

Land Auction

Farmland in Divide County, ND
William Waters Property

Lincoln Valley Township
152.10 Total ac (103.7 Tillable)



SESW; S2SE 26-162-100
NENE 35-162-100

Twin Buttes Township
79.05 Total ac (44.53 Tillable)



E2SW 14-162-99

Bids Due March 1, 2025

For Info:

#701-641-8792

www.hauglandsactionauction.com

Haugland's
ACTION
AUCTION

Bid Sheet

William (Bill) Waters Property

All bids must be submitted per Tract, not per acre.

**Sale DOES NOT include mineral rights!
Surface rights only!**

Written bids must be submitted by March 1, 2025 to:

**Hauglands Action Auction
12520 104th St NW
Ambrose, ND 58833**

Envelope must be marked “Waters Property”.

Please call to confirm that your bid was received.

701-641-8792

**Top 5 bidders on each Tract will be notified as to the
time of the Live Auction.**

Successful bidder must have 10% down day of live auction.

Seller has the right to accept or reject any or all bids.

Continued on next page

BID SHEET

**Land Located in
Divide County, North Dakota**

Price per Tract, not per acre.

Tract I -----\$ _____

SESW; S2SE- 26-162-100

NENE - 35- 162-100

152.10 Total acres/103.70 Tillable

Lincoln Valley Township

Tract II -----\$ _____

E2SW- 14-162-99

79.05 Total acres/44.53 Tillable

Twin Butte Township

Print Name _____ Date _____

Signature _____ Phone _____

Address _____ Email _____

Return completed BID SHEET by March 1, 2025

Call to confirm receipt. 701-641-8792

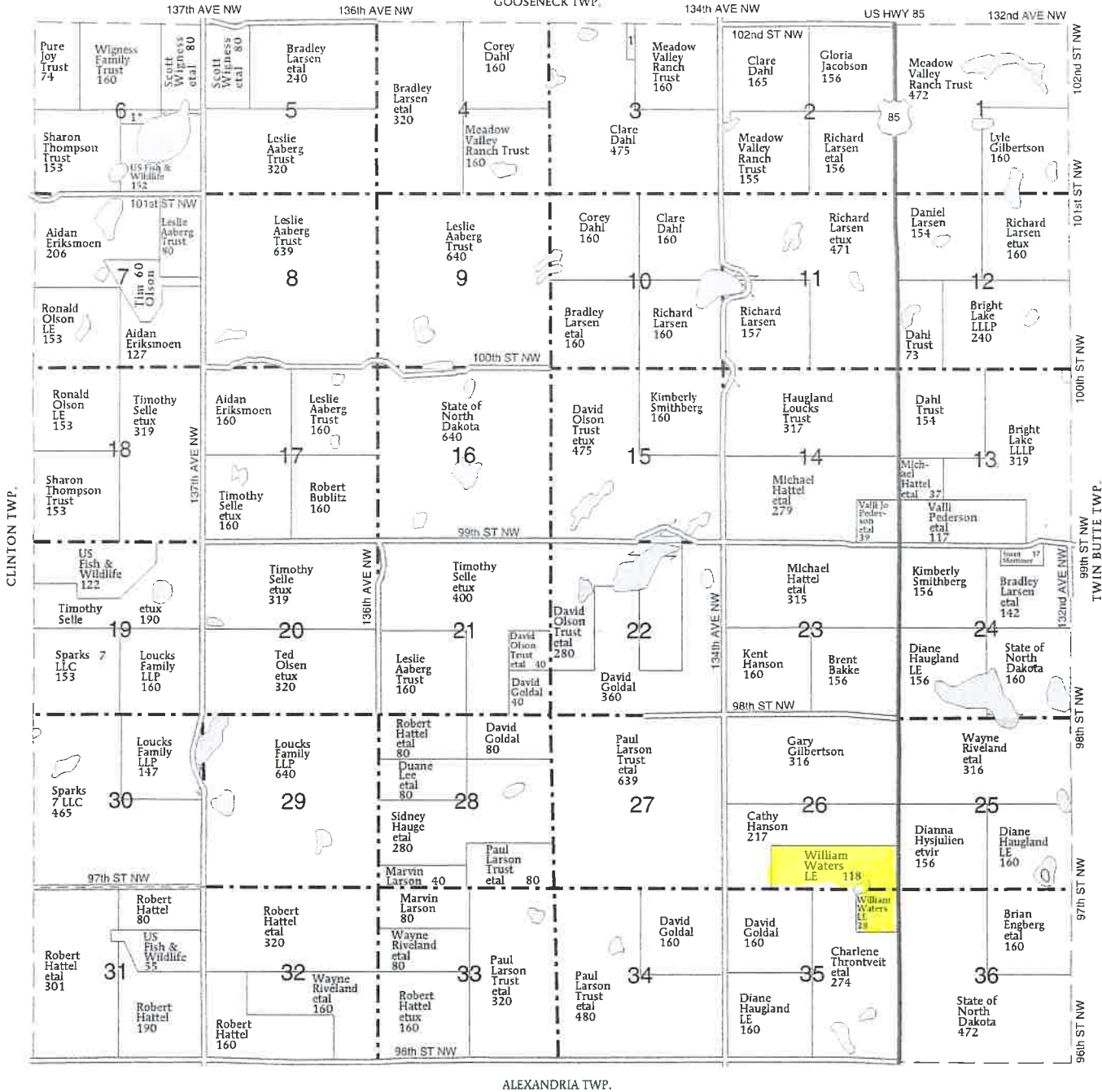
T-162-N

LINCOLN VALLEY PLAT

R-100-W

(Landowners)

GOOSENECK TWP.



