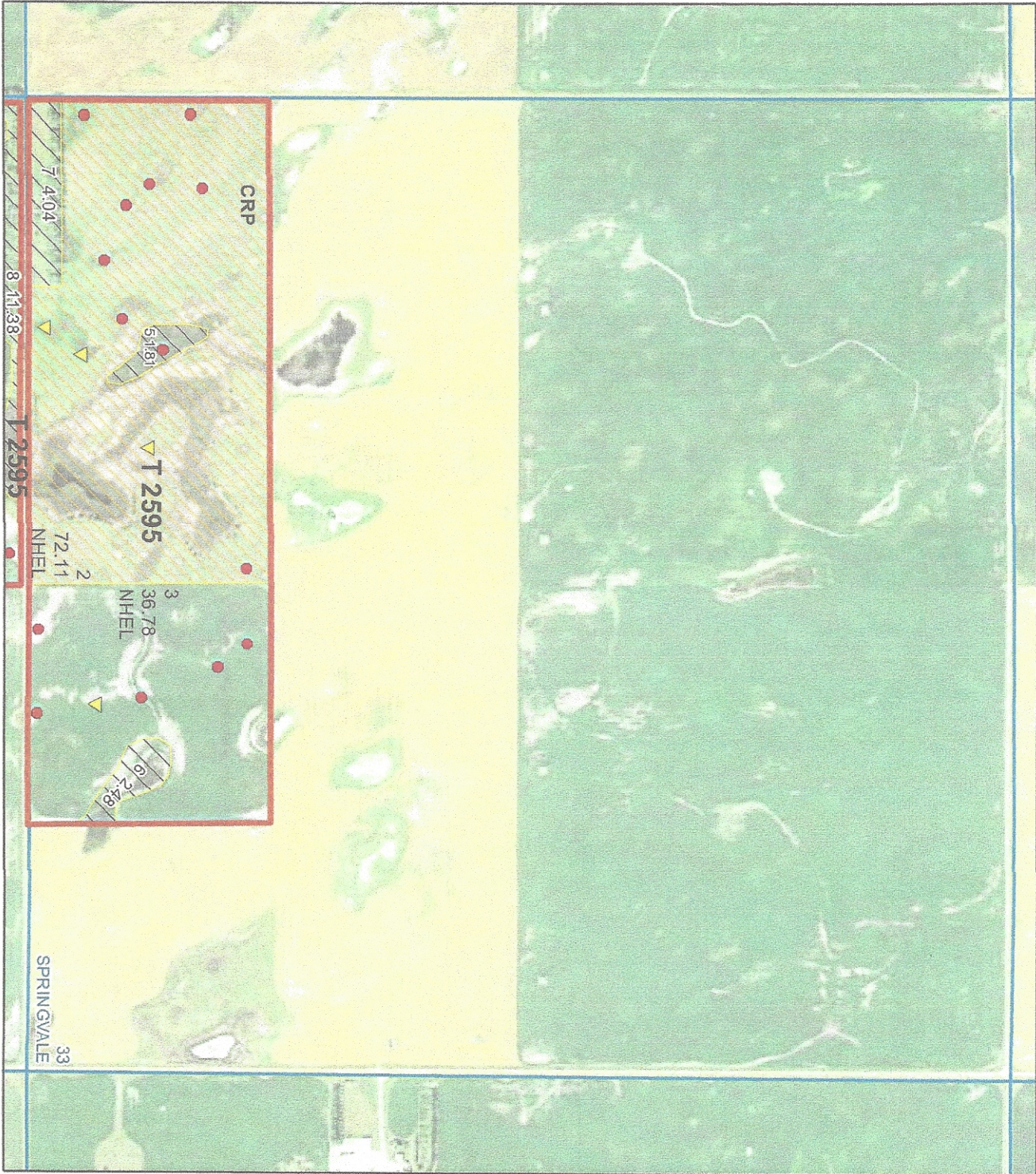
Maps Provided By:



© AgriData, Inc. 2017

www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

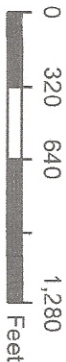


Farm 1549

S33 T139N R56W

2017 Program Year

Map Created March 22, 2017



Unless Otherwise Noted:

- Alfalfa = for Forage
- Barley = Spring for Grain
- Canola = Spring for Processing
- Corn = Yellow for Grain
- Flax = Common for Grain
- Grass = GMA for Grazing
- Mixed Forage = IGS for Grazing
- Oats = Spring for Grain
- Soybeans = Common for Grain
- Sunflowers = Oil for Grain
- Wheat = Spring for Grain
- All fields are non-irrigated
- Shares are 100% to operator

