

acrePRO

Timed-Online Auction

Opens: December 6th, 2024 @ 11:00AM CST

Closes: December 9th, 2024 @ 11:00AM CST

405± Acres in
Pembina County, ND



Timed-Online Auction

**405± Acres in
Pembina County, ND**

**BIDS OPEN:
Dec. 6th, 2024
@ 11:00 AM CST
BIDS CLOSE:
Dec. 9th, 2024
@ 11:00 AM CST**



David Gorder
Managing Broker & Auctioneer
(701) 739-1292
david.gorder@acrepro.com



Dennis Biliske
Land Agent and Auctioneer
(701) 215-2058
dennis.biliske@acrepro.com



Property Introduction

A large tract of beautiful pastureland located in Pembina County, ND near Gardar. Approximately 405± acres (survey pending) of turn-key pastureland with excellent native buffalo grass, fenced with four-strand barbed wire and three to four stand high tensile electric wire, and three large earthmover tire water tanks each of which has it's own curbstop located with the tank with metered line currently serviced by Northeast Regional Water District. The property would make an excellent hunting property for whitetail deer, turkey, multiple furbearers, and more. It is located in Elk Unit E1E and is frequently visited by elk from sandhill herd. The land is very accessible, being located on a nice gravel road, just 1.5 miles from ND-32. The new owner will take possession immediately upon closing.



Tract Overview



- **Property Highlights:**

- 405± acres of beautiful pastureland
- Improved with water source and fencing
- Excellent whitetail deer and elk habitat

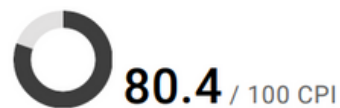
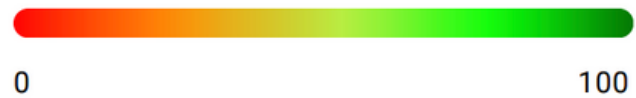
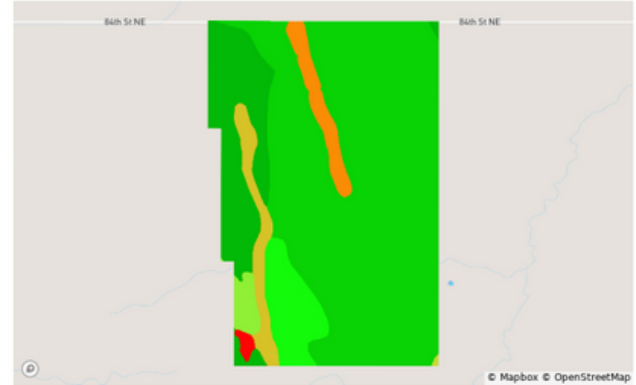
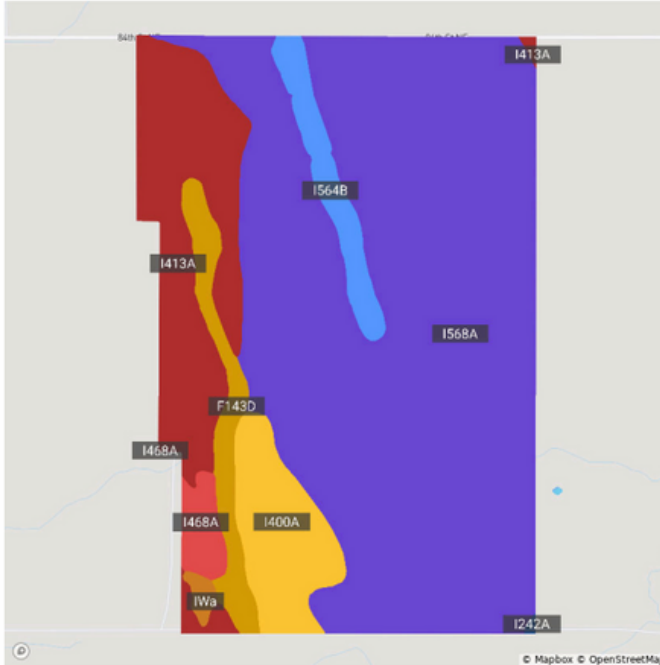
- **Improvements:**

- Four-strand barbed wire and three or four strand high tensile electric wire, and three large earthmover tire water tanks each of which has it's own curbstop located with the tank with metered line currently serviced by Northeast Regional Waster District. Note: Main curbstop for the main waterline is located on adjacent property to the West. As part of the closing process, buyer may be required to sign a document with an adjacent landowner specifying the operation of the jointly owned water line to include a water usage and line maintenance agreement.

