

SEALED BID FARMLAND AUCTION

Written Offers/Bids will be accepted by Coteau Land Company
Deadline: Thursday November 12, 2026, at 4:00 PM.
520 2nd Ave. East, PO Box 86 Sisseton, SD 57262

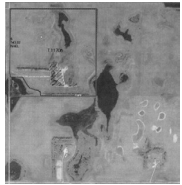
Private Auction w/top Bidders to be held on Thursday November 19, 2026, at 11AM
American Legion Building Main Street Lidgerwood, ND



For bid forms & more information, see
Ostby's site at www.midwestauctions.com/ostby or
Coteau Land Company Site at www.coteauland.com



150.83 Acres +/- of Norway & Duerr "W" Township, Roberts County, SD/Richland County, ND Real Estate for Sale



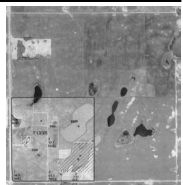
Parcel #1

Legal Description: Gov't Lots 3 & 4 LTL in Section 26, Township 129N, Range 52W, Duerr "W" Township – Richland County, ND and the NW1/4 except Wegener Addition in Section 26, Township 129N, Range 52W, Norway Township – Roberts County, SD (150.83+/- Acres) – Land has a lease that expires after fall harvest of 2027 – New buyer will receive lease payments for 2027. There is also an 8-acre CRP contract that will transfer to the new buyer for 2027 and will remain until expiration!!

380.70 Acres +/- of Duerr "W" Township, Richland County, ND Real Estate for Sale

Parcel #2

Legal Description: SW 1/4 Exc. 4 Acres of Section 16, Township 129N, Range 52W, Duerr "W" Township – Richland County, ND (156+/- Acres) – Land has a CRP Contract that will transfer to the new buyer for 2027 & remain until expiration!



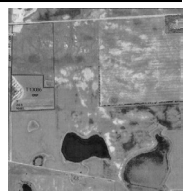
Parcel #3

Legal Description: NW1/4 of the NE1/4, NE1/4 of the NE1/4, SW1/4 of the NE1/4 & Gov't Lots 1, 2, 3, & 4 of Section 13 all in Township 129N, Range 52W, Duerr "W" Township – Richland County, ND (224.70 +/- Acres) – Land has a CRP Contract that will transfer to the New buyer for 2027 & remain until expiration!

76.40 Acres +/- of Duerr "E" Township, Richland County, ND Real Estate for Sale

Parcel #4

Legal Description: Gov't Lots 1 & 2 of Section 18 in Township 129N, Range 51W, Duerr "E" Township – Richland County, ND (76.40 +/- Acres) - Land has a lease that expires after fall harvest of 2027 – New buyer will receive lease payments for 2027!



Auctioneers note:
Here is an excellent opportunity to add to your Land Portfolio or Farming Operation. If you have any questions, feel free to call
Derek (auctioneer) at (605) 949-2170 or
Gordon P. Nielsen (605) 742-0416 (Seller's Agent).
SD Auctioneers License #13779 ND Auctioneers License #801
Clerking #593

Real Estate Terms: At the time of acceptance of a bid, a Purchase Agreement will be executed and the successful bidder shall be prepared to pay a non-refundable earnest money deposit equal to 10% of the total bid with the balance of purchase price to be paid upon closing and delivery of a Warranty Deed. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2025 taxes due in 2026, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Any additional terms and conditions of sale shall be announced at the time of bidders meeting, and such terms and conditions shall take precedence over this written notice. Seller reserves the right to reject any or all bids and to waive any irregularities in the proceedings. Seller reserves the right to invite additional bidders. Potential Buyers may contact Coteau Land Company or Ostby Auctioneering to enter the properties.

NO BUYERS PREMIUM!!!!

The information contained herein and, in any advertisement, has been given to us by the Roberts & Richland County Assessors, Roberts & Richland County Register of Deeds and Roberts & Richland County Treasurer and is believed by the Seller and its agents to be true. Nonetheless, it is your responsibility as Buyer to research all information to your own satisfaction.



Owners: Len Wegener & Lisa Frazza,
Trustees of the Lowell & Laurel Wegener
Revocable Living Trust

