

LAND AUCTION

242.5+/- acres
EMMONS COUNTY, ND



Tuesday, February 18, 2025 at 11:00 am
Blue Room, 622 Main Street, Strasburg, ND

Offering highly productive cropland and
an established homesite near Strasburg, ND!
OWNERS: Rick VanBeek and Donna VanBeek

All statements made the day of the auction take
precedence over all printed materials.



KRISTEN GILL
701-934-2732
kristen@glcland.com
www.glcland.com

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DRIVING DIRECTIONS:

Driving Directions from Strasburg, ND: Drive south on Hwy 83 about one mile. Turn right onto 11th Ave SE and drive south five miles to reach the northeast corner of Parcel 1.

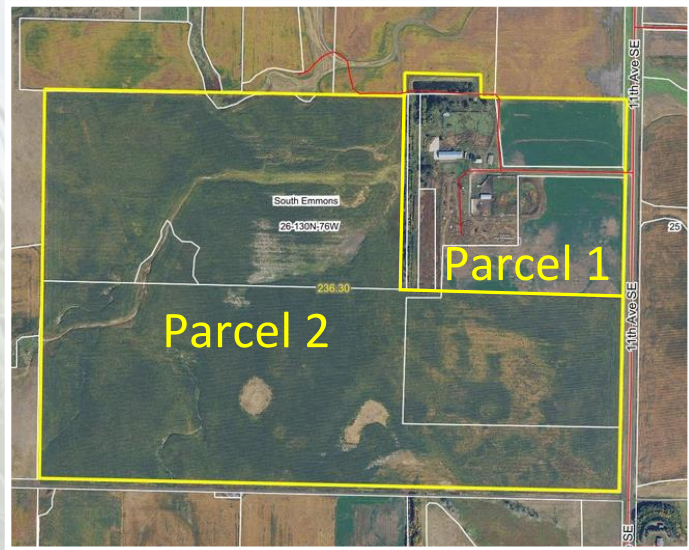


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This property offers the perfect blend of productive farmland and functional living and working space. The highly productive farmland with a Soil Productivity Index of 76.9 and easy access along 11th Ave SE, makes it ideal for farming operations or investment. The homesite with mature trees for wind protection and barns/corral setup for wintering livestock is connected to rural water and ready for use. Its strategic location close to Strasburg ensures convenient access to local amenities while providing the tranquility of rural living. Don't miss your chance to own this versatile and productive property—perfect for farming, ranching, or creating your dream homestead!

Property shown by appointment only.



Parcel 1 & 2 Combined

Crop	Base Acres	PLC Yield
Wheat	36.37	24
Corn	28.69	89
Sunflowers	24.89	1582
Soybeans	5.27	21
Total	95.22	

PARCEL 1:

Acres: 49.1 +/-

Legal: Outlot A in SE¼ 26-130-76

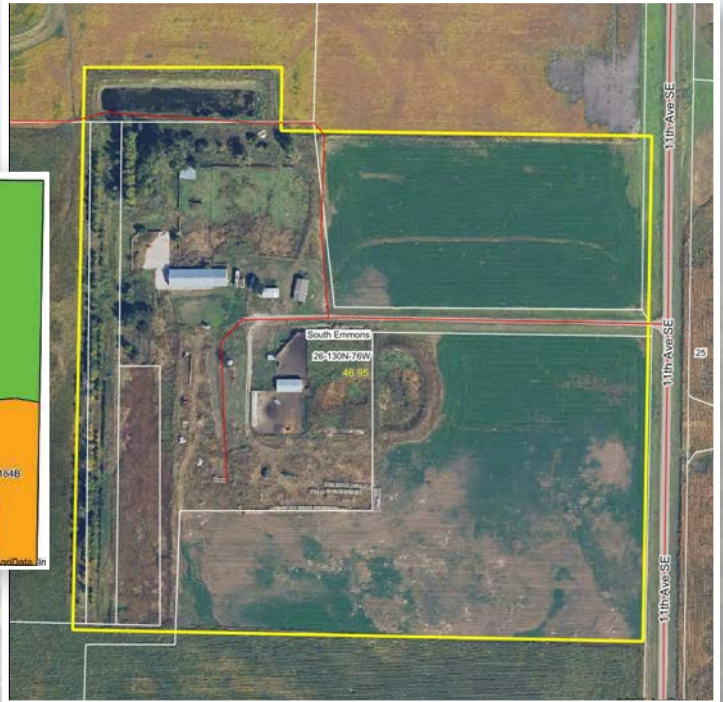
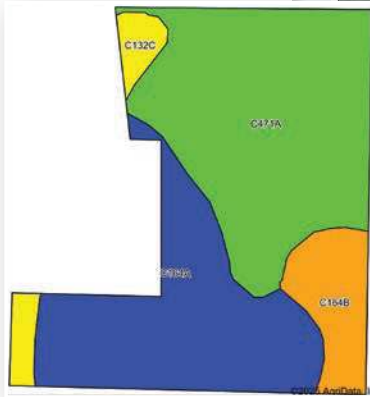
FSA Cropland: 214.6 acres (Parcels 1&2 combined)

Taxes (2023): \$1903.05 (Parcels 1&2 combined)

This exceptional rural property offers a versatile homesite with mature tree protection, just minutes from Strasburg along 11th Ave SE.