- **Buyer Rental Option:**

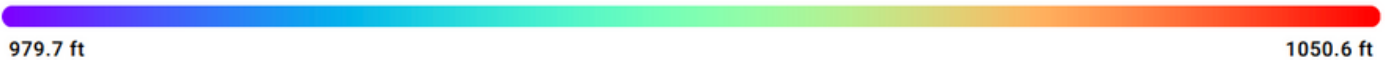
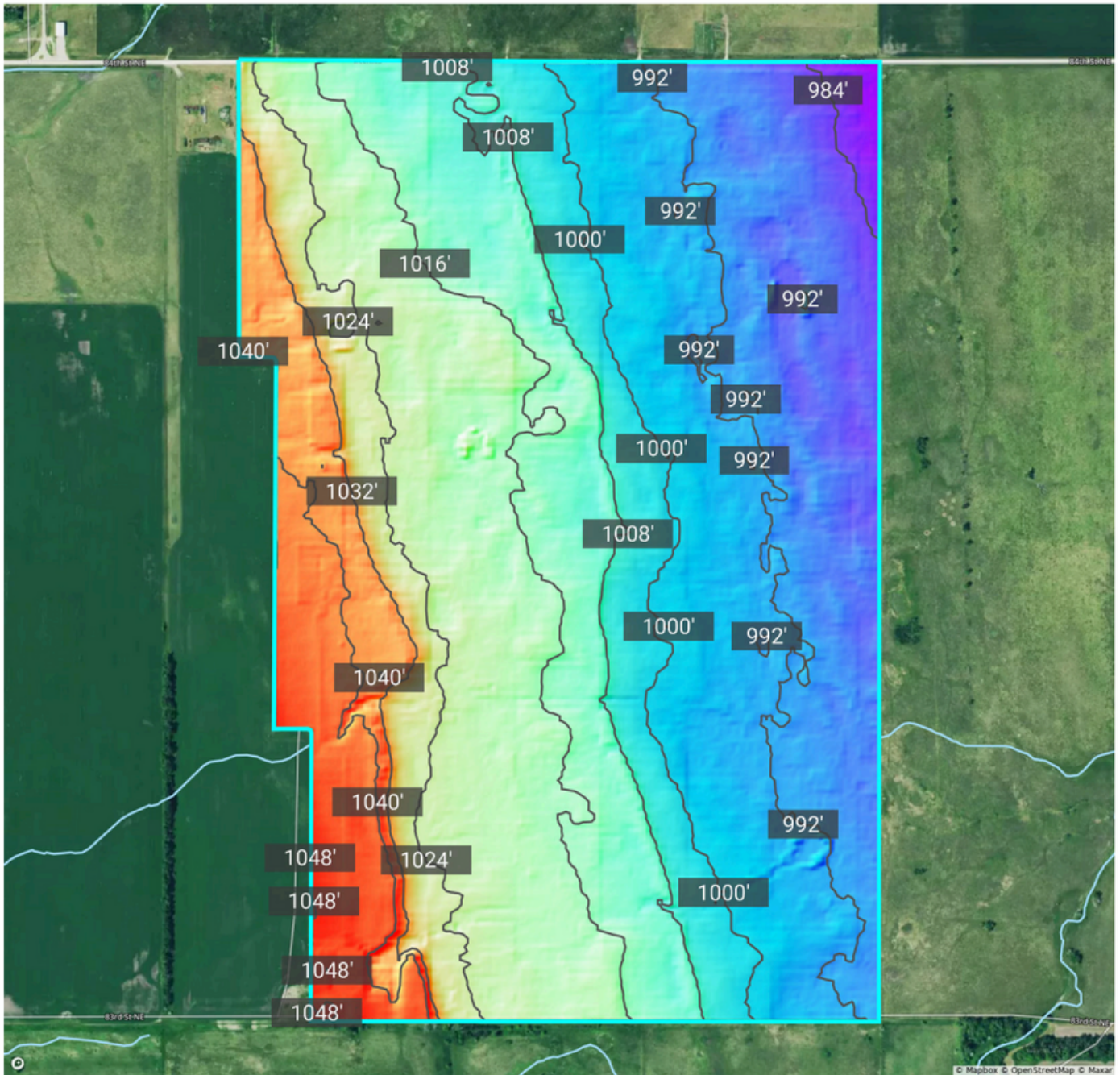
- Seller will give buyer the first opportunity to negotiate a rental agreement on an additional 260± acres of pastureland that they own adjacent to the property being sold.

Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CPI
I568A	Lankin-Gilby loams, 0 to 2 percent slopes, stony	276.9	68.7%	6s	—	85.0
I413A	Lankin loam, 0 to 2 percent slopes	59.3	14.7%	2c	—	90.0
I400A	Gilby loam, 0 to 2 percent slopes	27.0	6.7%	2e	—	77.0
F143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	16.9	4.2%	6e	—	41.0
I564B	Renshaw loam, 0 to 6 percent slopes, very stony	14.0	3.5%	7s	—	26.0
I468A	Divide loam, 0 to 2 percent slopes	6.9	1.7%	2s	—	59.0
IWa	Water	1.9	0.5%	—	—	0.0
I242A	Ryan-Fargo silty clays, 0 to 1 percent slopes	0.2	0.1%	6w	—	49.0

Elevation



Source: USGS 3 Meter Dem Interval: 8.0 ft Range: 70.8 ft Min: 979.7 Max: 1050.6

Online Bidding Procedure

The bids will open on Friday, December 6th at 11:00 AM CST. At this time, registered bidders will be able to put in bids on the property through the AcrePro mobile app or on our website. Bids can be placed in the selected increment, or with a custom number that is higher than the current "ask".

Bidders can place a maximum bid that will immediately make them the highest bidder, one bid increment over the previous high bid. It will autobid up one bid increment past any bids that come in, until a bid surpasses your maximum bid amount.

The auction is scheduled to close on Monday, December 9th at 11:00 AM CST. However, if a bid is placed in the final minute of bidding, the bids will automatically be extended by 4 minutes. Each time a new bid comes in during the extension time, the time will extend back to 4 minutes. Be sure to periodically refresh your screen! The bidder with the high bid once the extension period has expired will be the successful bidder.

Bids will be on a per deeded acre basis. AcrePro represents the seller in the sale of the property and is acting solely on behalf of Seller's interests. Sellers reserve the right to refuse any and all bids.



Terms & Conditions

AcrePro, its representatives, and the clients they represent will not prohibit a person from bidding due to their race, color, national or ethnic origin, age, religion, disability, gender, sexual orientation, or any other characteristic protected under applicable federal or state law. By accepting these Terms and Conditions, Bidder warrants that they are willing and able to purchase the property. The successful bidder will be obligated to perform according to these Terms and Conditions and a North Dakota Real Estate Purchase Agreement.

1. Timed Online Auction Bidding Procedures - Bidding is open to registered bidders only. Online Bidding -Online bidders must register and be approved anytime prior to the close of the auction. Approved online bidders may set a Maximum Bid prior to the auction or bid incrementally while the auction is open. AcrePro is not liable for any technological difficulties or failure of the online bidding system. Bidders who do not have the capability to bid online may make arrangements with the auctioneer for a personal representative to bid on their behalf at least 24 hours prior to the auction close. At the time of the auction close, the bidder with the high bid will be the winning bidder. (Note: the auction will close at 11:00am CST unless a bid is placed in the final four minutes at which time the auction will be extended an additional four minutes. The four minute extension will occur on any subsequent bids until the auction is closed.) Bids are on a per deeded acre basis. The purchase price will be determined by the high bid multiplied by the deeded acres. All lines and acreage amounts are approximate.

2. Purchase Agreement and Earnest Money- The winning bidder is required to sign a North Dakota Real Estate Purchase Agreement and provide a cashier's check or personal check in the amount of 10% of the purchase price as an earnest money payment. If the winning bidder is absentee, they will receive an electronic North Dakota Real Estate Purchase Agreement via Email. The winning bidder is required to provide 10% of the purchase price as an earnest money payment in the form of a cashier's check, personal check, or money wire within 24 hours of receiving the North Dakota Real Estate Purchase Agreement.

3. Closing and Marketability of Title- Once the Purchase Agreement is complete and the earnest money has been received, a closing date will be chosen no sooner than 45 days of the auction close. Sellers will provide evidence of marketable title. Buyer and Seller agree to split any additional fees and closing costs 50%/50%. Property is sold "as is", "where is" condition.

4. Taxes- Seller agrees to pay 2023 and all prior years taxes and special assessments. 2024 taxes shall be prorated to the date of closing. Notice: The information presented is obtained through reliable sources. AcrePro does not guarantee accuracy. Any and all prospective buyers are encouraged to perform their own due diligence of property and related information. AcrePro encourages and assumes that bidders will conduct proper due diligence and inspection of the property and are satisfied with its condition. Buyer agrees to hold AcrePro Farm Agency, its representatives, and the clients they represent harmless with respect to property condition, status, or any other matters regarding the property. All acreage amounts and boundaries are approximate.

How to become a Bidder

Mobile Device

Download the "AcrePro" App on an Android or Apple Device, and create your bidding account. Once you have created your account, select the "405± Acres in Pembina County, ND" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.



Desktop Computer

Visit acrepro.bidwrangler.com and create a bidder account. Once you have created your account, select the "405± Acres in Pembina County, ND" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.

Bidding Assistance

If you do not have access to the technology required to operate our bidding platform, contact the auctioneer to make arrangements to appoint a bidder on your behalf.



David Gorder
Managing Broker & Auctioneer
(701) 739-1292
david.gorder@acrepro.com



Dennis Biliske
Land Agent and Auctioneer
(701) 215-2058
dennis.biliske@acrepro.com

