

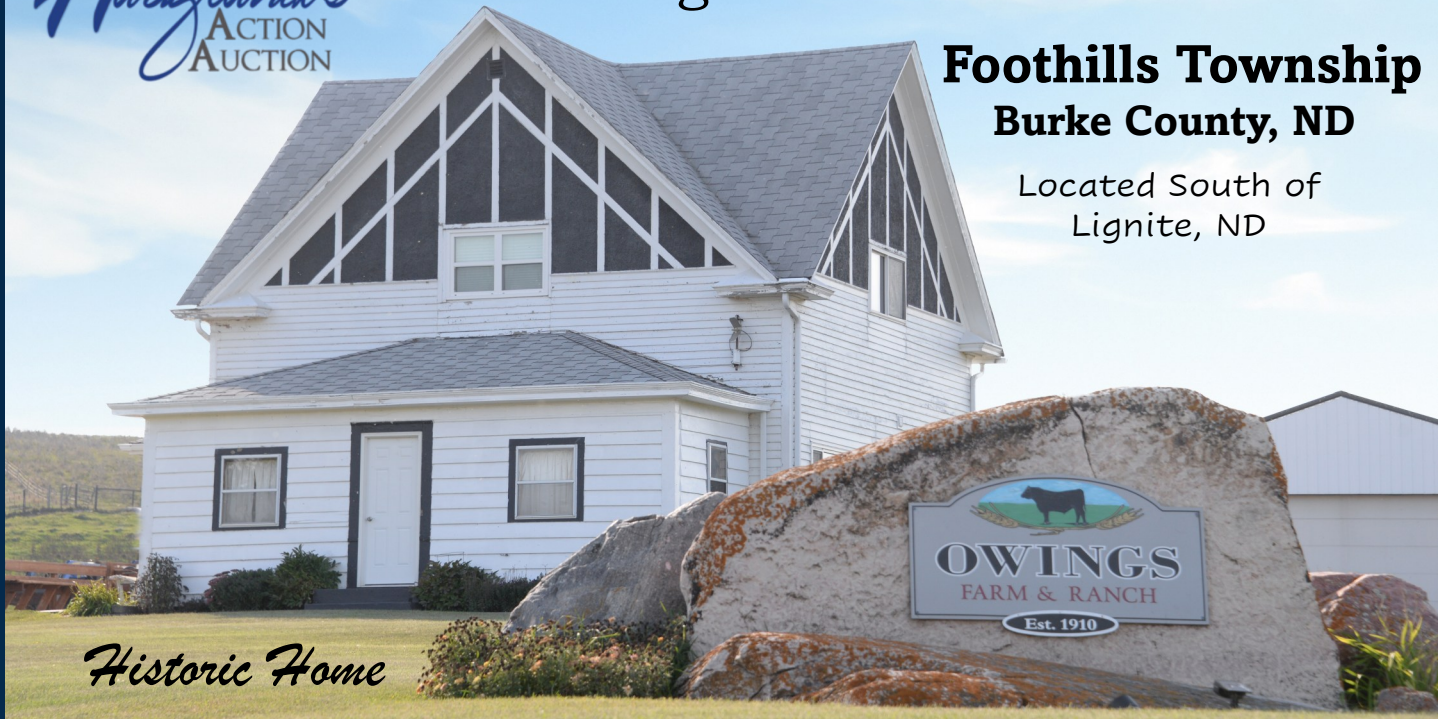


Real Estate Auction

Owings Farmstead & Pasture

Foothills Township Burke County, ND

Located South of
Lignite, ND



Historic Home

NE 1/4 of 24-161-92 and Outlot 309 in 13-161-92

Shop



**Attention: Ranchers, Farmers,
Hunters**

or those seeking Country Living!

Farmstead sits on 10 acres with a gorgeous historic home, shop, outbuildings, wells and corrals. Pasture contains 153.17 ac of fenced rolling hills with productive grassland and wildlife habitat. Submit your Bid Today!

153 ac Pasture & 10 ac Farmstead

**Sealed Bids Due
May 1, 2026**



**For Info:
#701.641.8977
hauglandsactionauction.com**

Official Bid Sheet

Rick and Linda Owings Property

Foothills Township
Burke County, North Dakota

About the Bid Process:

The pasture and farmstead will be sold as one parcel. All bids must be submitted per Tract, not per acre. No mineral rights are included in the sale of the property. Top 5 bidders 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. Please note that there is a lease on the pasture through December 31, 2026. This lease will be honored by seller and buyer.