ALEXANDRIA TWP.

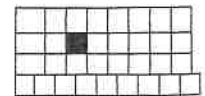
LINCOLN VALLEY TOWNSHIP

SECTION 3

1 DAHL, CARL 5

SECTION 6

1 WIGNESS, SCOTT ETAL 8

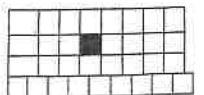
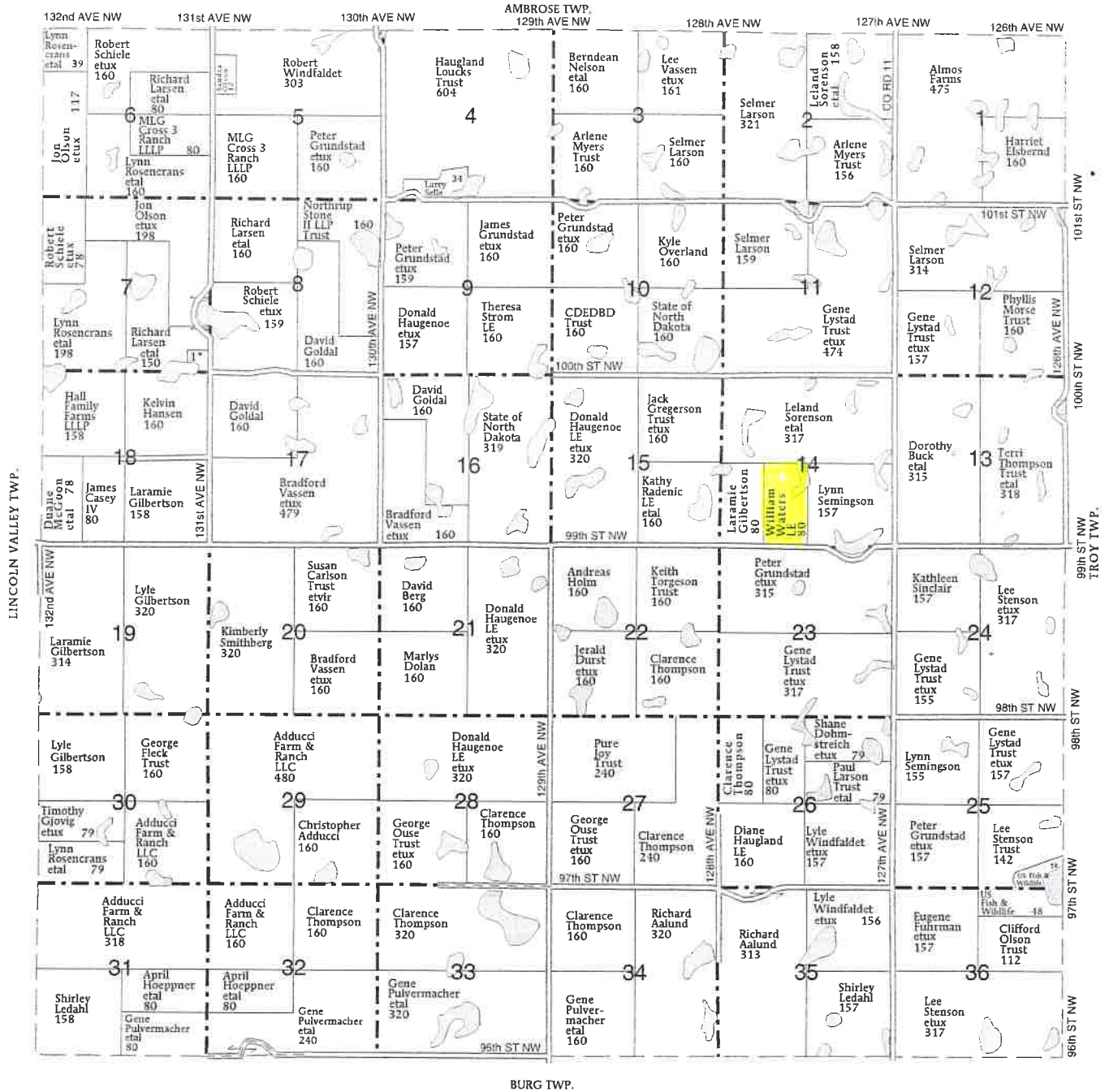


T-162-N

TWIN BUTTE PLAT

R-99-W

(Landowners)





Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None
 Recon ID : 38-023-2019-82
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
231.15	148.23	148.23	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	148.23	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, PEAS	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	78.19	0.00	27	0
Dry Peas	11.45	0.00	1474	
TOTAL	89.64	0.00		

