

ONLINE AUCTION

72.3+/- Acres • Richland County, North Dakota

Highlights:

- Excellent Red River Valley farmland
- Great location to markets, within two miles of beet station and grain terminal
- Great access off State Highway

A-30698

Online bidding starts Wednesday, September 14, 2022, at 9:00 AM.
Bidding closes Friday, September 16, 2022 at 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 Kindred, North Dakota, one mile west on Highway 46.

Legal Description:

W1/2NE1/4 Section 1, Township 136N Range 51W

Property Description:

Excellent parcel of Red River Valley land within two miles of both a beet piling station and grain terminal. Rarely does a parcel of this quality land in this location come to the market.

Farm Data:

Cropland 72.3 acres

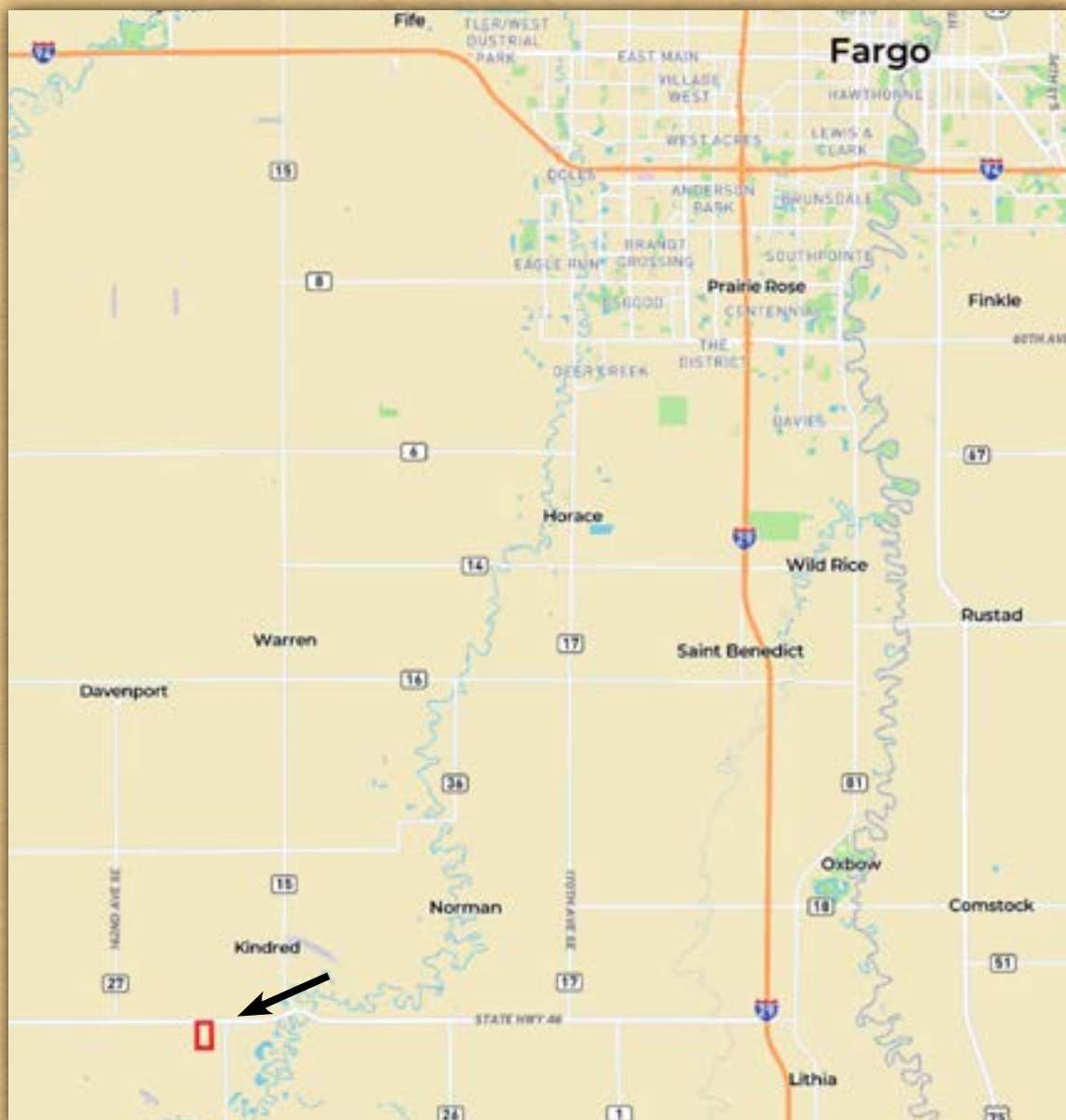
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	28.29 acres	130 bushels
Soybeans	28.15 acres	41 bushels
Wheat	5.76 acres	56 bushels

2021 Taxes:

\$1,510.76

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I229A	Fargo silty clay, 0 to 1 percent slopes	37.66	52.35	86	52	2w
I383A	Overly silty clay loam, 0 to 2 percent slopes	19.07	26.51	97	65	2c
I372A	Bearden-Kindred silty clay loams, clayey substratum, 0 to 2 percent slopes	13.13	18.25	90	61	2e
I373A	Kindred-Bearden silty clay loams, 0 to 2 percent slopes	2.07	2.88	93	71	2c
TOTALS		71.94(*)	100%	89.84	57.63	2.0



Auction Terms

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

Taxes: A credit for 2022 taxes, payable in 2023, will be given to the buyer at closing, based on the last known amount.

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 October 15, 2022, or such other date agreed to by the parties. Subject to tenant removal of current crop.

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.

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 required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of title insurance will be equally paid by the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 15, 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 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. The Seller and Buyer(s) will each 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 one individual tract. All bids are open for advancement **starting Wednesday, September 14, 2022, at 9:00 AM until Friday, September 16, 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 six minutes of the

auction ending will automatically extend the auction for six minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the six 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): Julie Castonguay, Erik Castonguay

Online Bidding Procedure:

This online auction begins on Wednesday, September 14, 2022, at 9:00 AM. Bidding closes Friday, September 16, 2022, at 1:00 PM.

**To register and bid on this auction go to:
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.