To Submit a Bid:

Written bids must be submitted by May 1, 2026 to:

Haugland's Action Auction
12520 104th St NW
Ambrose, ND 58833

Envelope must be marked "Owings Property"

Please call to confirm that your bid was received (701-641-8977)

Tract I

\$ _____

(Sold as one parcel)

NE 1/4 24-161-92

Contains 153.17 acres pasture land

SW corner of 13-161-92

Contains 10 acre Farmstead

Name _____

Address _____

Email _____

Ph # _____

Signature _____

Deadline: Return completed Bid Sheet to Haugland's by May 1, 2026
Call to confirm receipt—#701.641.8977

About the Home



The historic two-story farmhouse, built in 1915 has 1612 sq ft. It has electric and propane heat. The roof has asphalt shingles that were done in 2001. The home has 3 upstairs bedrooms with 3 walk-in closets. Upstairs has 1 full bath with original pedestal tub and original sink. Main level has 1 bedroom with bathroom. Kitchen has a large pantry. Open concept living room and dining room. House was rewired in 2012 with smoke detectors wired in each bedroom. Home has an unfinished basement.

The home was replumbed using copper pipe and is serviced by two wells. The first is a "clear water" well which is 30 feet deep in the basement, which is used to wash good clothes. There is a filter system in the basement. The other well in the yard is 325 feet deep. This well services the dwelling and the remaining waterers in the barn, shop and cattle yard.

The home has been well-maintained and is move-in ready.

Welcome Home!



The Farmstead



Haugland's
ACTION
AUCTION



The Layout

Address: 9221 84th Ave NW, Lignite, ND 58752



Outbuildings



Cold Storage Shop 40' x 64'

Shop was built in 2001 and has 14' sidewalls and a 14' overhead door. There is a hydrant in the building. The back door is a sliding door (8' x 10'). The sellers used the back of the building for calving and the front as shop and storage.



Pole Barn 28' x 64'

Pole barn located west of the house was built in 1968. It has dual waterers inside and outside of the building.



Lean-to 20' x 80'



(4) Grain Bins



The Farmstead



Small shed on skids will be removed by seller and does not sell with the property.



