

ANDERSON FAMILY LAND SALE

**EXCEPTIONAL HIGHLY PRODUCTIVE FARMLAND IN CALEDONIA TOWNSHIP, TRAILL COUNTY,
NORTH DAKOTA**

FOR SALE ON WRITTEN AND ORAL BIDS

WRITTEN BIDS DUE WEDNESDAY, JANUARY 21, 2026 at 5:00 P.M.

ORAL BIDDING (TIME, DATE, LOCATION TO BE DETERMINED)

**The South Half of the Southwest Quarter (S1/2SW1/4) and the South Half of the North
Half of the Southwest Quarter (S1/2N1/2SW1/4) all in Section 3, Township 146N, Range
49W, Traill County, North Dakota.**

**Brett A. Brudvik
Brudvik Law Office, P.C.
1 N Main St | PO Box 847
Hillsboro, ND 58045
OFFICE: (833) 788-3251
brett@brudvik.law
www.brudvik.law**

ANDERSON LAND

Legend

Anderson Family Land Sale



Anderson Family Land Sale

Google Earth

Image © 2025 Airbus

N

3000 ft

ANDERSON FAMILY LAND SALE

**EXCEPTIONAL HIGHLY PRODUCTIVE FARMLAND IN CALEDONIA TOWNSHIP,
TRAILL COUNTY, NORTH DAKOTA**

FOR SALE ON WRITTEN AND ORAL BIDS

Notice is hereby given that the following described real estate will be offered for sale on written and oral bids:

**The South Half of the Southwest Quarter (S1/2SW1/4) and the South Half of
the North Half of the Southwest Quarter (S1/2N1/2SW1/4) all in Section 3,
Township 146N, Range 49W, Traill County, North Dakota.**

Obtain bid packets by email from Brett A Brudvik at brett@brudvik.law. Written bids must be submitted by email to Brett A. Brudvik, brett@brudvik.law by 5:00 P.M., Wednesday, January 21, 2026. Oral bidding will take place the following week, with the top eight (8) bidders being invited to the bidding table. Bids will start at the highest written bid. It is the responsibility of the bidder to verify bids have been received. Seller reserves the right to reject any and all bids. Sale shall be governed by the rules of sale provided with your bid packets. Land is under lease through 2026, and will be available to farm in the 2027 growing season.

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RULES OF SALE

ANDERSON FAMILY LAND SALE

The following parcel is offered for sale in Traill County, North Dakota:

The South Half of the Southwest Quarter (S1/2SW1/4) and the South Half of the North Half of the Southwest Quarter (S1/2N1/2SW1/4) all in Section 3, Township 146N, Range 49W, Traill County, North Dakota.

1. The parcels shall be offered for sale on **written and oral** bids.
2. Written bids shall be submitted in terms of **total dollars**. (A bidding form is available to be used for submitting written bids.)
3. **Written bids must be submitted to Brett A. Brudvik at Brudvik Law Office brett@brudvik.law by 5:00 P.M., Wednesday, January 21, 2026.**
4. Following the submission of written bids, the top eight (8) bidders will be invited to the table for oral bidding. (Location, Date and Time to be determined).
5. The successful bidder will be required to sign an offer to purchase and make an earnest money deposit in the sum of **10% of the purchase price made payable to Brudvik Law Office Trust Account at the conclusion of the oral bidding**. The balance of the purchase price shall be due at closing which shall be on or before **March 31, 2026**.
6. **The seller reserves the right to reject any and all bids.**
7. It is the bidder's responsibility to verify that written bids have been received.
8. LAND IS UNDER LEASE THROUGH DECEMBER 31, 2026, AVAILABLE FOR 2027

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Aerial Map



Boundary Center: 47° 29' 9.45, -96° 53' 36.51

0ft 827ft 1654ft

3-146N-49W
Trail County
North Dakota



Maps Provided By:



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www.AgroDataInc.com

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

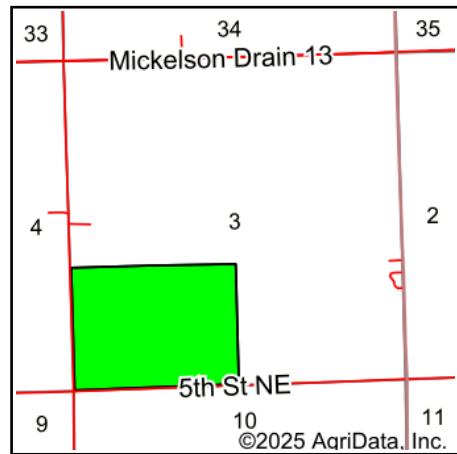
12/22/2025

Soils Map

I492A

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Soils data provided by USDA and NRCS.



State: **North Dakota**

County: **Trail**

Location: **3-146N-49W**

Township: **Caledonia**

Acres: **116.07**

Date: **12/22/2025**

Maps Provided By:



Area Symbol: ND097, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I492A	Bearden-Lindaas silty clay loams, 0 to 2 percent slopes	116.07	100.0%		IIW	92	53
Weighted Average					2.00	92	*n 53

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

BIDDING SHEET
ANDERSON FAMILY LAND SALE

I, the undersigned, hereby wish to submit a bid on the following parcel located in Traill County, North Dakota:

**The South Half of the Southwest Quarter (S1/2SW1/4) and the South Half of
the North Half of the Southwest Quarter (S1/2N1/2SW1/4) all in Section 3,
Township 146N, Range 49W, Traill County, North Dakota.**

\$
(Total Dollars)

Name: _____

Mailing Address: _____

E-Mail Address: _____

Telephone No.: _____

Cell No.: _____

Lender: _____

**NOTE: Bids must be submitted by email to Brett A. Brudvik at
brett@brudvik.law by 5:00 P.M., Wednesday, January 21, 2026. It is the
bidder's responsibility to verify that written bids have been received. The top
eight (8) written bids will be invited to the bidding table with the highest written
bid being the starting bid for the live bidding. (Time and location to be
determined).**