

BIDDING INSTRUCTIONS

JONI BUECHLER-PRICE LAND SALE

The Seller agrees to pay all real estate taxes for the year 2026 and prior years. The Buyers will be responsible to pay all taxes levied thereafter.

The property is first being offered as two separate units, and then together as one combined unit as follows:

UNIT 1:

The North Half (N½) of Section Twenty-Five (25), Township One Hundred Forty-Five (145) North, Range Eighty-Nine (89) West of the Fifth Principal Meridian, in Mercer County, North Dakota.

UNIT 2:

A 63.88 acres more or less tract of land located in South Half of the Southwest Quarter (S1/2SW1/4) of Section Three (3), Township One Hundred Forty-Five (145) North, Range Eighty-Nine (89) West of the Fifth Principal Meridian, in Mercer County, North Dakota.

UNIT 3:

Both Unit 1 and 2, as described above.

The Seller reserves all mineral rights including all oil, gas, coal, and any and all other minerals located in and under the land.

An Abstract of title will be furnished for the parcel in each unit, showing clear, marketable title, free of all encumbrances, along with a Warranty Deed.

The Seller does not warrant the ownership, condition, or location of the current fences located on the land. Further, the Seller does not warrant the exact location of actual property lines associated with the property. Should the Buyer desire to have the tract or any part thereof surveyed to identify actual property lines, they may do so at their own expense. The property is being sold in "as-is" condition without any warranties or representations, express or implied. It is the responsibility of each bidder to evaluate the property, personalty, and fixtures upon it, and be apprised of its condition. Seller will be accepting bids for the entire parcel of land, as described above. The Seller retains the right to accept or reject any and all bids. All bids shall be for the total parcel, and not a per acre bid.

Bids shall be submitted in a sealed envelope marked "**JONI BUECHLER-PRICE LAND BID**" and submitted to Solem Law Office, P.O. Box 249, Beulah, North Dakota 58523, or delivered to the office located at 109 Central Avenue S, Beulah, North Dakota, on or before 3:30 p.m. (CDT), on the ____ day of November, 2026, at which time the bids will be opened privately. The top five bidders for each of the three units will be contacted immediately following this bid opening and will be invited to raise their bids at a private bid letting, which will take place at the Solem Law Office, 109 Central Avenue S., Beulah, ND at 10:00 a.m. on Monday, November 23, 2026. At this private bid letting each of the top five bidders, for each unit 1 and unit 2, then unit 3, will be allowed to orally raise their bids until a high bidder is identified for each unit. If the unit 3 high bidder reaches a higher bid than the combined bids for unit 1 and unit 2 then the unit 3 high bidder will have the high bid for both units.

The Seller reserves and retains the right to reject any and all bids, and to negotiate with any of the bidders.

At the time of the award of the bid, the successful bidder will be required to deposit as earnest money, the sum of 10% of the bid. Thereafter, the successful bidder will have forty-five (45) days, or such additional time as may be agreed upon by the parties, within which to have the Abstract examined, and to pay the entire balance of the purchase price in full. Upon payment in full, the deed of conveyance will be delivered, conveying clear title.

Any questions with regard to the parcel being sold, the bidding process and/or requirements, or the sale process and/or requirements should be directed to Scott T. Solem at (701) 873-5555 or beulaw@westriv.com.

JONI BUECHLER-PRICE
REAL PROPERTY FOR SALE ON SEALED BIDS

Bids must be for the entire tract, not per acre.

My bid on the real property is as follows:

UNIT 1:

The North Half (N½) of Section Twenty-Five (25), Township One Hundred Forty-Five (145) North, Range Eighty-Nine (89) West of the Fifth Principal Meridian, in Mercer County, North Dakota.

+/- 167 acres crop land & +/- 153 acres pasture

\$ _____

UNIT 2:

A 63.88 acres more or less tract of land located in South Half of the Southwest Quarter (S1/2SW1/4) of Section Three (3), Township One Hundred Forty-Five (145) North, Range Eighty-Nine (89) West of the Fifth Principal Meridian, in Mercer County, North Dakota.

+/- 56 acres crop land and +/- 8 acres pasture

\$ _____

UNIT 3 (BOTH UNIT 1&2):

The North Half (N½) of Section Twenty-Five (25), Township One Hundred Forty-Five (145) North, Range Eighty-Nine (89) West of the Fifth Principal Meridian, in Mercer County, North Dakota.

A 63.88 acres more or less tract of land located in South Half of the Southwest Quarter (S1/2SW1/4) of Section Three (3), Township One Hundred Forty-Five (145) North, Range Eighty-Nine (89) West of the Fifth Principal Meridian, in Mercer County, North Dakota. +/- 223 acres crop land & +/- 161 acres pasture

\$ _____

Successful bidders shall be required to provide a cashier's check or money order in the amount of 10% of their bid amount upon acceptance by the Seller.

NAME(S)

Street Address

City, State, & Zip Code

Telephone Number

E-Mail Address