Pasture



Productive pasture



Excellent wildlife habitat



Pasture

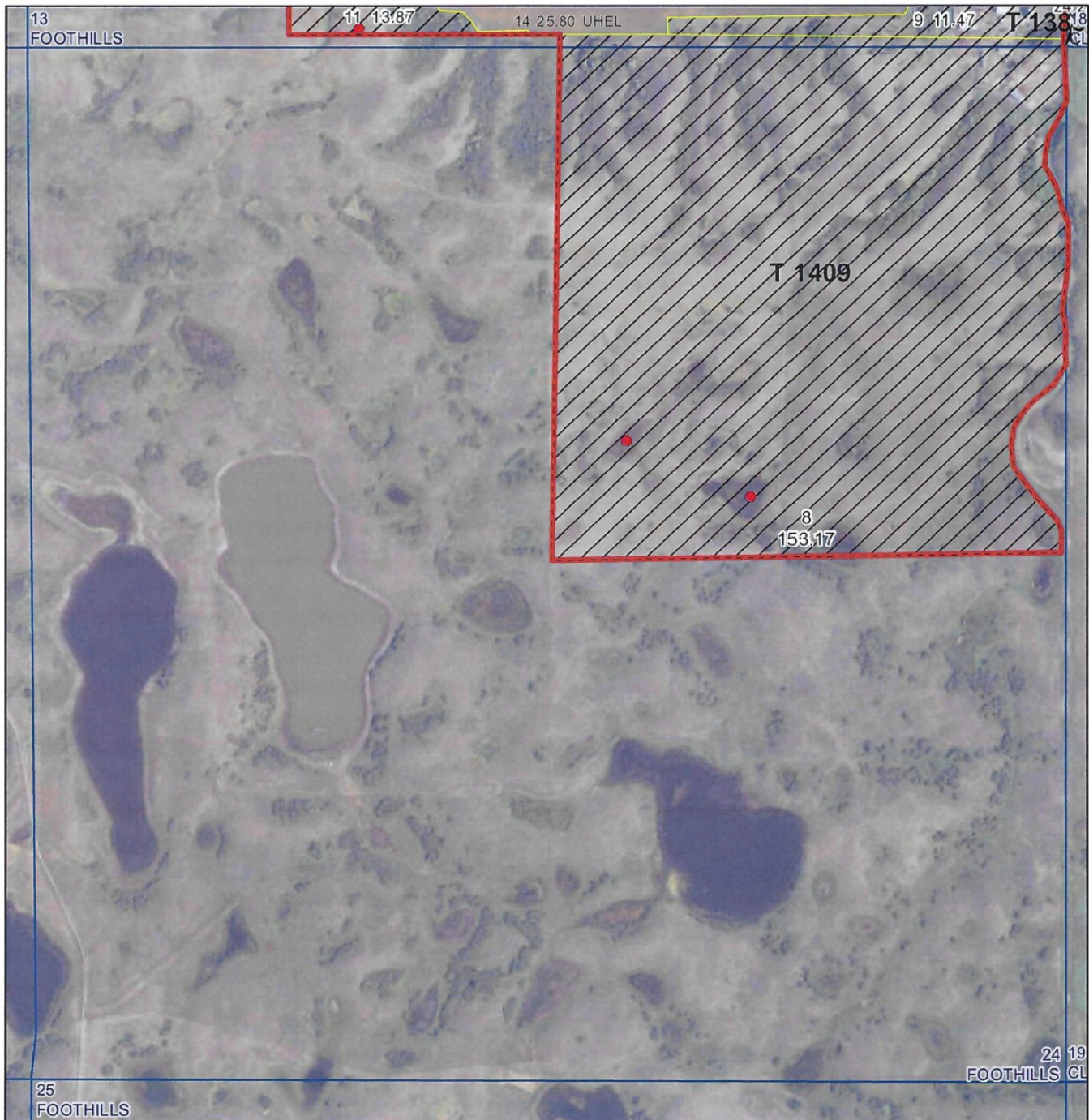
Existing Lease: There is an existing lease on the pasture that will expire on December 31, 2026. The seller and buyer will honor this lease and will be considered as a term or condition of the sale of the property.



Livestock Shelter/Lean-to

**Cattle Fountains/Waterers and
Multiple Wells on the Property**





Common Land Unit PLSS

- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

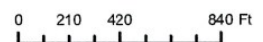
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

