

ONLINE AUCTION

399+/- Acres, Ransom County, North Dakota

Highlights:

- Large tillable tract of Ransom County ag land
- First time on the market in decades
- Excellent location being close to markets

A-22260

Online bidding starts Wednesday, October 27, 2021 • 9:00 AM
Bidding closes Friday, October 29, 2021 • 1:00 PM

To Register and Bid on this Auction, go to:

www.FNCBid.com



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For additional information, please contact:

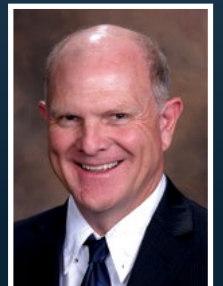
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Property Information

Property Location: From the junction of Highway 32 and Highway 46, four miles west on Highway 46 to 127th Avenue SE, go south two miles.

Legal Description: N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16; N $\frac{1}{2}$ of Section 17, T136 R56 (Moore Township)

Property Description: 399+/- acres of land in northern Ransom County consisting of productive ag land with no USFWS easements, along with a site with mature trees that was once a farmstead. There are no buildings or utilities to this site.

Farm Data:

Cropland	366.51 acres
Non-crop	15.01 acres
Yard	<u>17.48 acres</u>
Total	399.00 acres

FSA Information:

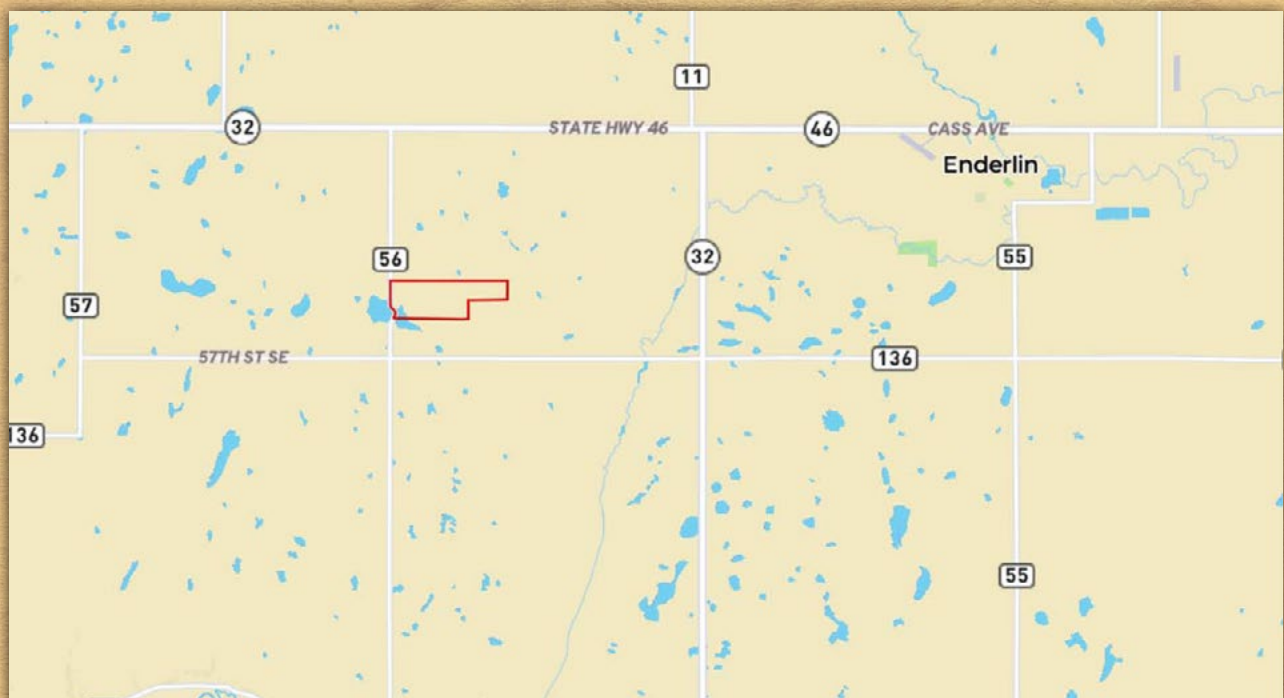
Crop	Base	Yield
Soybeans	176.42 acres	33 bushels
Corn	104.07 acres	132 bushels
Soybeans	24.74 acres	55 bushels

Taxes:

NW1/4 Sec.17 :	\$873.99
NE 1/4 Sec.17:	\$1,220.86
N1/2NW1/4 Sec.16:	\$ 675.86



Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	109.4	27.94	58	2e
G144B	Barnes-Buse loams, 3 to 6 percent slopes	84.6	21.6	69	2e
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	12.5	3.2	55	2e
G4A	Southam silty clay loam, 0 to 1 percent slopes	11.7	2.99	9	8w
G267B	Sioux-Renshaw complex, 0 to 6 percent slopes	5.3	1.35	29	6s
G143A	Barnes-Svea loams, 0 to 3 percent slopes	99.8	25.48	85	2c
G118A	Vallers loam, saline, 0 to 1 percent slopes	35.0	8.94	42	4w
G3A	Parnell silty clay loam, 0 to 1 percent slopes	9.9	2.54	25	5w
G143B	Barnes-Svea loams, 3 to 6 percent slopes	23.4	5.96	75	2e
TOTALS		391.6	100%	64.05	2.49

Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 at closing on December 15, 2021, 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 Title Company, the closing agent.

Contract and Title: Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with The Title Company, 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 equally buy the Seller and the Buyer(s). The cost of any escrow closing services will be paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 15, 2021, 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, 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. Both the Buyer(s) and Seller(s) will pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered as an individual tract. All bids are open for advancement **starting Wednesday, October 27, 2021 at 9:00 AM until Friday, October 29, 2021 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 minutes time frame. 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. The Seller reserves the right to end listing early.

Seller(s): Bill (William) Putnam

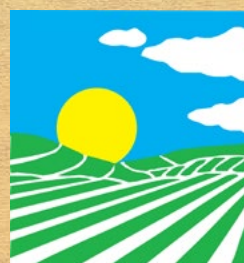
Online Bidding Procedure:

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www.FNCBid.com**

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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