

FARMLAND AUCTION | FREDONIA, ND

323.42
ACRES M/L
2 TRACTS

LOGAN COUNTY

NORTH DAKOTA

THE TRACTS WILL BE OFFERED VIA A LIVE PUBLIC AUCTION AT 10:00 AM ON TUESDAY,
APRIL 22, 2025, AT THE KULM COMMUNITY CENTER, 10 1ST STREET SW, KULM, ND

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LISTING #18210

LOGAN COUNTY

NORTH DAKOTA

Logan County, North Dakota - Land Auction! - Mark your calendar for Tuesday, April 22, 2025, at 10:00 AM! Peoples Company and RE/MAX Now are pleased to represent Lynette Entzi-Odden in the sale of 323.42 gross acres m/l of Logan County, North Dakota cropland and pastureland. The land is located west of Fredonia, North Dakota, the land will be offered as two tracts through the "Buyer's Choice" Auction Method. The two tracts have a combined total of 211.78 FSA tillable acres carrying an overall Productivity Index of 50.7. The primary soil types consist of Zahl-Williams loams, Zahl-Williams-Zahill complex and Williams-Zahl loams. These soils are suitable for growing soybeans and small grains. This is a great opportunity for any farming operation or investment-grade portfolio. The land is available to be farmed for the 2025 cropping season! The seller will pay all 2024 real estate taxes. The buyers will be responsible for all 2025 real estate taxes. The Sellers will reserve 100% of the subsurface mineral rights of record. All surface mineral rights of record will be transferred to the buyers. The property is being offered in two tracts consisting of:

TRACT 1: 159.84 acres m/l with an estimated 65.79 FSA tillable acres m/l carrying a Productivity Index of 50.8. The remaining 94.05 acres m/l are pastureland with a dugout to supply water for the livestock.

TRACT 2: 163.58 acres m/l with an estimated 145.99 FSA tillable acres m/l carrying a Productivity Index of 50.6.

These tracts will be offered via a live Public Auction that will take place at 10:00 AM on Tuesday, April 22nd, 2025, at the Kulm Community Center, 10 1st Street SW, Kulm North Dakota. The land will be sold as two individual tracts using the "Buyer's Choice" auction method and will be sold on a price per acre basis. The high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available!

RESERVED ITEMS

The seller will reserve and retain all subsurface mineral rights of record, on both tracts of land.

HOW TO BID

Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.



TRACT ONE | 159.84 ACRES M/L

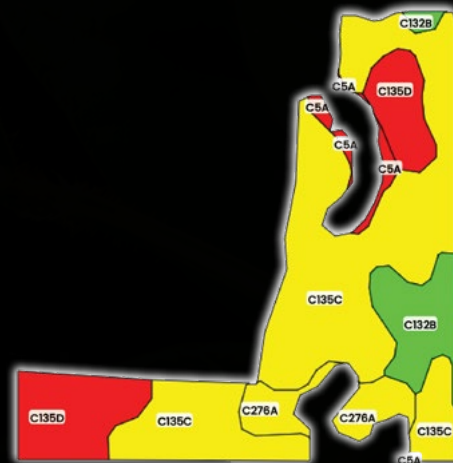
Tract 1 consists of 159.84 deeded acres m/l. The southern and eastern edges of the tract make up the 65.79 acres m/l of FSA cropland, which has a productivity index of 50.8. The remaining 94.05 acres m/l are pastureland with good fencing and a dugout to provide water for the livestock.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	CPI
C135C	Zahl-Williams-Zahill	40.59	61.69%	●	52
C135D	Zahl-Williams loams	11.86	18.02%	●	39
C132B	Williams-Zahl loams	6.77	10.29%	●	72
C276A	Hamerly-Tonka-Parcell	5.09	7.73%	●	55
C5A	Southam silty clay loam	1.49	2.26%	●	3

AVERAGE: 50.8



LEGAL DESCRIPTION

Tract 1: NW1/4 of 12-133-68 in Logan County, ND (159.84 acres M/L)

Full legal descriptions will be taken from the abstracts.