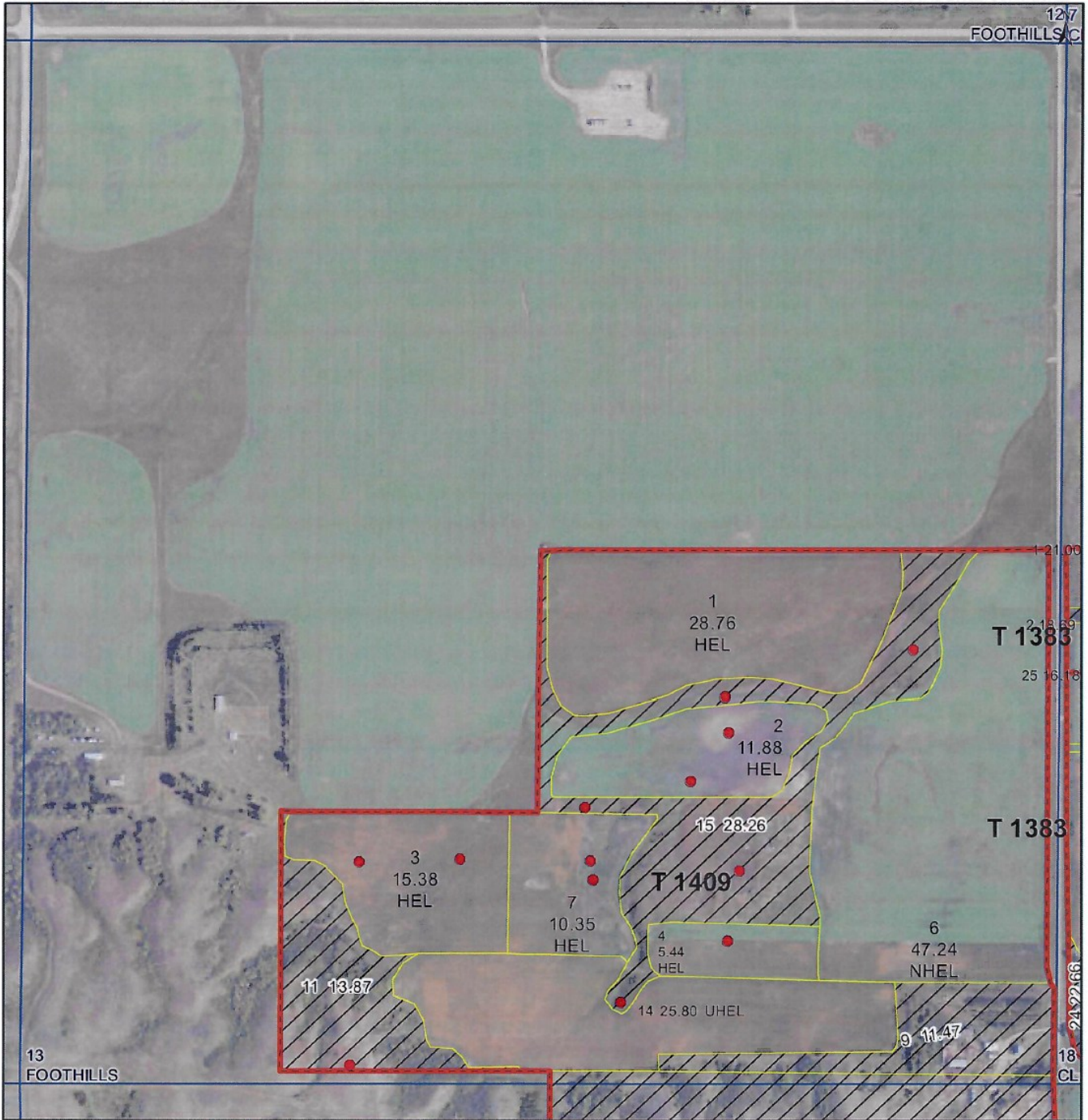
- | | |
|--------------------------------|------------------------------|
| Barley = Spring for Grain | Soybeans = Common for Grain |
| Canola = Spring for Processing | Sunflowers = Oil for Grain |
| Corn = Yellow for Grain | Wheat = Spring for Grain |
| Flax = Common for Grain | All fields are non-irrigated |
| Oats = Spring for Grain | Shares are 100% to operator |

2025 Program Year
2023 Imagery

S24 T161N R92W
Phy Cnty: Burke



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).
Map Created February 10, 2025



Common Land Unit Tract Boundary
 PLSS
 Non-Cropland
 Cropland

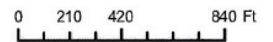
Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

Barley = Spring for Grain
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 All fields are non-irrigated
 Shares are 100% to operator