NOTES

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Tract Number : 2165

Description : SESW; S2SE 26; NENE 35-162-100
FSA Physical Location : NORTH DAKOTA/DIVIDE
ANSI Physical Location : NORTH DAKOTA/DIVIDE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WILLIAM F WATERS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.10	103.70	103.70	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 2165 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	54.70	0.00	27
Dry Peas	8.01	0.00	1474
TOTAL	62.71	0.00	

NOTES

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Tract Number : 6122

- Description** : E2SW 14-162-99
- FSA Physical Location** : NORTH DAKOTA/DIVIDE
- ANSI Physical Location** : NORTH DAKOTA/DIVIDE
- BIA Unit Range Number** :
- HEL Status** : HEL field on tract.Conservation system being actively applied
- Wetland Status** : Tract contains a wetland or farmed wetland
- WL Violations** : None
- Owners** : WILLIAM F WATERS
- Other Producers** : None
- Recon ID** : 38-023-2011-18

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.05	44.53	44.53	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	44.53	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	23.49	0.00	27
Dry Peas	3.44	0.00	1474
TOTAL	26.93	0.00	

NOTES

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Tract I

SESW; S2SE 20-162-100

NENE 35-162-100

Lincoln Valley Township

Divide County, North Dakota



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:
 All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

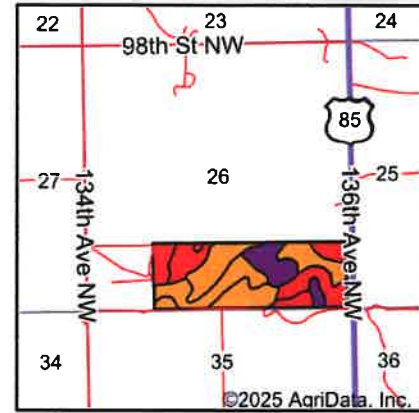
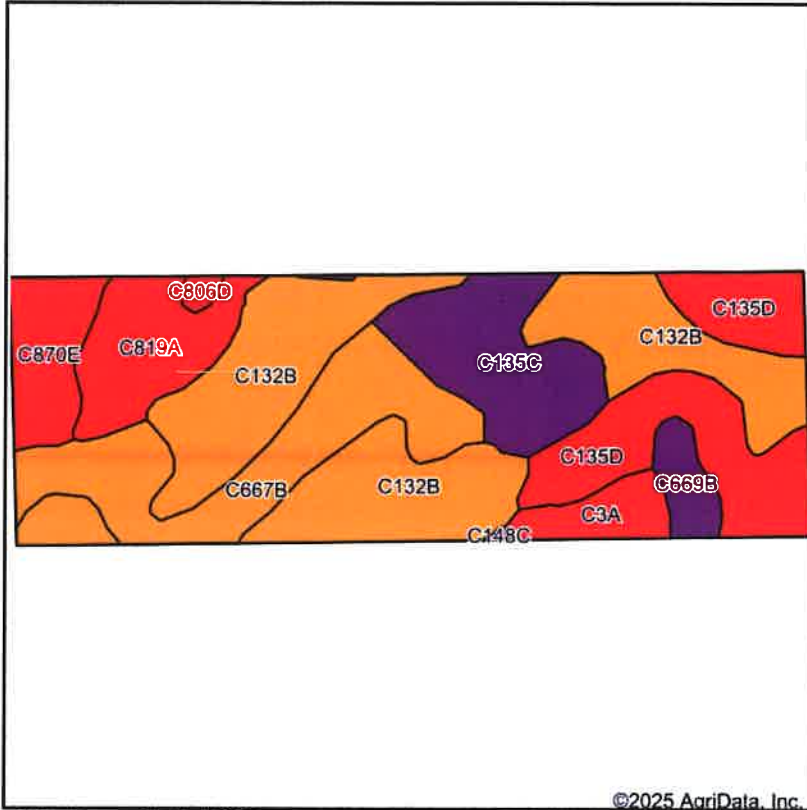
2024 Program Year
 Map Created March 27, 2024

S26 T162N R100W
 Phy Cnty: Divide



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Soils Map



State: **North Dakota**
 County: **Divide**
 Location: **26-162N-100W**
 Township: **Lincoln Valley**
 Acres: **114.28**
 Date: **1/30/2025**

Maps Provided By:










 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: ND023, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
C132B	Williams-Zahl loams, 3 to 6 percent slopes	40.58	35.5%		Ile	2464	76	55	27	47	55
C667B	Williams-Niobell loams, 3 to 6 percent slopes	18.46	16.2%		Ile	2387	77	53	25	46	53
C135D	Zahl-Williams loams, 9 to 15 percent slopes	17.98	15.7%		Vle	2354	43	49	24	43	48
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	13.27	11.6%		IVe	2294	56	53	26	45	52
C819A	Lehr-Wabek loams, 0 to 2 percent slopes	9.71	8.5%		Ills	1716	44	34	17	34	22
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	6.64	5.8%		Vlls	1793	23	28	14	28	17
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.95	3.5%		Vw	5939	20	31	3	31	5
C669B	Niobell-Noonan-Tonka complex, 0 to 6 percent slopes	2.95	2.6%		IVs	2699	56	47	23	44	42
C806D	Appam-Wabek complex, 6 to 15 percent slopes	0.62	0.5%		Vle	2111	26	29	15	28	20


Soils data provided by USDA and NRCS.

