

**MINNEWAUKAN  
NORTH DAKOTA**

**LISTING  
#18004**



# **Benson County**

## **FARMLAND AUCTION**



# **640 ACRES M/L | 4 TRACTS**

The tracts will be offered via Public Auction and will take place at 10:00 AM on Tuesday, January 28th, 2025, at Lake Region State College, in the Chautauqua Gallery, 1801 College Drive North, Devils Lake, ND 58301.



**Lindsey Brown** | 701.371.5538  
Lindsey@PeoplesCompany.com | ND LIC 8467







**Benson County, ND Farmland Auction! Mark your calendar for Tuesday, January 28th, 2025, at 10:00 AM.** Peoples Company is honored to bring to market 640 acres m/l of quality farmland in Benson County, ND. This land is available to be farmed in 2025! This land will be sold as four tracts (160 acres each) with cropland acres that total 554.80 m/l, featuring loamy soil types with Soil Productivity Indexes (SPI) ranging from 68.3 to 72! This land is located northwest of Minnewaukan, ND. The land's location provides access to full service agricultural input centers and harvest facilities in Leeds, Devils Lake, Maddock, and Esmond, ND. This quality cropland will produce excellent yields when growing small grains, corn, and soybeans. This property will be a great addition to a farmer or investor's land portfolio. There is one wetland easement associated with Tract 3, that easement covers the SE 1/4 SE 1/4 of 27-154-68. There are NO WETLAND EASEMENTS on Tract 1, Tract 2, or Tract 4.

## Directions

**Tract 1:** From the western edge of Minnewaukan, ND at the intersection of Main Street and ND Highway 281, drive north on Highway 281 for 4.8 miles to 50th Street NE. Then turn left and drive west on 50th Street NE for 5 miles. This will put you at the NW corner of Tract 1.

**Tract 2:** From the western edge of Minnewaukan, ND at the intersection of Main Street and ND Highway 281, drive north on Highway 281 for 4.8 miles to 50th Street NE. Then turn left and drive west on 50th Street NE for 5 miles to 57th Ave NE. Turn left on 57th Ave NE and drive south for 1/2 mile. This will put you at the NW corner of Tract 2.

**Tract 3:** From the western edge of Minnewaukan, ND at the intersection of Main Street and ND Highway 281, drive north on Highway 281 for 4.8 miles to 50th Street NE. Then turn left and drive west on 50th Street NE for 4 miles to 58th Ave NE. Turn left on 58th Ave NE and drive south for 1 mile. This will put you at the SE corner of Tract 3.

**Tract 4:** From the western edge of Minnewaukan, ND at the intersection of Main Street and ND Highway 281, drive north on Highway 281 for 4.8 miles to 50th Street NE. Then turn left and drive west on 50th Street NE for 4 miles to 58th Ave NE. Turn left on 58th Ave NE and drive south for 1 mile. This will put you in the middle of the west side of Tract 4.





## Tract 1 - 160 ACRES M/L



Tract 1 is 160 deeded acres m/l with an estimated 137.27 FSA cropland acres m/l. The cropland acres have a productivity index of 68.3 with primary soil types of Balaton-Souris-Svea loams and Svea-Cresbard loams. There are NO WETLAND EASEMENTS on Tract 1.

### Tillable Soils



| CODE   | DESCRIPTION               | ACRES | % OF FIELD | CPI |
|--------|---------------------------|-------|------------|-----|
| F1152B | Balaton-Souris-Svea loams | 54.72 | 39.86 %    | 75  |
| F122A  | Svea-Cresbard loams       | 24.77 | 18.04 %    | 76  |
| F1102A | Hamerly-Wyard-Tonka       | 15.44 | 11.25 %    | 68  |
| F135A  | Hamerly-Cresbard loams    | 9.35  | 6.81 %     | 71  |
| F135B  | Balaton-Cresbard loams    | 6.96  | 5.07 %     | 67  |
| F1012A | Parnell-Vallers, salin    | 5.70  | 4.15 %     | 30  |
| F1167B | Balaton-Wyard-Hamerly     | 5.16  | 3.76 %     | 70  |
| F1153B | Souris-Balaton-Svea loams | 4.82  | 3.51 %     | 79  |
| F120A  | Vallers, saline-Manfred   | 3.88  | 2.83 %     | 33  |
| F129B  | Cavour-Ferney loams       | 3.71  | 2.70 %     | 30  |
| F523A  | Lowe-Fluvaquents          | 2.78  | 2.03 %     | 19  |