LINDSEY BROWN

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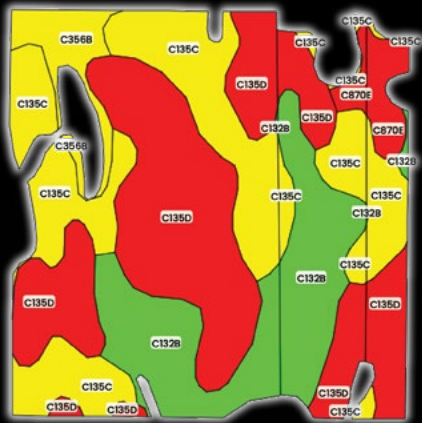
TRACT TWO | 163.58 ACRES M/L

Tract 2 is 163.58 deeded acres m/l with 145.99 FSA cropland acres that have a productivity index of 50.6. The primary soils that make up this tract are Zahl-Williams loams, Zahl-Williams-Zahill complex, and Williams-Zahl loams. These soils are suitable for growing soybeans and small grains.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	CPI
C135D	Zahl-Williams loams	57.65	39.49%	●	39
C135C	Zahl-Williams-Zahill	45.46	31.14%	●	52
C132B	Williams-Zahl loams	31.14	21.33%	●	72
C356B	Flaxton-Williams complex	6.47	4.43%	●	65
C870E	Wabek-Lehr-Appam	5.27	3.61%	●	20
AVERAGE: 50.6					



LEGAL DESCRIPTION

Tract 2: NW1/4 of 7-133-67 in Logan County, ND (163.58 acres M/L)
Full legal descriptions will be taken from the abstracts.

Auction Details & Terms

Logan County, North Dakota Land Auction

323.42 Acres M/L (Offered in two tracts)

Tuesday, April 22nd, 2025 at 10:00 AM

Auction Location:

Kulm Community Center

10 1st Street SW

Kulm, North Dakota 58456

Seller: Lynette Entzi-Odden

Auction Method: The two tracts will be offered via Public Auction and will take place at 10:00 AM at the Kulm Community Center, 10 1st Street SW, Kulm, North Dakota 58456. The two farmland tracts will be sold on a "per deeded acre" basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both (two) farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: NW1/4 of 12-133-68 (159.84 Acres M/L)

Tract 2: NW1/4 of 7-133-67 (163.58 Acres M/L)

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 Logan County Farm Service Agency. 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 Logan 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 cash or check. All funds will be held in the The Title Team Trust Account.

Real Estate Taxes: The Buyer's will be responsible for all of the 2025 total real estate taxes.

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

Closing: Closing will occur on Tuesday, May 27, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given at closing, subject to tenant's rights.

Farm Lease: This land is available to be farmed in 2025.

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 Team the required earnest money payment. The Seller 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. The sellers will reserve and retain ALL subsurface mineral rights of record, including but not limited to: oil, natural gas, coal, uranium, gold, silver, and copper. All surface mineral rights will be transferred to the new owner(s). The surface minerals include but are not limited to: sand, gravel, clay, and black dirt.

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 Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. 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 Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer 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. Full legal descriptions will be taken from the Abstracts.



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Clive, IA 50325

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145 Central Ave N
Valley City, ND 58072

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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



FARMLAND AUCTION | FREDONIA, ND

LOGAN COUNTY NORTH DAKOTA



DIRECTIONS

Tract 1: From the southwest corner of Fredonia, ND at the intersection of Highway 56 and 75th St SE. Drive west on 75th St SE for 3 miles to 60th Ave SE. Then turn right and drive north on 60th Ave SE for 2 miles (the last mile is the section line trail). Then turn left and drive west on the section line trail for a half mile. This will put you at the NE corner of Tract 1. (Look for the Peoples Company and RE/Max Now signs).

Tract 2: From the southwest corner of Fredonia, ND at the intersection of Highway 56 and 75th St SE. Drive west on 75th St SE for 3 miles to 60th Ave SE. Then turn right and drive north on 60th Ave SE for 1.5 miles (the last half mile is the section line trail). This will put you at the SE corner of Tract 2. (Watch for the Peoples Company and RE/Max Now signs).

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