Common Land Unit

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP
-  PLS

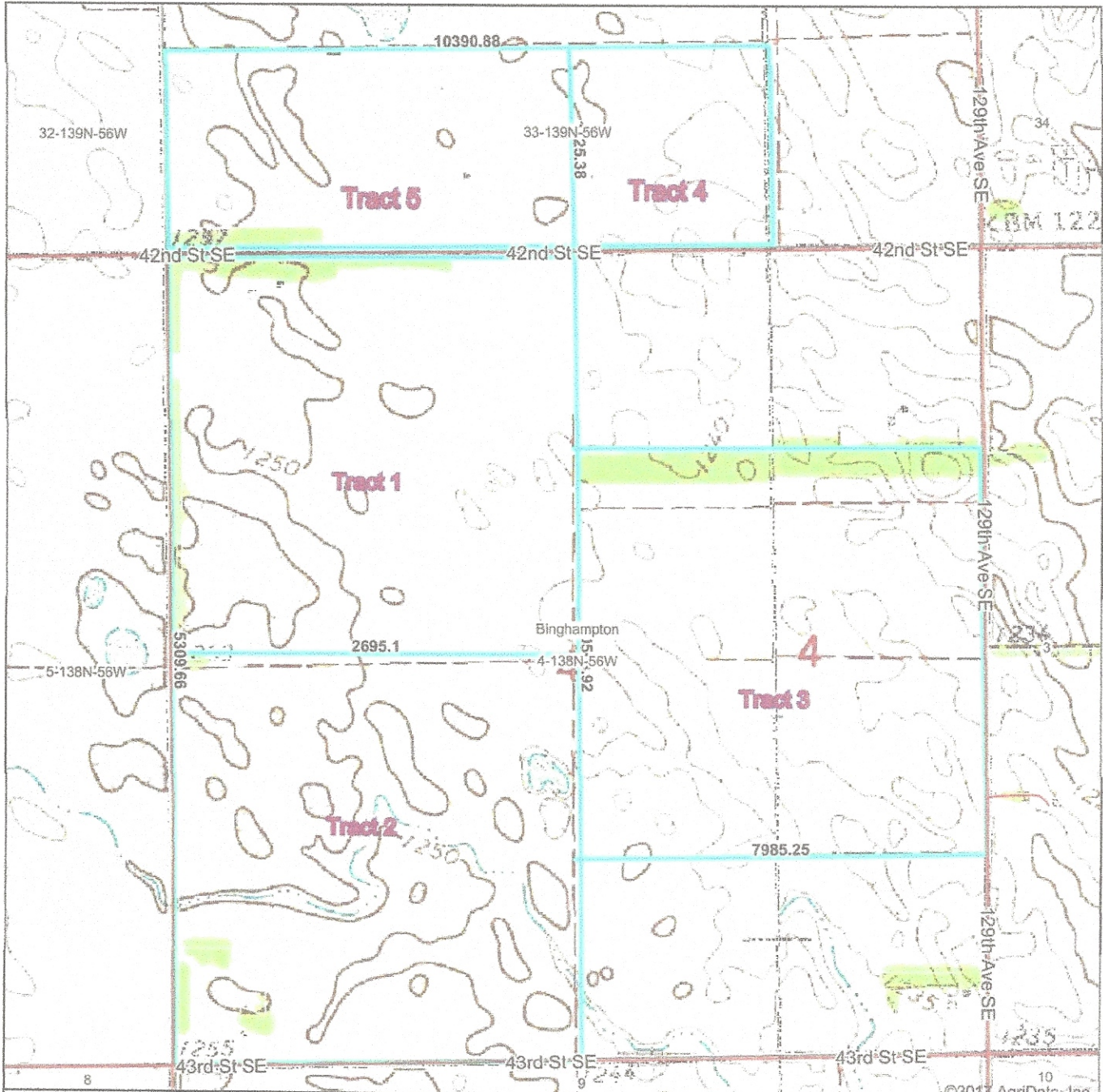
Wetland Determination

Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

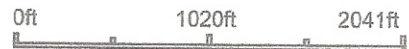
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). The imagery displayed on this map was collected in calendar year 2016.

Topography Map



©2017 AgriData, Inc

map center: 46° 47' 55.15, -97° 45' 21.93



4-138N-56W
Barnes County
North Dakota



11/30/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Seller's Property Disclosure Statement

Notice: The disclosed information is given to the best of the seller's knowledge. This is not a warranty or guarantee of any kind by the seller(s) or any licensee(s) representing or assisting any party in the transaction(s). Information presented in this form is not intended to be part of any contract between buyer(s) and seller(s).