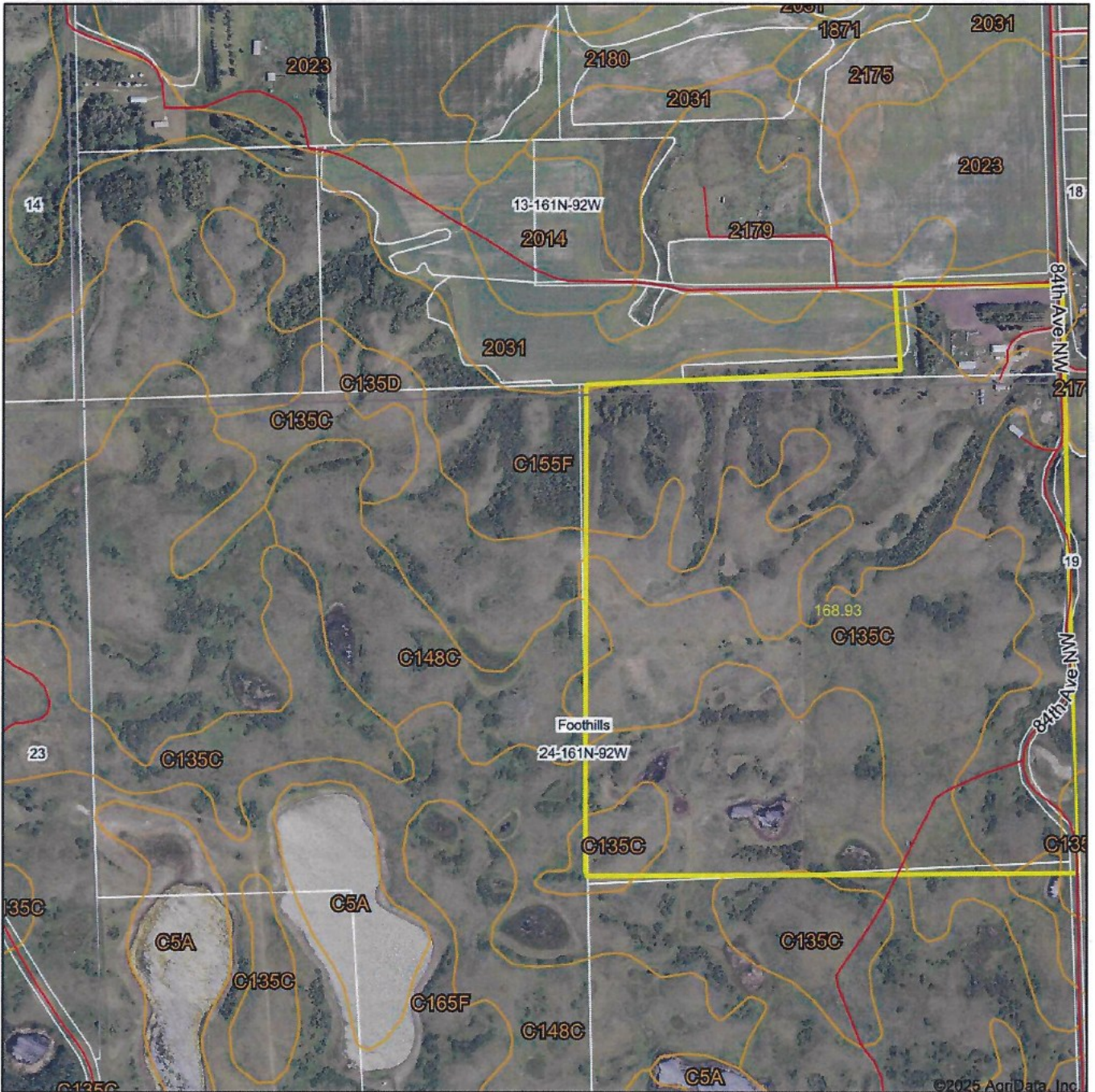
2025 Program Year
 2023 Imagery

S13 T161N R92W
 Phy Cnty: Burke

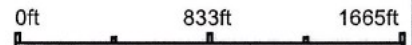


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 Map Created February 10, 2025

Aerial Map



Boundary Center: 48° 45' 39.05, -102° 33' 6.26



24-161N-92W
Burke County
North Dakota



Maps Provided By:



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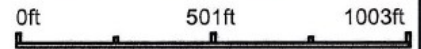
9/17/2025

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

Aerial Map



Map Center: 48° 45' 38.33, -102° 33' 4.5



24-161N-92W
Burke County
North Dakota



9/17/2025

Maps Provided By:



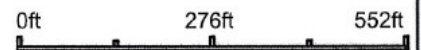
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Map Center: 48° 45' 50.72, -102° 32' 54.71



13-161N-92W
Burke County
North Dakota



Maps Provided By:



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

9/3/2025

NORTH DAKOTA
 BURKE
 Form: FSA-156EZ



FARM : 1579
 Prepared : 9/15/25 2:16 PM CST
 Crop Year : 2025

Abbreviated 156 Farm Record

Tract Number	: 1409
Description	: SE,SESW-13,NE-24-161-92
FSA Physical Location	: NORTH DAKOTA/BURKE
ANSI Physical Location	: NORTH DAKOTA/BURKE
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	: MR RICHARD LAWRENCE OWINGS
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
351.62	144.85	144.85	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	144.85	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Tract 1409 Continued ...