**AVERAGE: 68.3**

## Tract 2 - 160 ACRES M/L



Tract 2 is 160 deeded acres m/l with an estimated 148.22 FSA cropland acres m/l. The cropland acres have a productivity index of 71.3 with primary soil types of Hamerly-Wyard-Tonka complex, Balaton-Souris-Svea loams and Souris-Balaton-Svea loams. There are NO WETLAND EASEMENTS on Tract 2.

### Tillable Soils



| CODE   | DESCRIPTION               | ACRES | % OF FIELD | CPI |
|--------|---------------------------|-------|------------|-----|
| F1102A | Hamerly-Wyard-Tonka       | 77.95 | 52.59%     | 68  |
| F1152B | Balaton-Souris-Svea loams | 63.26 | 42.68%     | 75  |
| F1153B | Souris-Balaton-Svea loams | 5.86  | 3.95%      | 79  |
| F135A  | Hamerly-Cresbard loams    | 0.59  | 0.40%      | 71  |
| F1007A | Tonka-Vallers complex     | 0.32  | 0.22%      | 45  |
| F523A  | Lowe-Fluvaquents          | 0.13  | 0.13%      | 19  |

**AVERAGE: 71.3**



## Tract 3 - 160 ACRES M/L



Tract 3 is 160 deeded acres m/l with an estimated 127.36 FSA cropland acres m/l. The cropland acres have a productivity index of 71.7 with primary soil types of Balaton-Souris-Svea loams, Hamerly-Cresbard loams, and Hamerly-Wyard-Tonka complex. This tract includes a farmstead in the southeast corner, that has a quonset, small garage, and hunting shack. There is power to the farmstead. There is one wetland easement associated with Tract 3, that easement covers the SE1/4 SE1/4 of 27-154-68.



### Tillable Soils

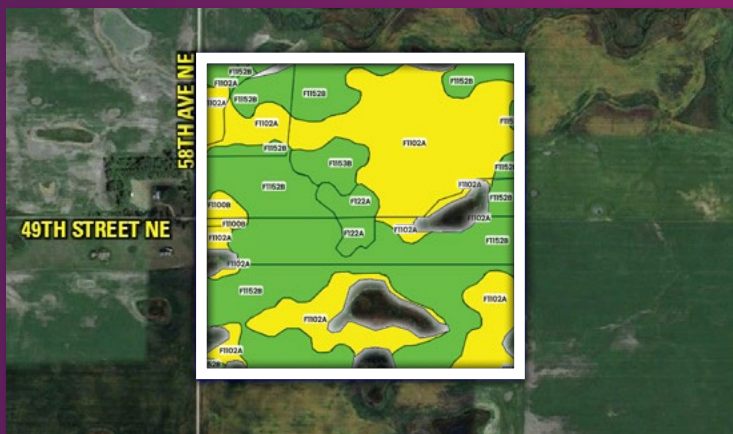
| CODE   | DESCRIPTION               | ACRES | % OF FIELD | CPI |
|--------|---------------------------|-------|------------|-----|
| F1152B | Balaton-Souris-Svea loams | 52.88 | 41.52%     | 75  |
| F135A  | Hamerly-Cresbard loams    | 27.51 | 21.60%     | 71  |
| F1102A | Hamerly-Wyard-Tonka       | 22.55 | 17.71%     | 68  |
| F122A  | Svea-Cresbard loams       | 12.25 | 9.62%      | 76  |
| F1153B | Souris-Balaton-Svea loams | 7.27  | 5.71%      | 79  |
| F1012A | Parnell-Vallers, saline   | 3.14  | 2.47%      | 30  |
| F1100B | Hamerly-Tonka complex     | 1.02  | 0.80%      | 61  |
| F523A  | Lowe-Fluvaquents          | 0.77  | 0.60%      | 19  |