Instructions to the Seller: (1) Complete this form yourself. (2) Consult prior disclosure statements and/or inspection reports when completing this form if applicable. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional page(s) with your signature, if additional space is required. (5) Answer all questions.

Instructions to Buyer: Buyer(s) is encouraged to thoroughly inspect the property personally or to have it inspected by an inspector of the buyer(s) choice and expense. **Note:** "No" means seller is unaware that it exists in or on the property. If the seller answers "No" to any of the questions listed below, it does not mean that it does not exist on the property.

1. Legal description of property:
2. County of Barnes
3. State of North Dakota
4. General information: When did you purchase or inherit the property? 1994
5. Type of title evidence (check one) Abstract Title Insurance Unknown
6. Are you aware of any boundary disputes or encroachments on the property? Yes No
7. Are you aware of any written or oral leases in place for the property? If yes, please attach a copy of your lease or explain verbal lease terms below. Yes No
8. Are you aware of any easements or other utility or drainage easements? Yes No
9. Are you aware of any designated wetland on the property? Yes No
10. Are there now or have you been notified of any noxious weed infestation on the property? Yes No
11. Are you aware if the property contains any U.S. Fish or Wildlife easement(s)? Yes No
12. Are you aware if the property contains any open or sealed well(s)? Yes No
13. Are you aware if the property contains any underground storage tank(s)? Yes No
14. Are you aware if the property contains any stored chemicals? Yes No
15. Are you aware if the property has been used for illicit drug production/sales such as Methamphetamine? Yes No
16. Are you aware if the property contains any above ground or buried garbage pits? Yes No
17. Are you aware if the property is affected by any agricultural chemical carryover? Yes No
18. Are you aware of any new real estate specials assessment proposed for the property? Yes No
19. Are you aware of any shared features with adjoining property such as approaches, fences, or water sources? Yes No
20. Are you aware of any access issues to the property? Yes No

Seller's Property Disclosure Statement (continued)

21. Are there drainage or flooding conditions that affect any part of this property? Yes No
22. Are there or have there been any signs of soil expansion, contraction or movement other than situations related to normal weather conditions? Yes No
23. **OTHER DEFECTS: Are you aware of any material facts not otherwise referenced above that could adversely cause and significantly affect the buyer's use or enjoyment of the property or any intended use of the property?** Yes No

If the answer is "Yes" to any questions on lines 6 through 23, explain in detail on page 2.

LISTING BROKERS AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN OR ON THE PROPERTY.

SELLER STATEMENT: (To be signed at the time of listing)

Seller hereby states the condition of the property to be as above and authorizes any real estate licensee(s) representing or assisting any party(ies) in this transaction, to provide a copy of the statement to any person or entity with connection with any actual or anticipated sale of the property. **If any information changes, prior to the closing, Seller(s) will provide written notice of these changes to any/all party(ies), and agent(s) involved in this transaction.** The Seller(s) hereby acknowledges that the information provided in this document is true and accurate to the best of the Seller's knowledge as of the date listed below.

<i>Errol Behm</i>	<i>Berita Lahlum</i>	<i>By Berita Lahlum POA</i>
<i>Roger Behm</i>	<i>Kathleen Gawryluk</i>	
_____ (Seller Signature)	_____ (Date)	_____ (Seller Signature) (Date)

BUYER'S ACKNOWLEDGEMENT: (To be signed at the time of the purchase agreement)

I/We the buyer(s) of the property acknowledge receipt of the Seller(s) Property Disclosure Statement and agree that no representations regarding the condition of the property have been made other than those above. **The buyer(s) understand that this document is not intended to be a warranty of any kind and not substitute for any inspection of the property the buyer may wish to obtain.**

_____ (Buyer Signature)	_____ (Date)	_____ (Buyer Signature)	_____ (Date)
----------------------------	-----------------	----------------------------	-----------------

BUYER'S ACKNOWLEDGEMENT: (To be signed at the time of the purchase agreement)

As of the date below, I/We the seller(s) of the property, state the condition of the property is the same as above, except after changes as noted below:

Changes: _____

_____ (Seller Signature)	_____ (Date)	_____ (Seller Signature)	_____ (Date)
-----------------------------	-----------------	-----------------------------	-----------------

Seller's Narrative Regarding Material Facts as referenced on lines 6 through 23. Please note what line you are referring to when addition additional information on any question answered with a "Yes".

12. - There are 2 of them sealed
9. - ACS office not made
House on property Inhabited, No Water, Detrimant