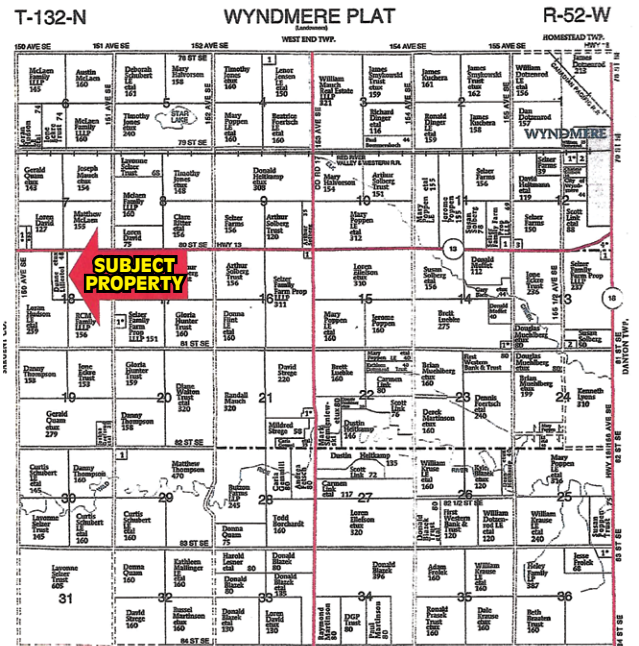


AUCTION! Saturday, August 26, 2023 • 10:00 a.m.



State: North Dakota
 County: Richland
 Location: 18-132N-52W
 Township: Wyndmere
 Acres: 46.22
 Date: 7/26/2023



Soils data provided by USDA and NRCS.
 Area Symbol: ND077, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir Class °C	ir Class °C	Productivity Index	°N NCCPI Soybeans
I257A	McDonaldville silty clay, 0 to 1 percent slopes	15.78	34.1%	Blue	iltw	78	85	49
I202A	Gardena silt loam, 0 to 2 percent slopes	13.72	29.7%	Yellow	iltc	78	95	65
I266A	Overly silty clay loam, sandy substratum, 0 to 2 percent slopes	9.90	21.4%	Green	iltc	78	96	66
I554A	Hegre, sandy substratum-McDonaldville silty clays, 0 to 1 percent slopes	6.25	13.5%	Orange	iltw	78	80	48
I371A	Bearden-Kindred silty clay loams, 0 to 2 percent slopes	0.56	1.2%	Light Green	iltc	78	91	53
Weighted Average					2.00	78	89.7	59

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.

