

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

631.87± Acres, Ransom County, North Dakota

Wednesday, November 19, 2025 | 10:00 AM

Lisbon Expo Center | 612 7th Avenue West, Lisbon, North Dakota 58054



Highlights:

- Full section of Ransom County farmland
- Prime location along State Highway
- Access to multiple grain markets

For additional information, please contact:

Scott Huether, AFM/Agent | (701) 793-6789
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TMcClenahen@FarmersNational.com

Online Bidding starts | Monday, November 17, 2025 at 9:00 AM
Bidding closes | Wednesday, November 19, 2025 at close of live event.

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

Property Information:

Directions to Property: Six miles north of Lisbon, on State Highway 32. Property is on the west side of the highway.

Legal Description: Section 2, Township 135N, Range 56W

Property Description: This is a full section of Ransom County farmland with great access along State Highway. There are no known USFW easements.

Register to bid today!

Buildings: Three small grain bins

Taxes: \$8,253.52

Farm Data:

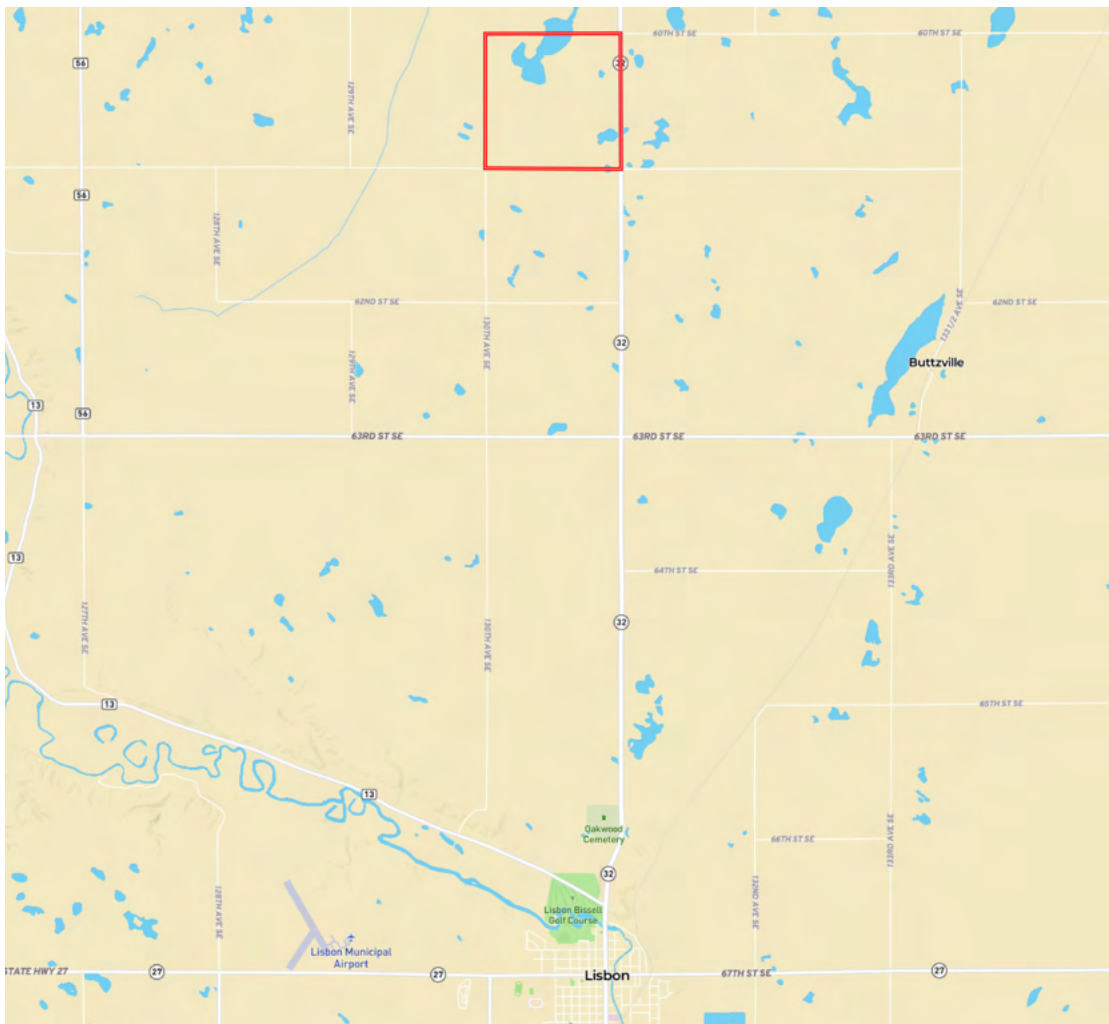
Cropland	596.61 acres (FSA)
Wet	35.26 acres
Total	631.87 acres±

