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ONLINE AUCTION

135.11± Acres, Dunn County, North Dakota

Bidding starts | Tuesday, July 14, 2026, at 10:00 AM MST

Bidding closes | Tuesday, July 21, 2026, at 10:00 AM MST

To register and bid go to: www.FNCBid.com

Highlights:

- Turn-key pasture setup with newer perimeter fence, solar powered water well, and large natural water source.
- Great spot for cows or horses within 30 minutes of Dickinson.
- Amazing views if you are looking for a place to build your dream home.



For additional information, please contact:
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RKorslien@FarmersNational.com



Property Information

Directions to Property:

From Dickinson, ND take ND-10 east 9.5 miles to 100th Avenue SW. Go north 7.5 miles, turn west on 30th Street SW, continue west onto property.

Legal Description:

SW 1/4 (Less 24.98 A Tract) Section 34, T141 R94.

Property Description:

Located less than 30 minutes from Dickinson, this 135.11± acre Dunn County property offers an excellent combination of productive pasture, reliable water, recent improvements, and the opportunity to enjoy country living with room to roam.

The property features newer perimeter fencing installed within the last five years, along with a solar-powered water well and livestock watering system already in place. A large dam provides an additional water source, helping make this a functional and well-equipped pasture ready for immediate use. Consisting of approximately 135.11 acres of grassland, the tract is well suited for cattle or horses and offers the infrastructure needed to put the property to work from day one. The combination of dependable water, quality fencing, and productive pasture creates a valuable addition to an existing operation or a solid long-term land investment.

For those seeking space and privacy outside of town, this property also provides the opportunity to build a home in the country while enjoying wide-open views and the quiet lifestyle western North Dakota is known

for. Whether your goal is expanding your grazing acres or establishing a rural homestead, this property offers the flexibility to make it your own.

Properties featuring strong grazing potential, dependable water, and recent improvements are becoming increasingly difficult to find. This is an opportunity to own a well-maintained piece of Dunn County grassland that is ready to be utilized and enjoyed for years to come.

Improvements:

New perimeter fence in last five years. Newer water well, with solar pump and tire tank.

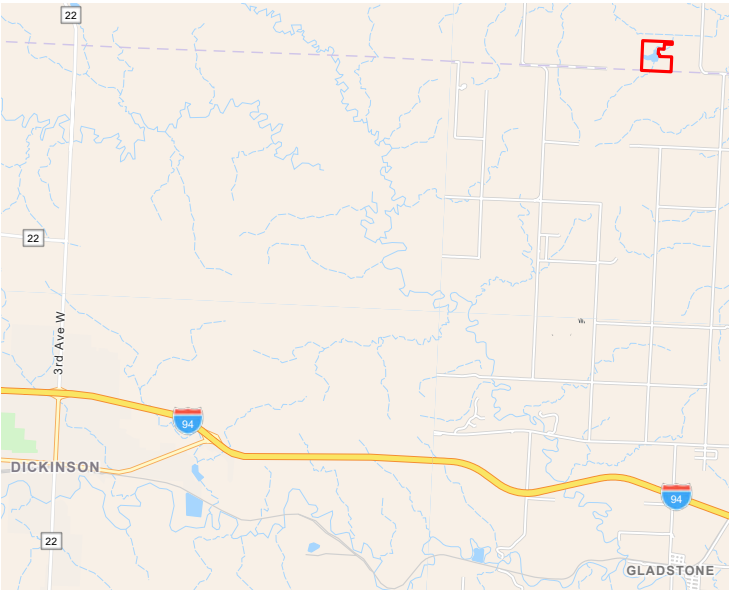
Farm Data:

Pasture	135.11+ acres
Total	135.11± acres

Taxes:

\$348.70

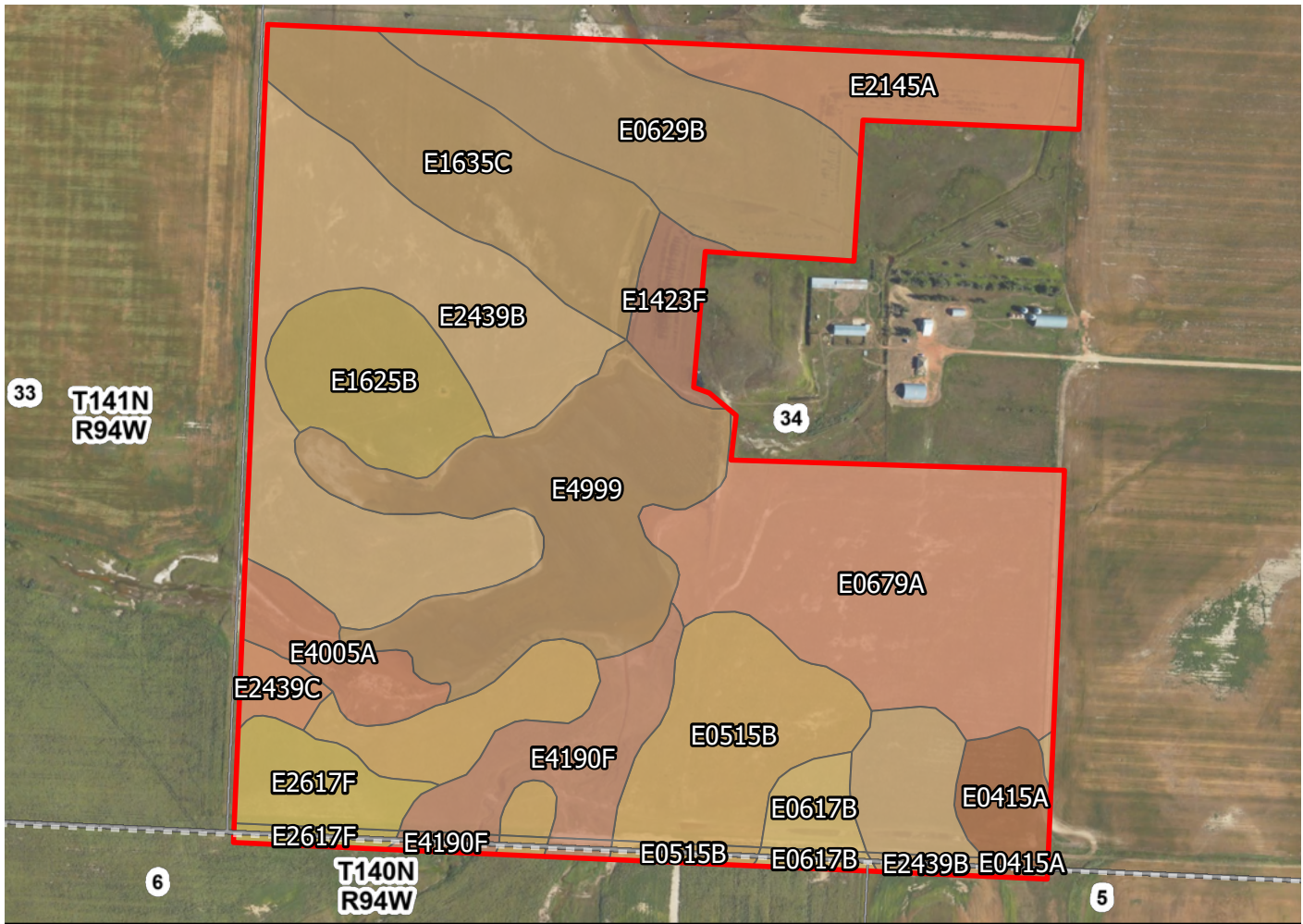
Property Location



Aerial Map



Soils Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	2e	48	23.3
E0679A	Wyola-Daglum complex, 0 to 2 percent slopes	2s	64	20
E4999	Water	8w	0	16.1
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	6s	28	13.6
E0629B	Farnuf-Belfield-Rhoades complex, 2 to 6 percent slopes	2e	69	13
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	4e	51	11.8
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	3e	62	6.8
E2145A	Shambo loam, 0 to 2 percent slopes	2c	87	6.2
E4190F	Cabba-Chama-Havrelon, occasionally flooded complex, 2 to 70 percent slopes	7e	40	5.8
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	7e	27	3.5
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	6s	27	3.3
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	2s	59	2.5
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	7e	20	2.5
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	2e	65	1.8
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	3e	37	1.3
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	6s	28	0.9
E4190F	Cabba-Chama-Havrelon, occasionally flooded complex, 2 to 70 percent slopes	7e	40	0.8
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	7e	27	0.7
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	2e	48	0.5
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	2e	65	0.5
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	2s	59	0.2
TOTAL			45.6	135.1

Online Auction Terms

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on August 18, 2026 or such other date agreed to by parties. Subject to current grazing lease through August 31, 2026.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by The Title Team-Dickinson.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Title Team-Dickinson the required earnest payment. The Seller will provide a current abstract of title at their expense.

Closing: The sale closing is on August 18, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of The Title Team-Dickinson.

Auction Sales: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements

made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Anton & Ashlynn Helfrich

Auctioneer: Rex Korslien

Online Bidding Procedure: This online auction begins on Tuesday, July 14, 2026, at 10:00 AM MST. Bidding closes on Tuesday, July 21, 2026, at 10:00 AM MST.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Sale Method: All bids are open for advancement starting Tuesday, July 14, 2026, at 10:00 AM MST until Tuesday, July 21, 2026, at 10:00 AM MST, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions by Farmers National Company are final.

