

FOR SALE BY BIDS

315.99± Acres, Renville County, North Dakota

BID DEADLINE: Wednesday, September 30 by 3:00 PM

Contact Agents for Additional Details!

Highlights:

- Productive Colquhoun Township land
- Predominant Soil is Hamlet-Souris-Tonka with a Productivity Index Rating of 80!
- Available for 2021 crop year

Property Location: Colquhoun Township, two and a half miles south of Sherwood, adjacent to ND Highway 28.

For additional information, please contact:



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Property Information

Legal Description: N1/2, less R/W, of Section 25, T163 R85

Property Description: Quality cropland with 296.42 USDA tillable acres. Predominant soil type is a Class IIc highly productive soil. Natural creek runs through central portion to aid in removal of water. Seller is reserving all mineral rights.

Farm Data:

Cropland 296.42 acres
 Non-crop 19.57 acres
 Total 315.99 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	206.53 acres	46 bushels
Canola	69.17 acres	1,494 pounds

2019 Taxes: \$1,980.39

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	192.8	61.92	80	2c
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	12.7	4.08	64	2e
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	0.2	0.06	77	2e
F376A	Embden fine sandy loam, 0 to 2 percent slopes	9.9	3.17	69	3e
F250A	Divide loam, 0 to 2 percent slopes	28.5	9.15	58	2s
F270A	Arvilla sandy loam, 0 to 2 percent slopes	23.2	7.44	41	3e
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	6.4	2.05	81	2e
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	25.9	8.32	85	2c
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	11.8	3.8	21	6w
TOTALS		311.3	100%	72.28	2.26

For Sale by Bid Terms

Minerals: All mineral interests being reserved by the Seller.

Taxes: Real estate taxes for 2020 payable in 2021 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 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 on the date of closing on November 3, 2020 or such other date agreed to by the parties. Subject to easements of record.

Earnest Money: A 10% earnest money payment is required at signing of the 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.

Closing: The sale closing is on November 3, 2020 or such other date agreed upon by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or wire transfer at the discretion of closing agent.

For Sale by Bids: Written bids will be received at the office of **4141 31st Avenue S, Suite 101; Fargo, ND 58104, until 3:00 PM CST, on Wednesday, September 30, 2020.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion

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 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 prior to acceptance by Farmers National Company will take precedence over any previous printed materials or oral statements. 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.

Seller: Martha Sutton Revocable Living Trust



Bid Form

A-19715

Colquhoun Township, Renville County, North Dakota

I/we hereby offer the following amount for the parcel listed below:

N1/2, less R/W, of Section 25, T163 R85

Bid amount \$ _____

Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding** and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature _____ Date _____

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 3:00 pm CST, Wednesday, September 30, 2020, to:

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