

ONLINE AUCTION

156+/- Acres, Dickey County, North Dakota

Online bidding starts Monday, January 13, 2020 • 12:00 PM

Bidding closes Wednesday, January 15, 2020 • 12:00 PM

Highlights:

- High quality soils
- Easy access
- Location to grain markets

To Register and Bid on this Auction, go to:
<https://farmersnational.nextlot.com/public/>

Property Location: 12 miles southeast of Ellendale, North Dakota on 101st Street SE.

Legal Description: NW¼ of Section 32, T129 R61



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For additional information, please contact:

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Lisbon, North Dakota

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Property Information

Property Description: Agricultural land consisting of 69 acres being farmed and 87 acres in CRP until September 30, 2021.

Farm Data:

Cropland 69 acres
Non-crop 87 acres
Total 156 acres

2018 Taxes: \$1,370.72

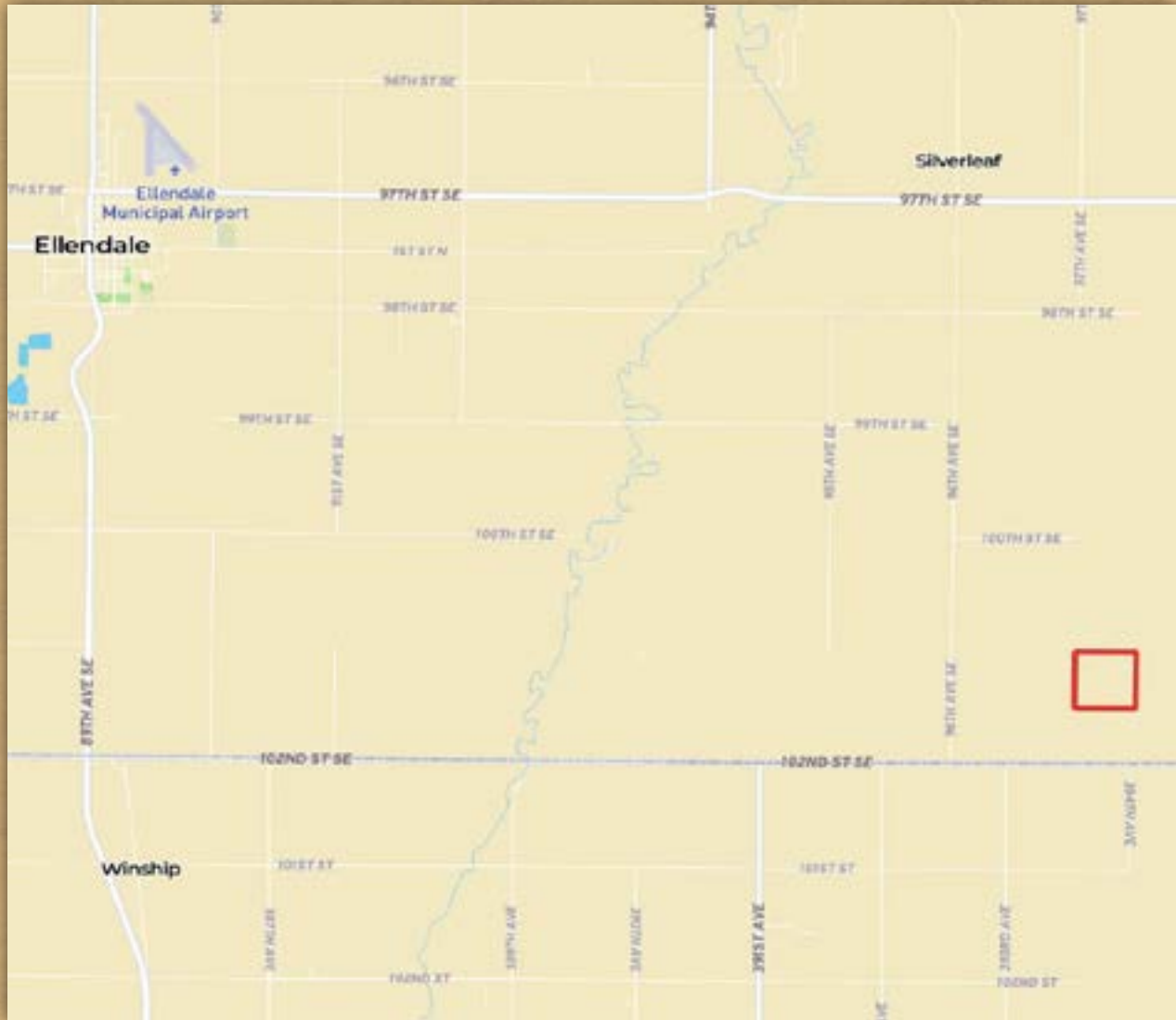
FSA Information:

	Base	Yield
Corn	31.77 acres	167 bushels
Soybeans	37.92 acres	39 bushels

CRP:

- 35.60 acres with an annual payment of \$3,236, expiring September 30, 2021
- 51.42 acres with an annual payment of \$2,314, expiring September 30, 2021

Property Location Map



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Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	2.3	1.45	72	2e
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	34.1	21.54	58	2e
G143A	Barnes-Svea loams, 0 to 3 percent slopes	45.4	28.67	85	2c
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	12.2	7.7	79	2c
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	18.4	11.58	61	2e
G3A	Parnell silty clay loam, 0 to 1 percent slopes	39.6	24.99	25	5w
G2A	Tonka silt loam, 0 to 1 percent slopes	3.3	2.08	42	4w
G143B	Barnes-Svea loams, 3 to 6 percent slopes	3.1	1.98	75	2e
TOTALS		158.4	100%	59.67	2.79



On-line Auction Terms

Taxes: Real estate taxes for 2019 payable in 2020 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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

Possession: Possession will be granted at closing on February 7, 2020, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required with the signed purchase agreement. 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 closing agent.

Contract and Title: The successful bidder will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be or equally paid by both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on February 7, 2020, 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 closing agent.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect and difference between the advertised and actual surveyed acres.

Sale Method: All bids are open for advancement **starting Monday, January 13, 2020, at 12:00 PM until Wednesday, January 15, 2020, at 12:00 PM**, 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. If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for that tract with any of the active bidders specific to that tract. All decisions of Farmers National Company are final.

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

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller 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". Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Auctioneer: Marshall Hansen - ND 2020

Seller(s): Dike Family Trust

Online Bidding Procedure:

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Bidders can also bid in person at the Farmers National Company office located at 6607 Highway 32, Lisbon, ND 58054. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

All bids on the tracts will be visible on-line, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