Maps Provided By:



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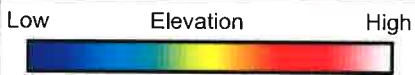
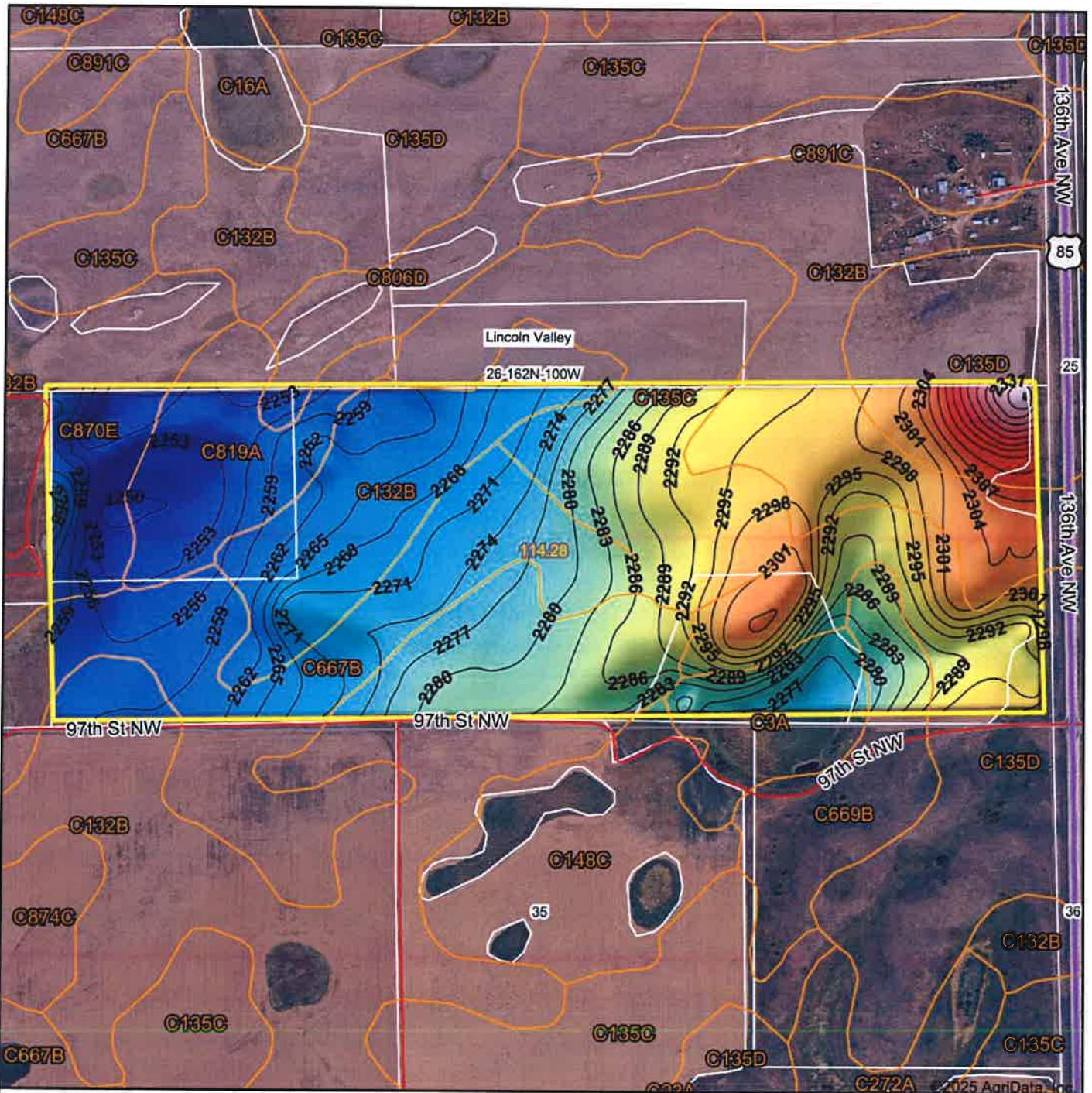
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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	0.12	0.1%		Ive	3214	51	49	21	43	42
Weighted Average					3.42	2437	60.1	*n 49	*n 23.5	*n 43	*n 45.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 2,249.0
 Max: 2,337.1
 Range: 88.1
 Average: 2,278.2
 Standard Deviation: 17.03 ft



26-162N-100W
Divide County
North Dakota

Boundary Center: 48° 49' 26.3, -103° 37' 37.52

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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 Field borders provided by Farm Service Agency as of 5/21/2008.

