

**ONLINE ONLY AUCTION**

# **BARNES COUNTY, ND**

**BIDDING OPENS: MONDAY, JUNE 8, 2026, AT 8:00 AM**

**BIDDING CLOSES: WEDNESDAY, JUNE 10, 2026, AT 11:00 AM**

**171.71**  
**ACRES M/L**

**LISTING #19331**



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# BARNES COUNTY, ND

**ONLINE ONLY AUCTION | BIDDING OPENS: MONDAY, JUNE 8TH, 2026, AT 8:00 AM**

If you've been looking for a rare mix of productive acres and serious recreation, this one deserves a spot on your calendar. Bidding opens Monday, June 8th, 2026, at 8:00 AM, and will close Wednesday, June 10th, 2026, at 11:00 AM. Peoples Company and RE/MAX Now are proud to represent Shirley Tschannen in the sale of 171.71 gross acres m/l of Barnes County, North Dakota cropland and pastureland, located on the west side of Lake Ashtabula, just north of Valley City, ND. The land will be offered as one tract.

The farm includes 32.75 acres m/l of FSA cropland with a 74.9 productivity index. The balance, 138.96 acres m/l, is currently in pasture, and it's the kind of ground that keeps pulling you back outside: rolling hills and swales, with approximately ½ mile of frontage on Lake Ashtabula. Native grasses dominate the pasture, with pockets of trees that offer cover for game birds and deer. With the lake right at your doorstep, you've got a dependable water source and excellent potential for waterfowl hunting.

Properties with this combination of acreage, views, and lake frontage don't come along very often on Lake Ashtabula. Whether you're adding to your land portfolio or looking for a place to graze cattle and spend your mornings in the field and your evenings on the water, this is a special tract worth a hard look.



**SCAN THE QR  
CODE TO VIEW  
THIS LISTING  
ONLINE**



## DIRECTIONS

From the Intersection of 114th Ave SE and River Rd., drive North on 114th Ave SE for 3.8 miles, then turn right onto 23rd St SE. Drive east for 0.9 miles to 115th Ave SE, then turn right and drive south for 0.8 miles to 23 V St SE. This will put you at the southwest corner of the property.

From the Intersection of 114th Ave SE and River Rd., drive North on 114th Ave SE for 3.8 miles, then turn right onto 23rd St SE. Drive east for 0.9 miles to 115th Ave SE, then turn right and drive south for 0.9 miles until you get to 23 X St SE. Remain on this road as you pass a line of cabins on the right hand side. This road stops at a cul-de-sac, where deeded access to the tract begins.

# ONLINE ONLY AUCTION

**BIDDING CLOSES: WEDNESDAY, JUNE 10TH, 2026, AT 11:00 AM**

**Sellers:** Shirley Tschannen

**Auction Method:** The tract will be offered via an ONLINE ONLY AUCTION. Bidding will open on Monday, June 8th, 2026 at 8:00 AM (CDT) and will end on Wednesday, June 10th, 2026 at 11:00 AM (CDT). The tract will be sold on a "per deeded acre" basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding on the Tract by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction. Under no circumstances shall a Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

The exact legal descriptions will be taken from the abstracts and or surveys.

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Sellers. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Financing:** The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the contract.

**Farm Program Information:** Farm Program Information is provided by the Barnes County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company. However, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Barnes County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest payment is required on the auction day. The earnest money payment may be paid in the form of cash or check. All funds will be held in The Title Team Trust Account.

**Real Estate Taxes:** The Buyer(s) will be responsible for half of the 2026 real estate taxes.

**Survey:** No additional surveying or staking will be completed by the Seller.

**Closing:** The closing will occur on or before July 22, 2026. The balance of the purchase price will be payable at closing in the form of a wire transfer.

**Possession:** Possession of the land will be given at closing.

**Farm Lease:** The land is not leased for the 2026 crop season and is available to be farmed or grazed.

**Contract & Title:** Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with The Title Team the required earnest money payment. The Sellers will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**Mineral Rights:** A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the tract. Seller is retaining 50% of the subsurface mineral rights.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

**Other:** The sellers will have the right to accept or reject any and all bids. This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Sellers. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. Potential bidders may have access to the live online auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Sellers and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstracts.

*Seller is retaining 50% of the subsurface mineral rights.*



1108 S. 44th Street, Suite 102  
Cumming, IA 50061



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