



SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

534.21± Acres, Ramsey County, North Dakota

Bidding starts | Tuesday, November 12, 2024, at 10:00 AM

Bidding closes | Wednesday, November 13, 2024, at 1:00 PM

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

Highlights:

- Available for farming in 2025
- Productive soils
- Good access

For additional information, please contact:
James Ivers, AFM, Agent | (218) 779-2275
JIvers@FarmersNational.com



Property Information

Directions to Property:

From Edmore, North Dakota, travel four and one-half miles west on Highway 17, then go two and one-half miles south on 97th Avenue Northeast.

Legal Descriptions:

- **Tract 1:** S1/2 of Section 31, T157 R61
- **Tract 2:** SW1/4 of Section 32, T157 R61
- **Tract 3:** NW1/4NE1/4 of Section 1, T156 R62

Property Description:

Three connected tracts available for farming in 2025.

FSA Information:

	Base	Yield
Wheat	119.53 acres	43 bushels
Corn	143.67 acres	104 bushels
Soybeans	163.16 acres	26 bushels
Barley	19.49 acres	72 bushels
Dry Peas	2.15 acres	20 bushels

Base acres will be reconstituted per FSA if needed.

Farm Data:

• **Tract 1:**
 Cropland 287.99 acres
 Non-crop 31.92 acres
 Total 319.91 acres

• **Tract 2:**
 Cropland 123.94 acres
 Non-crop 36.06 acres
 Total 160.00 acres

• **Tract 3:**
 Cropland 53.18 acres
 Non-crop 1.12 acres
 Total 54.30 acres

Improvements:

10 grain bins on Tract 2.

Taxes:

- **Tract 1:** \$2,248.94 (5% discount)
- **Tract 2:** \$1,073.65 (5% discount)
- **Tract 3:** \$332.76 (5% discount)