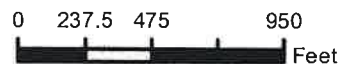


Common Land Unit
 [Red outline] Tract Boundary
 [Blue outline] PLSS
 [Diagonal lines] Non-Cropland
 [Yellow outline] Cropland

Wetland Determination Identifiers
 [Red dot] Restricted Use
 [Yellow triangle] Limited Restrictions
 [Green square] Exempt from Conservation Compliance Provisions

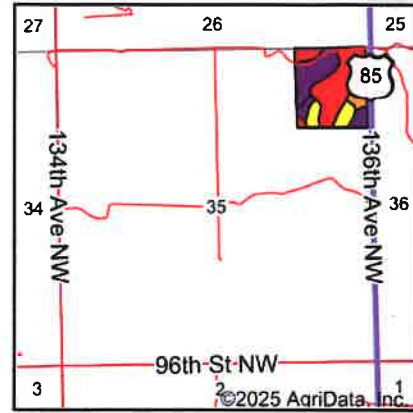
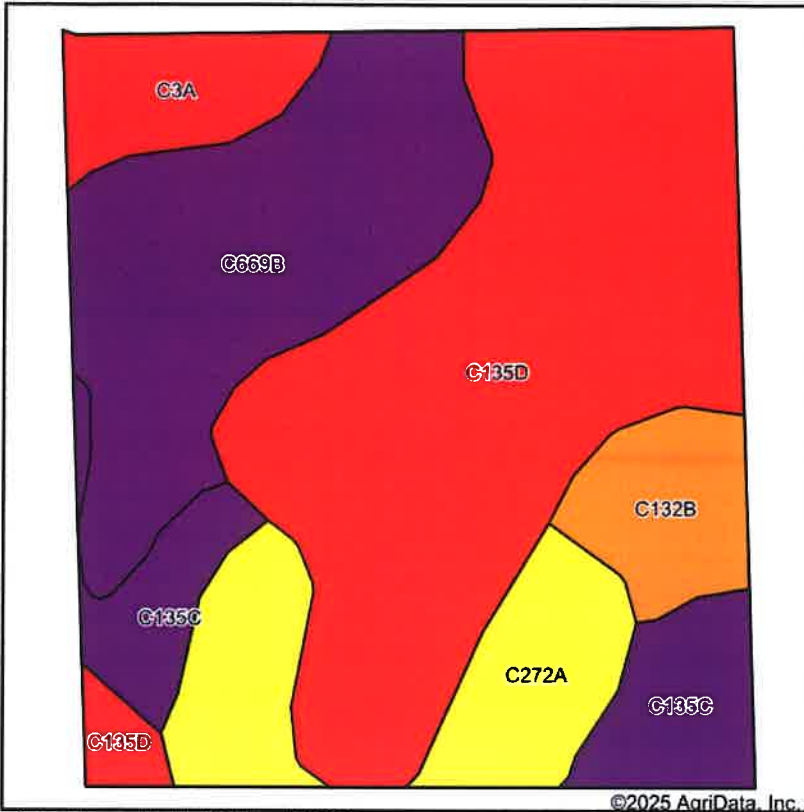
Unless Otherwise Noted:
 All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

2024 Program Year
 Map Created March 27, 2024
S35 T162N R100W
 Phy Cnty: Divide



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Soils Map



State: **North Dakota**
 County: **Divide**
 Location: **35-162N-100W**
 Township: **Lincoln Valley**
 Acres: **36.83**
 Date: **1/30/2025**



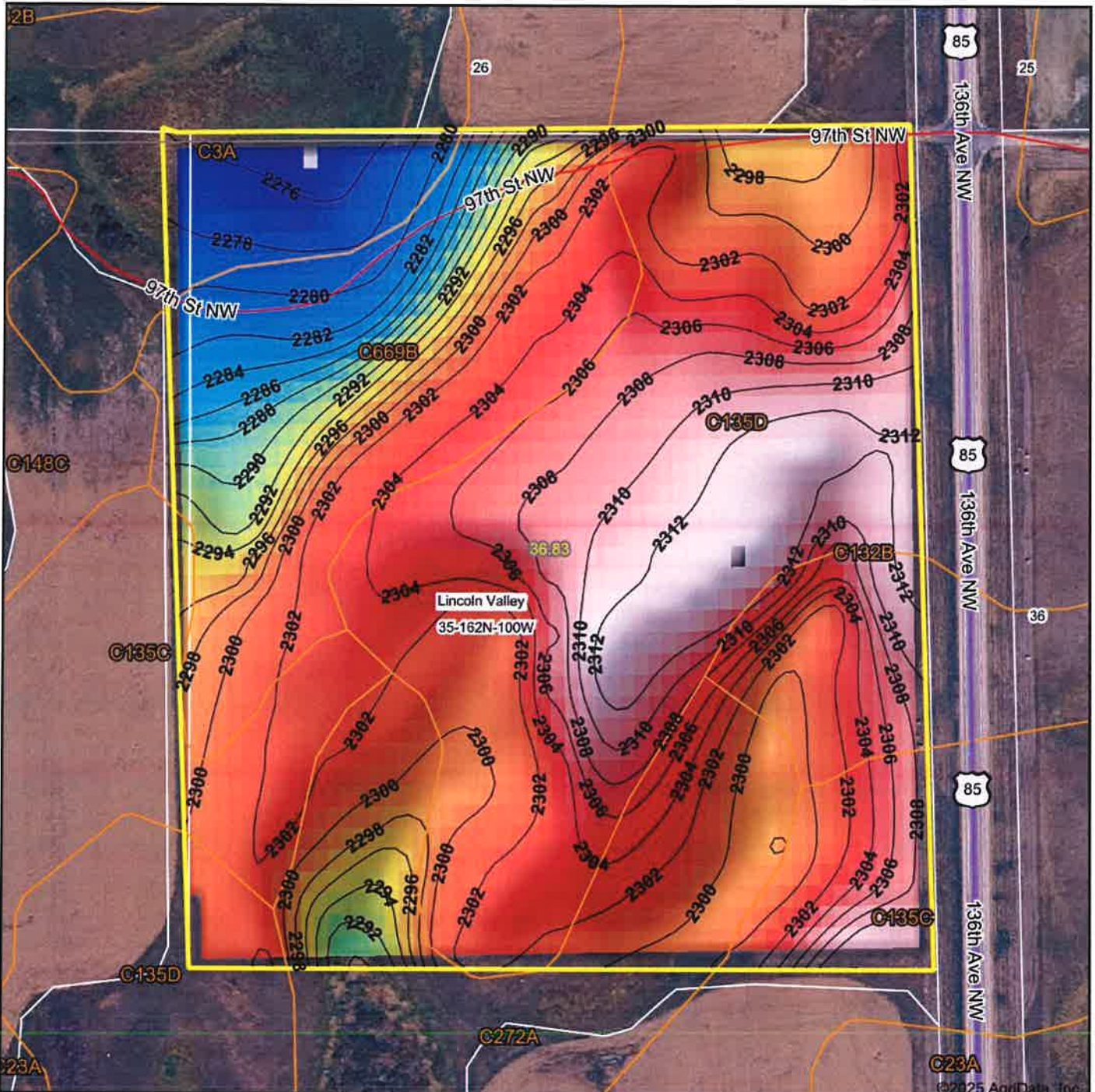
Soils data provided by USDA and NRCS.