Wheat	44.93	0.00	37
Oats	4.19	0.00	78
Barley	6.10	0.00	49
Canola	19.04	0.00	1840
Dry Peas	4.92	0.00	1636
TOTAL	79.18	0.00	

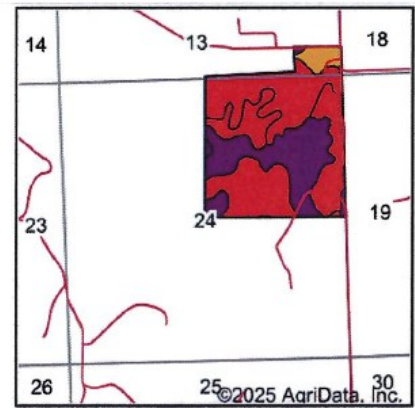
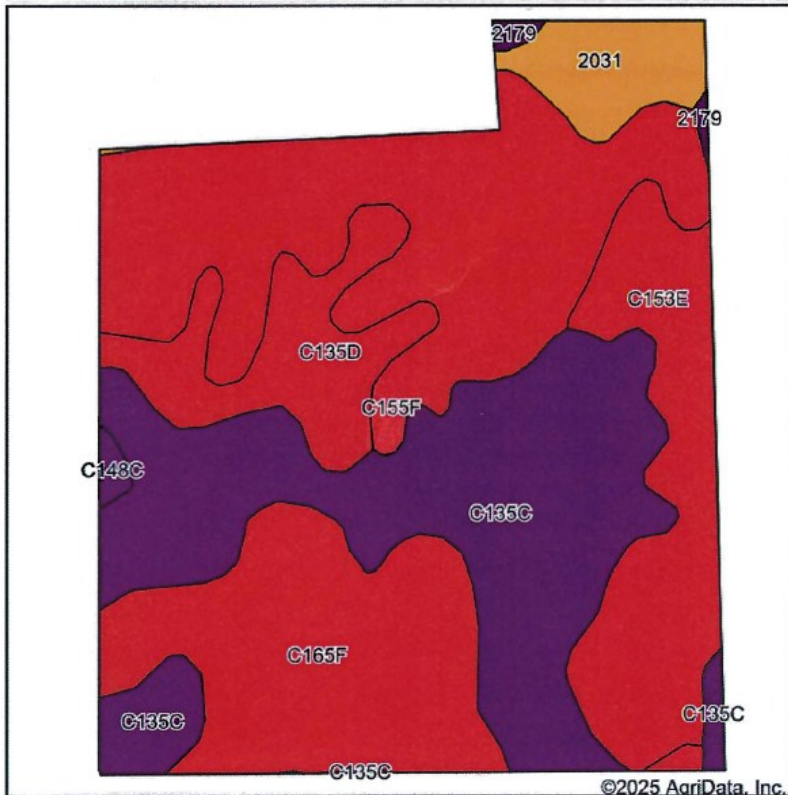
NOTES

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Soils Map



State: **North Dakota**
 County: **Burke**
 Location: **24-161N-92W**
 Township: **Foothills**
 Acres: **168.93**
 Date: **9/17/2025**

Maps Provided By:









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Soils data provided by USDA and NRCS.

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Area Symbol: ND013, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	49.17	29.2%		> 6.5ft.	Well drained	Ive	2294	56	53
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	45.01	26.6%		> 6.5ft.	Well drained	Vlle	2176	25	20
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	30.73	18.2%		> 6.5ft.	Well drained	Vlle	3271	30	31
C153E	Zahl-Max loams, 15 to 25 percent slopes	21.64	12.8%		> 6.5ft.	Well drained	Vlle	2396	31	41
C135D	Zahl-Williams loams, 9 to 15 percent slopes	13.85	8.2%		> 6.5ft.	Well drained	Vle	2354	43	49
2031	Williams-Zahl loams, 3 to 6 percent slopes	7.12	4.2%		> 6.5ft.	Well drained	Ile	2426	76	40
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	0.72	0.4%		> 6.5ft.	Well drained	Ive	3214	51	49
2179	Noonan-Niobell loams, 0 to 6 percent slopes	0.69	0.4%		0.5ft. (Natric)	Moderately well drained	IVs	2096	57	20
Weighted Average							5.81	2466.9	39.6	*n 37.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



This turn-key property is an exciting opportunity to purchase not only productive grazing acres, but a farmstead ready for your family and your livestock!

Submit your bid today!

Haugland's
ACTION
AUCTION