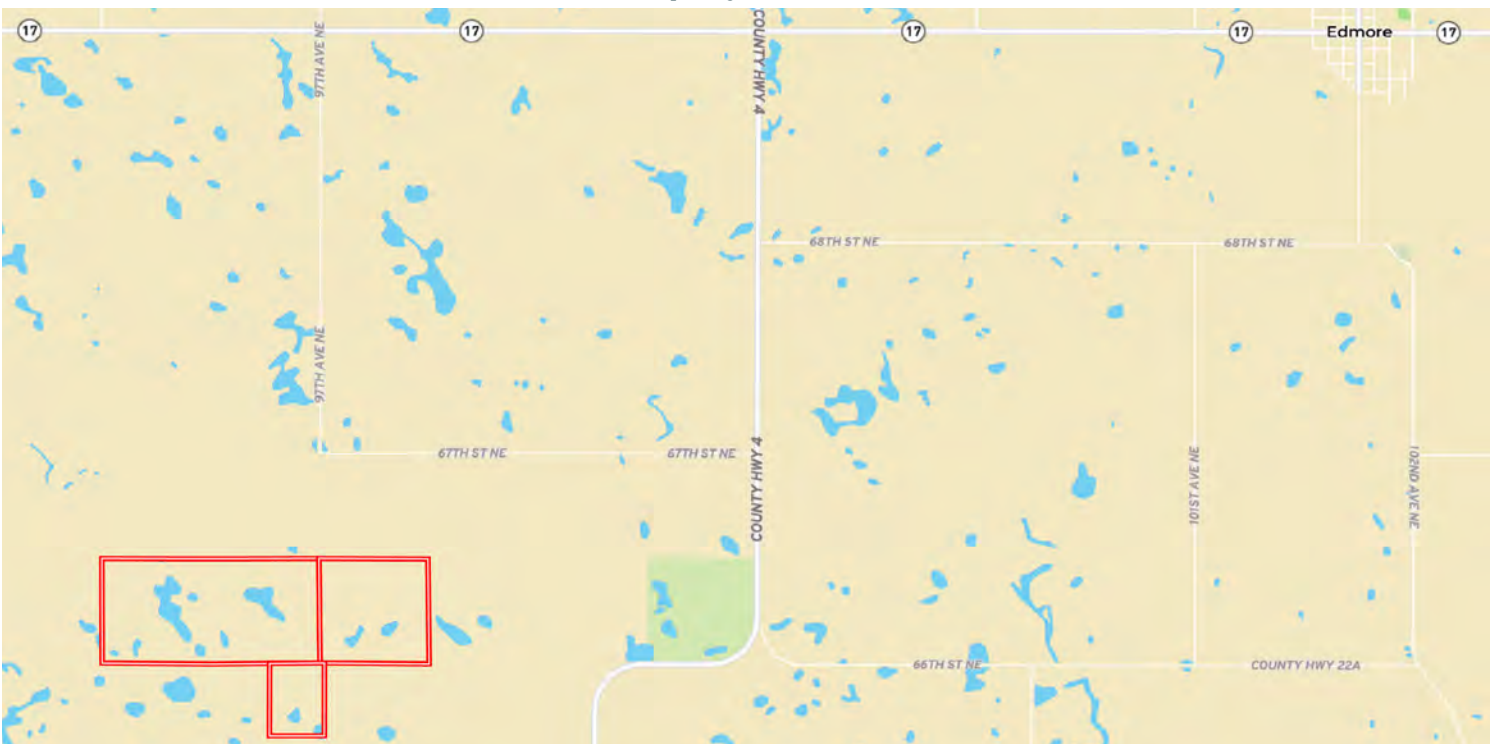
Tract 1



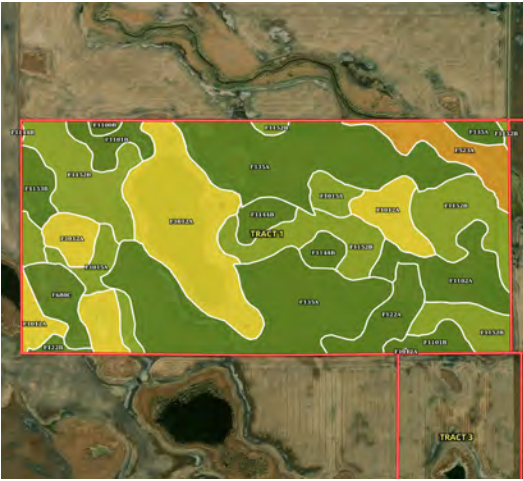
Tract 2



Property Location



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	97.86	30.9	76	52	2e
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	66.02	20.84	34	29	5w
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	64.29	20.3	78	57	3e
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	16.06	5.07	72	51	2e
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	12.37	3.91	21	16	6w
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	12.12	3.83	61	45	3s
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	11.43	3.61	73	53	2e
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	10.37	3.27	79	55	2c
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	8.72	2.75	55	40	2e
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	8.7	2.75	72	52	2e
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	5.98	1.89	82	57	2e
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	1.64	0.52	76	50	2e
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	1.16	0.37	64	49	2e
TOTALS		316.72(*)	100%	64.1	46.37	3.02

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	44.36	27.96	78	57	3e
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	39.17	24.69	76	52	2e
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	37.07	23.36	34	29	5w
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	22.71	14.31	21	16	6w
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	6.95	4.38	82	57	2e
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	3.5	2.21	72	51	2e
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	2.78	1.75	77	56	3e
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	2.11	1.33	76	50	2e
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	0.01	0.01	76	52	2e
TOTALS		158.66(*)	100%	59.07	43.11	3.57

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	22.5	40.7	78	57	3e
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	18.47	33.41	34	29	5w
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	5.86	10.6	73	53	2e
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	4.45	8.05	61	45	3s
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	3.12	5.64	72	52	2e
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	0.4	0.72	76	52	2e
F3A	Parnell silty clay loam, 0 to 1 percent slopes	0.37	0.67	25	30	5w
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	0.11	0.2	76	50	2e
TOTALS		55.28(*)	100%	60.69	45.74	3.51

Tract 2



Tract 3



Online Auction Terms

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

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 December 10, 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 Team.

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 Team the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about December 10, 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 Team.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement starting Tuesday, November 12, 2024, at 10:00 AM until Wednesday, November 13, 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 on any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all tracts. 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: David Reslock, Jane Feist, William Willson, Emily Ulmen, Bethany Bernhardt

Online Bidding Procedure: This online auction begins on Tuesday, November 12, 2024, at 10:00 AM. Bidding closes on Wednesday, November 13, 2024, at 1:00 PM.

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

Bidders can also bid in-person at the Farmers National Company office located at: 4050 Gardenview Drive, #103, Grand Forks, North Dakota 58201. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.