Area Symbol: ND023, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
C135D	Zahl-Williams loams, 9 to 15 percent slopes	15.89	43.1%		Vle	2354	43	49	24	43	48
C669B	Niobell-Noonan-Tonka complex, 0 to 6 percent slopes	8.66	23.5%		IVs	2699	56	47	23	44	42
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	4.56	12.4%		Ile	4071	62	52	26	47	46
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	3.52	9.6%		IVe	2294	56	53	26	45	52
C132B	Williams-Zahl loams, 3 to 6 percent slopes	2.16	5.9%		Ile	2464	76	55	27	47	55
C3A	Parnell silty clay loam, 0 to 1 percent slopes	2.04	5.5%		Vw	5939	20	31	3	31	5
Weighted Average					4.55	2847	50.3	*n 48.6	*n 23.2	*n 43.5	*n 44.8

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 2,275.1
 Max: 2,313.7
 Range: 38.6
 Average: 2,300.7
 Standard Deviation: 8.92 ft



35-162N-100W
 Divide County
 North Dakota

Boundary Center: 48° 49' 12.9, -103° 37' 17.08



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 Field borders provided by Farm Service Agency as of 5/21/2008.

Tract II

E2SW-14-162-99

79/05 Total acres/44.53 tillable

Twin Butte township

Divide County, North Dakota



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:
 All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

