

ONLINE AUCTION

312.2+/- Acres, Walsh County, North Dakota

Highlights:

- Two quarters of productive Walsh County farmland
- Excellent natural drainage
- Leased through 2022

A-19204

For additional information, please contact:

Online bidding starts Monday, March 14, 2022 • 9:00 AM
Bidding closes Tuesday, March 15, 2022 • 1:00 PM

To Register and Bid on this Auction, go to:
www.FNCBid.com



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Property Information

Property Location: One mile east of Pisek, North Dakota.

Legal Description:

- **Tract 1:** SW1/4 of Section 23 T156 R55 PN 18000004580000 except a tract described as: commencing at the SW corner of the SW1/4 T156 R55; thence North 236 feet; thence East 236 feet; thence at a 45-degree angle, more or less in a line SE to a point which is 226 feet North of the South boundary of said quarter; thence south 226 feet to the south boundary of said quarter; thence West 246 feet to the point of the beginning.
- **Tract 2:** NW1/4 of Section 26 T156 R55 PN 18000004591000

Property Description: Sale will be two individual parcels of productive farmland. Great access along paved County Highway 15. Productive fine sandy loam and loam soils suitable for a variety of crops. Excellent slope provides natural drainage.

Farm Data:

• Tract 1	
Cropland	138.62 acres
<u>Non-Crop</u>	<u>14.21 acres</u>
Total	152.83 acres
• Tract 2	
Cropland	148.11 acres
<u>Non-Crop</u>	<u>11.26 acres</u>
Total	159.37 acres

FSA Information:

• Tract 1	Base	Yield
Wheat	35.60 acres	50 bushels
Corn	37.32 acres	127 bushels
Soybeans	31.12 acres	33 bushels

• Tract 2	Base	Yield
Wheat	37.32 acres	50 bushels
Corn	39.12 acres	127 bushels
Soybeans	32.62 acres	33 bushels

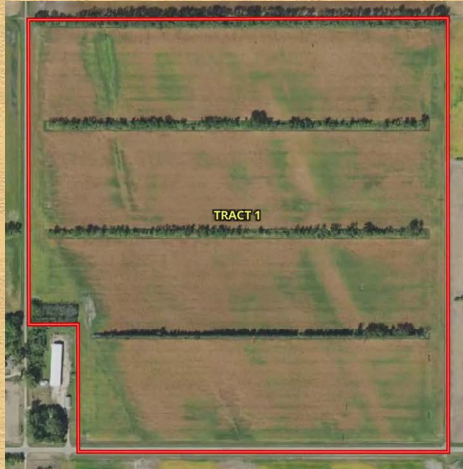
2021 Taxes:

- **Tract 1:** \$1,499.01
- **Tract 2:** \$1,433.15

Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I213A	Emdben fine sandy loam, 0 to 2 percent slopes	91.04	58.86	75	61	3e
I400A	Gilby loam, 0 to 2 percent slopes	39.68	25.65	78	75	2e
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	9.56	6.18	61	60	3s
I411A	Winger loam, 0 to 1 percent slopes	8.13	5.26	69	75	2w
I310A	Arveson fine sandy loam, 0 to 1 percent slopes	4.84	3.13	52	51	3w
I546A	Manfred silty clay loam, 0 to 1 percent slopes	1.43	0.92	24	14	3w
TOTALS		154.6 8(*)	100%	73.4	64.52	2.69

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I213A	Emdben fine sandy loam, 0 to 2 percent slopes	54.06	33.88	75	61	3e
I400A	Gilby loam, 0 to 2 percent slopes	38.25	23.97	78	75	2e
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	25.75	16.14	58	36	3e
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	21.49	13.47	52	66	2w
I365A	Arvilla sandy loam, 0 to 2 percent slopes	17.91	11.22	43	30	3e
I428A	Southam silty clay loam, 0 to 1 percent slopes	2.11	1.32	9	22	8w
TOTALS		159.5 8(*)	100%	65.41	57.0	2.69

Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2021 payable in 2022 will be paid by the Seller. All future taxes and specials 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 April 14, 2022 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. 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 Grand Forks Guaranty & Title.

Contract and Title: Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with Grand Forks Guaranty & Title the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be equally paid by both parties. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 14, 2022, 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 Grand Forks Guaranty & Title.

Sale Method: Offered in multiple tracts. All bids are open for advancement **starting Monday, March 14, 2022, at 9:00 AM. Bidding closes on Tuesday, March 15, 2022, at 1:00 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 minute time frame.

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

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller make 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 the 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.

Seller(s): James Gardner, David Gardner, Beth Mottur, Dorothy Rumreich

Online Bidding Procedure:

This online auction begins on

Monday, March 14, 2022, at 9:00 AM. Bidding closes Tuesday, March 15, 2022, at 1:00 PM.

To register and bid on this auction go to:

<https://farmersnational.nextlot.com/public>

Bidders can also bid in person at the Farmers National Company office located at 4050 Garden View Dr #103, Grand Forks, ND 58201. 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.



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