Whether you're seeking a peaceful country residence or a move-in-ready setup for livestock operations, Parcel 1 has it all. Highlights include a 1996 Bonnavilla home with 3 bedrooms and 2 bathrooms. A detached three-stall garage offers space for vehicles, tools and extra storage.

The 44x150 former dairy barn was built in 2000, and roof reinforcements were completed in 2019. Also included are a 32x64 calving barn and 30x40 pole barn, along with a corral system that features durable sucker rod panels and 12' concrete pads in the front pens. Rural water services the house and most livestock pens, with a well supplying two pens on the north side. Whether you're dreaming of country living with room to grow or a well-equipped property to winter your cattle, this versatile parcel offers endless possibilities.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C471A	Grail silty clay loam, 0 to 2 percent slopes	13.18	49.5%		IIc	95
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	9.37	35.2%		IIc	85
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	2.73	10.2%		Ile	79
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	1.36	5.1%		IIIe	61
Weighted Average					2.05	88.1



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PARCEL 2:

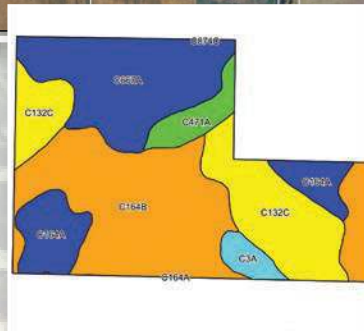
Acres: 193.4 +/-

Legal: E½SW¼ & SE¼ Less Outlot A 26-130-76

FSA Cropland: 214.6 acres (Parcels 1&2 combined)

Taxes (2023): \$1903.05 (Parcels 1&2 combined)

Whether you're expanding your farming operation or seeking a productive land investment, Parcel 2 provides the fertile soil and accessibility needed for success. Over 75% of the parcel has a Soil Productivity Index of 79 and above!



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	71.63	37.8%		Ile	79
C667A	Williams-Niobell loams, 0 to 3 percent slopes	43.24	22.7%		Ilc	81
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	41.29	21.7%		IIle	61
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	20.30	10.7%		Ilc	85
C471A	Grail silty clay loam, 0 to 2 percent slopes	8.43	4.4%		Ilc	95
C3A	Parnell silty clay loam, 0 to 1 percent slopes	5.16	2.7%		Vw	20
C874C	Wabek-Appam complex, 6 to 9 percent slopes	0.08	0.0%		Vis	26
Weighted Average					2.30	75.3

TERMS & CONDITIONS

1. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder, you will be required to complete and sign a standard Real Estate Purchase Agreement. Your bidding is not contingent upon any financing. Buyer must have financing in place prior to sale day.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before April 1, 2025. After the auction sale, you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

2. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces "sold", identifies the winning bid number and the amount of the bid, and the information is recorded by the Auctioneer or his/her designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

3. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Buyer after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before April 1, 2025, or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller. Gill Land Company, LLC, and the Seller assume that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is, where is" condition. The Buyer agrees to hold Gill Land Company LLC and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

It is the Buyer's responsibility to make needed repairs or improvement, if any, to bring the property up to necessary state, local and federal codes. Gill Land Company, LLC and the Sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence

of property and related information by Buyer is strongly recommended.

4. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Buyer's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Buyer's earnest money deposit.

5. Closing

At closing, Buyer will be required to pay the difference between the earnest money deposit and the final selling price. Seller will provide an updated abstract at Seller's expense. Buyer will be responsible for any cost regarding determination of title. Closing agent fee to be split 50/50 between Buyer and Seller.

6. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

7. Agency

Gill Land Company, LLC will be acting as the exclusive agent of the Seller with the duty to represent the Seller's interest exclusively.

8. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid, will be conclusive.

Announcements made by the Auctioneer will take precedence over printed matter. For complete prospectus and earnest money requirements, contact Gill Land Company.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Gill Land Company, LLC.

We encourage you to inspect any property you wish to bid on. The Seller reserves the right to accept or reject any and all bids.

This sale is managed by Gill Land Company, LLC, Kristen Gill, ND #8832.



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