AUCTION! Saturday, August 26, 2023 • 10:00 a.m.





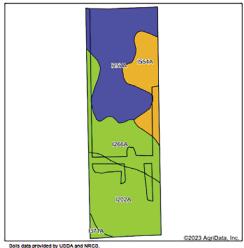
Area Symbol: ND077, Soll Area Version: 32

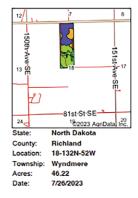
McDonaldsville silty clay, 0 to 1 percent slopes Gardena silt loam, 0 to 2 percent slopes













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		'n NC Soybe	Productivity Index	'c	Non-Irr Class 'c	PiLegena	Percent of field								
•	49		85		llw		34.1%	15.78							
5	65		95	lle	lle		29.7%	13.72							
-	66		96		lic		21,4%	9.90							
3	48		80		llw		13.5%	6.26							
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T-132-N			WYNDMERE PLAT				R-52-W					
,	150 AVE SE 161 AVE SE 160			152 AV	E SE WEST END TWP.				HOMESTEAD TWP.			
NATURAL PARTIES OF THE PROPERTY OF THE PROPERT	McLaen Jamily ULIP 145	Austin McLacn 160 w	Deborah Schubert LE ctai 161	76 ST SE Mary Halvorson 158 us 60	Timothy Jones chut 140	Lenor jensen LE ctal 150	William Mauch Real Estate 1111 221	James Smykowski Trust ctux so 159 ur	james Kuchera 161	James Smylourski Trust etus 65 162 ur	Welliam Dottemrod UE ctal 156	Dottmarot 2
		McJara McJa McJara McJara McJara McJara McJa McJa McJa McJa McJa McJa McJa McJ	Timothy jones etux 240	TPST SE	Mary Poppen LE etal 160	Beatting Fourisch LL etal 160	163 AVE 8	Dinger of etal 116 Pad 44 Semawalach 44	Ronald Dinger Li- etal 159	James S Kuchera 158	Dan 157 WYND	-C.
	Gerald Quain atter 143	Jeseph Mauch chux 154	Lavenne Scher Trust 68 Melann Family 8	Timothy Jones churc 148	Do He ett 30	mald stiamp st 8	O Mary O Halverson	Arthur Solberg Trust 151	85 6 851	Solver Farms 156	Seiter 1 Farms 39 David Cin Holimana chi etal chi 119 12	12 2 12 2 13 4 14 4 15 4 16 4
	Laren Danid 127	Matthew McLaen 155	Service David	Clare Either etal 154 80 ST SE	Selzer Farms 156 HWY 13	Arthur Solberg Trest 120	#1	pen.				ant land
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	Learn Proton 234	RCM Samily ILLP 156	1* Selacy Samply Samp Prop HLLP 151	Gloria Hunter Trust 160 81 ST SE	Donna Flint LE etal 160	J.,,	Mary Forpen chal 160	Resource 160	Brett Luchke 275	Decade Stadies 40	Douglas Muchiberg	Segretary Services
	Dinny Thompson 193	lone Edwe Trust 153	Gloria jiunter frust 159	O Trust	Darid Street 220	David Strege 220	Brett Luchke 160	Carmen 1 2 80	Brian Muchiberg etux 160	First 50 Western Bank & Trust	Douglas Muchiberg etux Brian Humibberg etux 197 24	Emneth lyens
	Gerale Quam eture 279		Danny Thompson 158	\$20 \$20 \$257.SE		Mildred Strage Str		John Denck Martinson the company to		3 Pennis Fortisch etal 240	712.1	
	Curtis Schubert etal 145	Damny Thompsoin 160	الا أرحات	Matthese Thompson 470		1000 1000 1000 1000 1000 1000 1000 100	Carmen Link etal 117	Heithamp 135 1 72	truse end etal 160	120	7	HWY 18IN66
	Lavonne Selzer Trust 145	Ourtis Schubert etal 160	Curtis Schubert Idal 160	SO ST SE	Denna Quam 75		Lor Elle etu 320	fson	S 2 1/2 First Wester S 2 1/2 First Wester S 2 1/2 First 120	William Dottes- red LE ctal 120	William Krause ctal 240	11.00
	Layer Selan Sees Sees 3	one t	Denma Quam 160	Exthleen Mallinger IE etal 160	Harold Lesner etal 80 Donald Blazek 80	Donald Blazek 80 Donald Blazek etal 135			frank 100	William Krause LU etal 160	1847, 1867,	lesse 1º 8
			Darid Strege 160	Russel Martinson chax 160 84 ST SE	Donald Elapek etal 130	Loren David etat 130	May Deb Deb Deb Deb Deb Deb	Paud Martinson 80	Romabi Prasek Trust cost 160	Delc Erruse ctar 140	Reth Brasten Trust 160	2 To 12 St. 12 S

Terms: It is the buyer's responsibility to inspect the property and accept the property in an "as is, where is" condition, with no warranties expressed or implied. The property is being sold subject to owner confirmation. Bidding will take place on a Total Price basis. Minimum bid raise will be \$250. Anyone who wishes to bid must register and present a \$10,000 cashier's check payable to Helbling Auctioneers, LLC by 11:30 a.m. the day of auction (unless other arrangements have been made with Helbling Auctioneers.) The successful bidder will be required to sign a binding purchase agreement at the close of the auction, and their cashier's check will be deposited into Helbling Auctioneer's Trust Account as earnest money. Unsuccessful bidders cashier's checks will be returned at the cashier's table. Closing will take place on or before September 29, 2023 at a time and place to be determined, at which time the balance of the purchase price must be paid. Purchasers who are unable to close by September 29, 2023 will be in default. Seller will provide an updated abstract at their expense and will convey the property by warranty deed. All real estate taxes and special assessments for 2023 will be paid by the seller. The closing fee, abstract or title search fee, title examination fee, and deed recording fee will be paid by the buyer. Contact Bob Helbling at 701-428-3184 for further details. Tax Information: \$47.57 on Ag Land with Drain. Farm exempt on the Farmstead.

Duane Lillestol Estate LYNNE LUNDBERG - PERSONAL REPRESENTATIVE-



AUCTIONEERS:

HELBLING AUCTIONEERS LLC. • (701) 428-3184

321 Hwy 46 Kindred, ND - State Hwy 11, Hankinson, ND

Bob Helbling JR. ND Lic. 285, MN Lic. 14-084

John Kuchera ND Lic. 547, Clerk Lic. 390
Website: www.midwestauctions.com click on Helbling Auctioneers

TERMS: Cash or Check, All items must be paid for day of sale. Statements made auction day take precedence over printed material. A \$25.00 fee will be assessed on titled vehicles purchased. Titles will be mailed.