

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

320± Acres, Cass County, North Dakota

Bidding starts | Monday, October 14, 2024, at 9:00 AM

Bidding closes | Wednesday, October 16, 2024, at 1:00 PM

To register and bid go to: www.fncbid.com

Highlights:

- **Excellent cropland soils rated at a PI of 76**
- **Unique opportunity to own Cass County land with a coulee that is great for hunting**
- **Very good income-producing land**

For additional information, please contact:
Scott Huether, AFM, Agent | (701) 793-6789
SHuether@FarmersNational.com



Property Information

Directions to Property:

From Erie, North Dakota, travel two miles south on 148th Avenue Southeast. Turn onto 23rd Street Southeast and drive one mile east. You are now at the northeast corner of the property.

Legal Description:

E1/2 of Section 35, Twp 142N Rge 53W.

Property Description:

This exceptional property offers a unique combination of high-quality cropland and recreational features. Located in Cass County, this land boasts excellent soils, a productive income stream, and a scenic coulee ideal for hunting.

CRP Information:

6.45 acres, due to expire September 30, 2024. Annual payment of \$736.00

FSA Information:

	Base	Yield
Corn	123.15 acres	133 bushels
Soybeans	123.15 acres	35 bushels
Barley	5.70 acres	56 bushels

Farm Data:

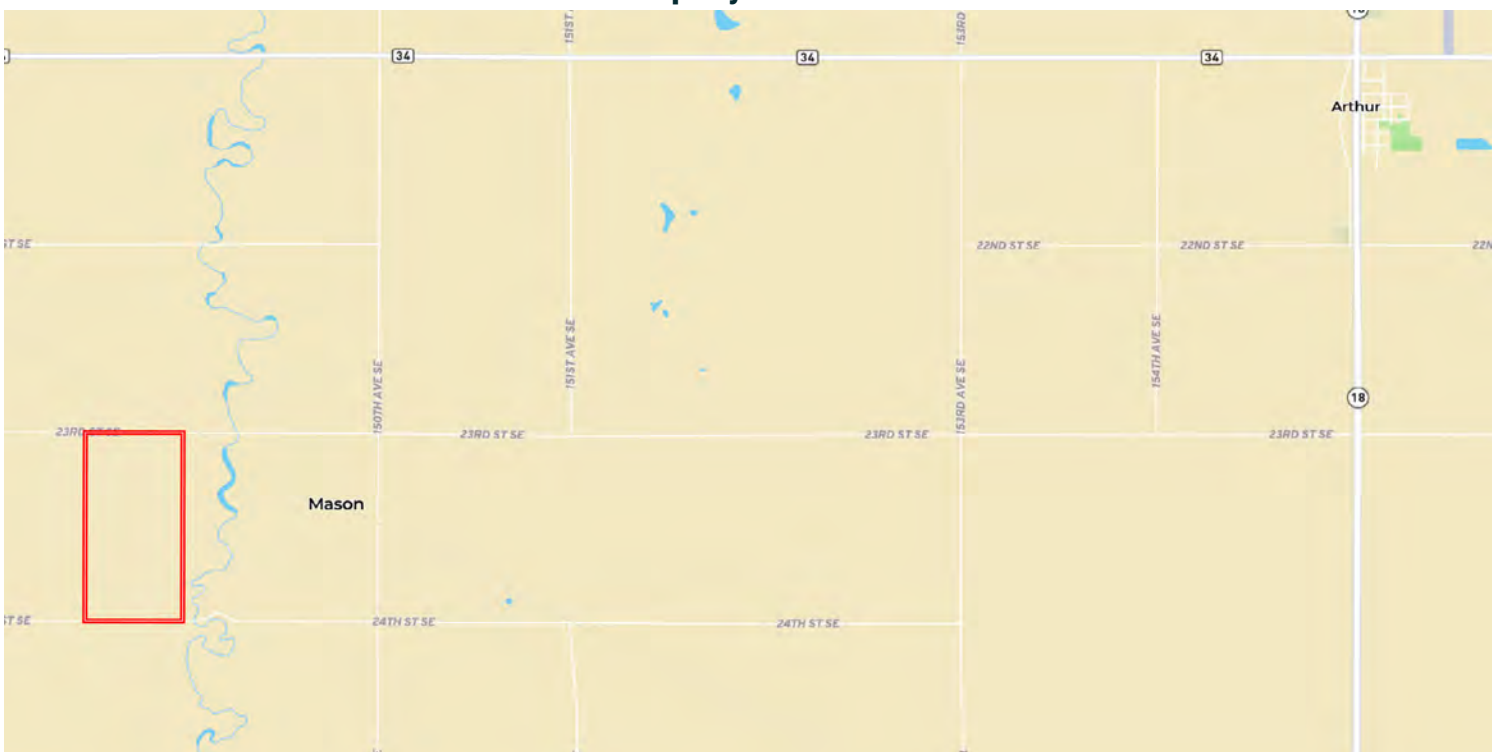
Cropland	266.52 acres
Non-crop	47.03 acres
CRP	6.45 acres
Total	320.00 acres

Taxes:

- \$3,484.63



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I211A	Wyndmere loam, 0 to 2 percent slopes	127.29	39.73	76	42	2e
I209A	Swenoda fine sandy loam, 0 to 2 percent slopes	53.13	16.58	75	62	3e
I503A	Lankin-Gilby loams, 0 to 2 percent slopes	34.4	10.74	86	68	2c
I424A	Embden loam, 0 to 2 percent slopes	31.6	9.86	84	56	3e
I410A	La Prairie silt loam, 0 to 2 percent slopes, occasionally flooded	15.48	4.83	86	64	2c
I478A	Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded	15.37	4.8	61	49	2w
I481B	Hecla-Maddock fine sandy loams, 2 to 6 percent slopes	14.1	4.4	59	43	3e
I519A	Overly-Ryan silty clay loams, 0 to 2 percent slopes	14.09	4.4	78	52	2c
I495B	Egeland-Embden fine sandy loams, 2 to 6 percent slopes	7.15	2.23	68	51	3e
I202E	Zell-Eckman silt loams, 15 to 25 percent slopes	3.35	1.05	35	45	6e
I481C	Maddock fine sandy loam, 6 to 9 percent slopes	2.95	0.92	44	41	4e
G143F	Buse-Barnes loams, 15 to 35 percent slopes	1.51	0.47	29	26	7e
TOTALS		320.42(*)	100%	75.68	51.52	2.41



Online Auction Terms

Minerals: Owner reserves all mineral rights.

Taxes: Real estate taxes for 2024, payable in 2025, 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, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on October 30, 2024, or such other date agreed to by the parties.

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 The Title Company (Fargo, North Dakota).

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

Closing: The sale closing is on or about October 30, 2024, 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 Title Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, October 14, 2024, at 9:00 AM until Wednesday, October 16, 2024, 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 five minutes from the time the bid is placed. The auto-extend feature remains

active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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." Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Betty M. Peach QTIP Trust

Online Bidding Procedure: This online auction begins on Monday, October 14, 2024, at 9:00 AM. Bidding closes on Wednesday, October 16, 2024, at 1:00 PM.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tracts will be visible online, 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.