**AVERAGE: 71.7**

## Tract 4 - 160 ACRES M/L



Tract 4 is 160 deeded acres m/l with an estimated 141.77 FSA cropland acres m/l. The cropland acres have a productivity index of 72 with primary soil types of Balaton-Souris-Svea loams, Hamerly-Wyard-Tonka complex and Svea-Cresbard loams. There are NO WETLAND EASEMENTS on Tract 4.



### Tillable Soils

| CODE   | DESCRIPTION               | ACRES | % OF FIELD | CPI |
|--------|---------------------------|-------|------------|-----|
| F1152B | Balaton-Souris-Svea loams | 68.90 | 48.60%     | 75  |
| F1102A | Hamerly-Wyard-Tonka       | 60.48 | 42.66%     | 68  |
| F122A  | Svea-Cresbard loams       | 5.49  | 3.87%      | 76  |
| F1153B | Souris-Balaton-Svea loams | 4.65  | 3.28%      | 79  |
| F1100B | Hamerly-Tonka complex     | 1.97  | 1.39%      | 61  |
| F135A  | Hamerly-Cresbard loams    | 0.30  | 0.21%      | 71  |

**AVERAGE: 72**

# Auction Details

## Benson County, ND Land Auction

640 Acres M/L (Offered in four tracts)

10:00 AM - Tuesday, January 28th, 2025.

### Auction Location:

Lake Region State College

Chautauqua Gallery

1801 College Drive North

Devils Lake, ND 58301

**Sellers:** Paul Hanson and Janell Callihan

**Auction Method:** The four tracts will be offered via Public Auction and will take place at 10:00 AM on Tuesday, January 28th, 2025, at Lake Region State College, in the Chautauqua Gallery, 1801 College Drive North, Devils Lake, ND 58301. The four farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one, two, three, or all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all four farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction may also be viewed through a Virtual Online Auction option and online bidding will be available.

**Tract 1:** 160 Acres M/L – NW1/4 of 27-154-68

**Tract 2:** 160 Acres M/L – SW1/4 of 27-154-68

**Tract 3:** 160 Acres M/L – SE1/4 of 27-154-68 (including farmstead)

**Tract 4:** 160 Acres M/L – S1/2 SW1/4 of 26-154-68 and N1/2 NW1/4 of 35-154-68

**There is one wetland easement associated with Tract 3, that easement covers the SE1/4 SE1/4 of 27-154-68.**

**The are NO WETLAND EASEMENTS on Tract 1, Tract 2, or Tract 4.**

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Financing:** The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

**Farm Program Information:** Farm Program Information is provided by the Benson County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Sellers 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 Benson County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest payment is required on the auction day. The earnest money payment may be paid in the form of wire transfer or check. All funds will be held in The Title Company Trust Account.

**Real Estate Taxes:** The Buyers will be responsible for all the 2025 total real estate taxes.

**Survey:** No additional surveying or staking will be completed by the Sellers.

**Closing:** Closing will occur on or before Wednesday, March 12, 2025. The balance of the purchase price will be payable at closing in the form of wire transfers.

**Possession:** Possession of the land will be given at Closing.

**Farm Lease:** The farm is not leased for the 2025 crop 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 Sellers will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**Mineral Rights:** A mineral title opinion will NOT be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

**Other:** The sellers will have the right to accept or reject any and all bids. 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 Sellers. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Sellers. The winning bidder acknowledges that they are representing themselves in completing the auction sale transactions. Any announcements made on 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. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Sellers and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyers should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Exact legal description will come from Title Commitment.





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18004



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