FSA Information:

	Base	Yield
Soybeans	263.63 acres	37 bushels
Wheat	222.33 acres	55 bushels
Corn	52.61 acres	127 bushels

Additional Comments: Cropland Acreage is FSA reported, Buyer to do due diligence on actual planted acres.

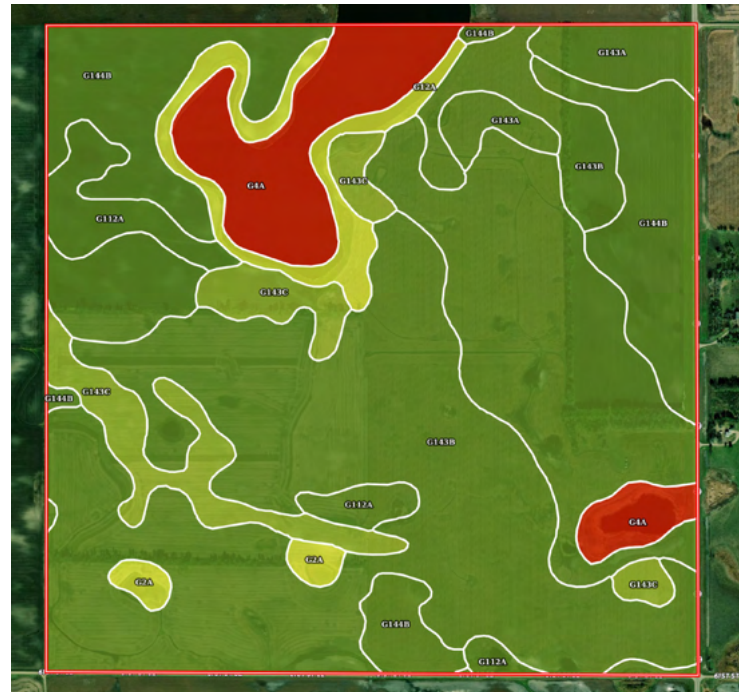
Location Map



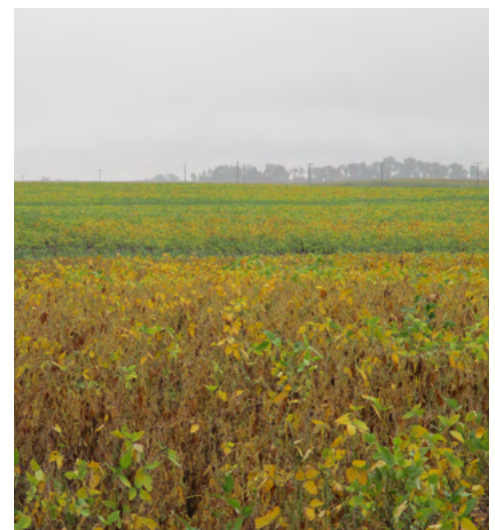
Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G143B	Barnes-Svea loams, 3 to 6 percent slopes	256.6 2	39.52	76	61	2e
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	125.7 3	19.36	59	50	2e
G144B	Barnes-Buse loams, 3 to 6 percent slopes	115.1 8	17.74	69	57	2e
G4A	Southam silty clay loam, 0 to 1 percent slopes	54.42	8.38	9	9	8w
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	45.3	6.98	55	55	3e
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	23.7	3.65	32	32	4w
G143A	Barnes-Svea loams, 0 to 3 percent slopes	22.12	3.41	86	63	2c
G2A	Tonka silt loam, 0 to 1 percent slopes	6.35	0.98	42	47	4w
TOTALS		649.4 2(*)	100%	62.79	52.26	2.67



Simulcast Auction Terms

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

Taxes: Real estate taxes for 2025, payable in 2026, 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 at closing on December 30, 2025, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at the end 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.

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 any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 30, 2025, 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.

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. 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 in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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 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 auction day 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: Peter Nermoe

Auctioneer: Marshall Hansen - License #2020

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 17, 2025, at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 19, 2025, with bidding concluding at the end of the live auction.

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

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