2024 Program Year

Map Created March 27, 2024

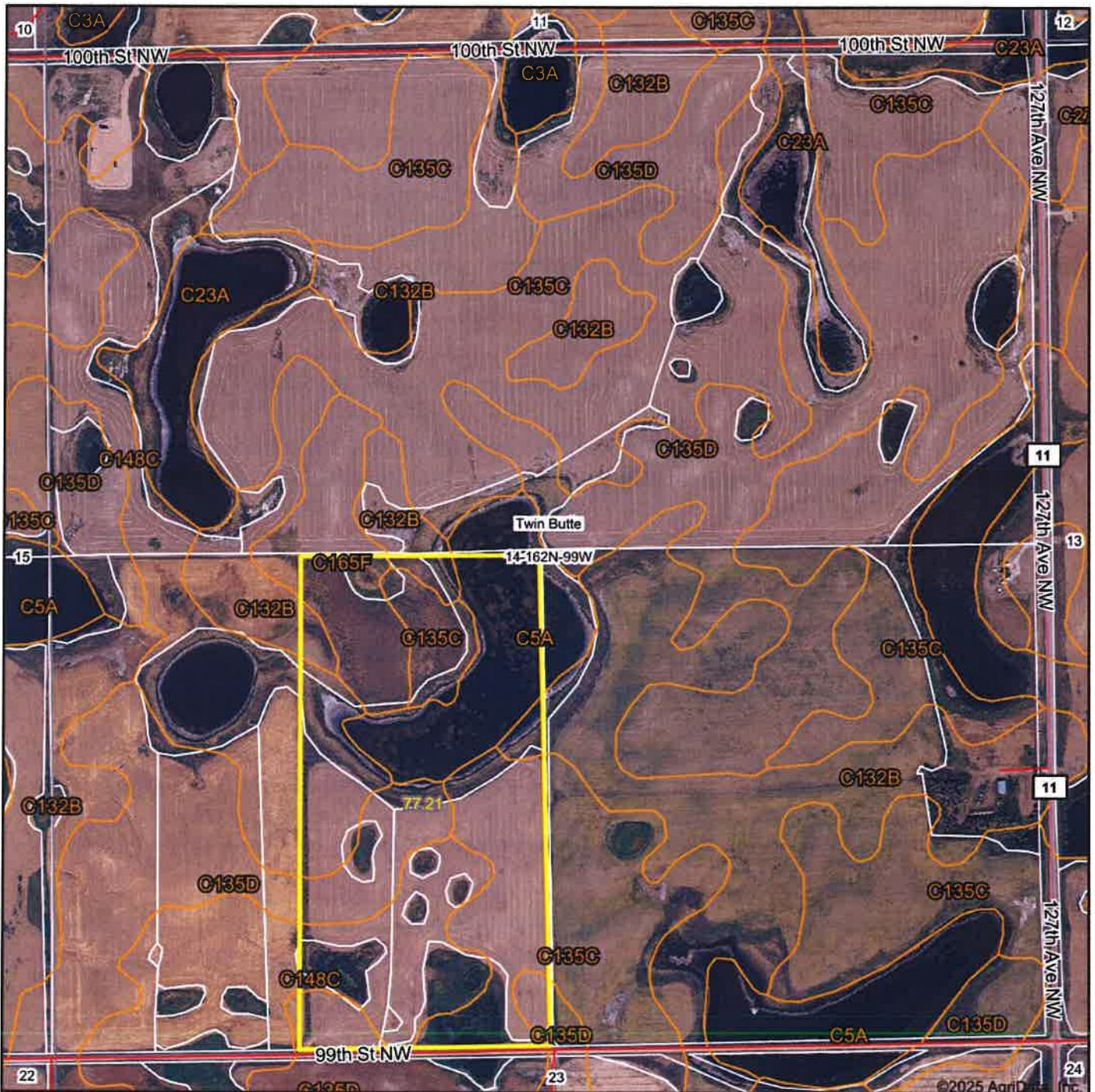
S14 T162N R99W

Phy Cnty: Divide

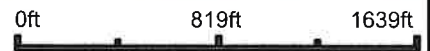


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Aerial Map



Boundary Center: 48° 51' 16.38, -103° 30' 2.76



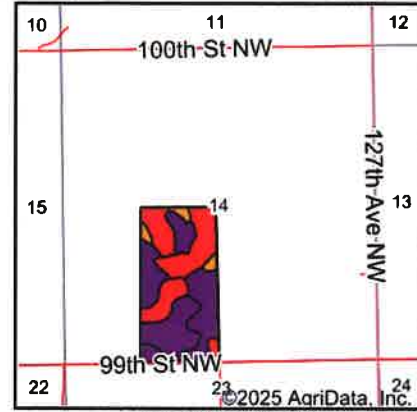
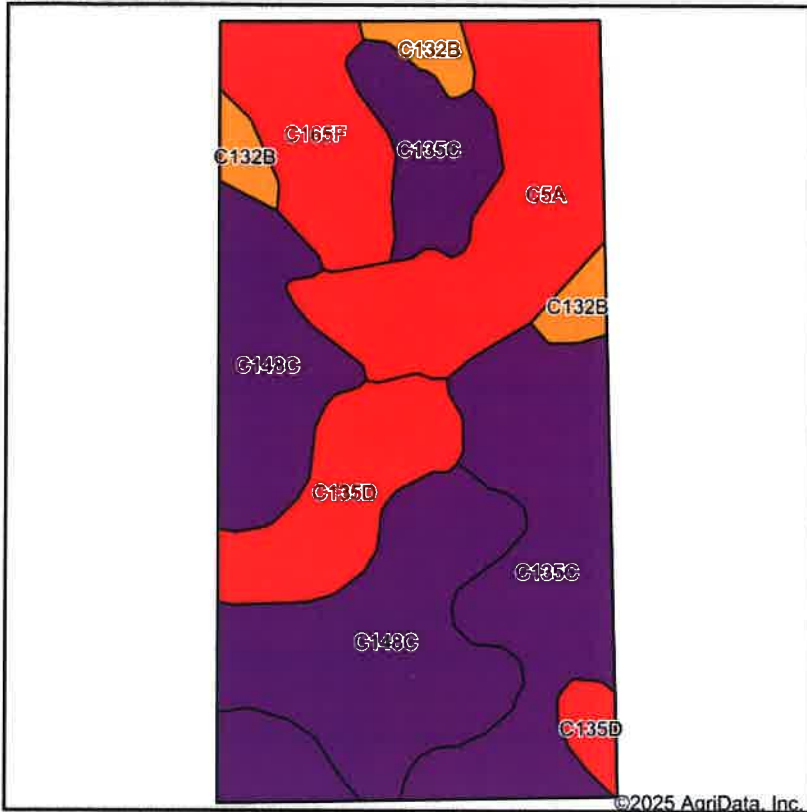
14-162N-99W
Divide County
North Dakota

1/30/2025



Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Divide**
 Location: **14-162N-99W**
 Township: **Twin Butte**
 Acres: **77.21**
 Date: **1/30/2025**

Maps Provided By:







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Soils data provided by USDA and NRCS.

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Area Symbol: ND023, Soil Area Version: 24

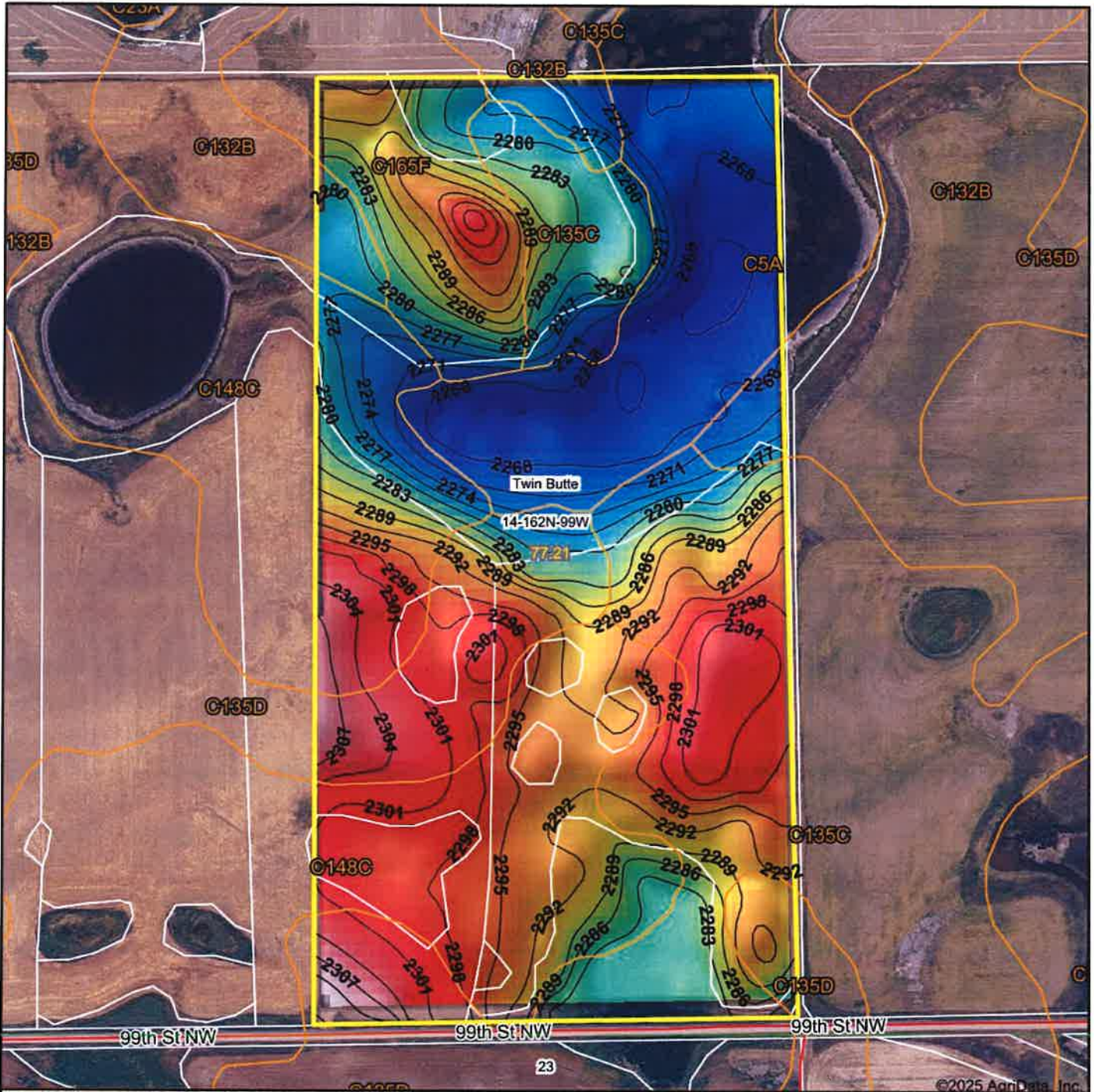
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	22.18	28.7%		Ive	2294	56	53	26	45	52
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	22.10	28.6%		Ive	3214	51	49	21	43	42
C5A	Southam silty clay loam, 0 to 1 percent slopes	13.50	17.5%		VIIIw	879	5	13	3	13	4
C135D	Zahl-Williams loams, 9 to 15 percent slopes	8.54	11.1%		Vle	2354	43	49	24	43	48
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	7.47	9.7%		Vlle	3271	30	31	13	28	22
C132B	Williams-Zahl loams, 3 to 6 percent slopes	3.42	4.4%		Ile	2464	76	55	27	47	55
Weighted Average					5.12	2418.6	42.6	*n 42.4	*n 19.1	*n 37.1	*n 37.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 2,264.5
 Max: 2,312.6
 Range: 48.1
 Average: 2,285.8
 Standard Deviation: 12.3 ft



14-162N-99W
 Divide County
 North Dakota

Boundary Center: 48° 51' 16.38, -103° 30' 2.76



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 Field borders provided by Farm Service Agency as of 5/21/2008.