

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

160± Acres, Richland County, North Dakota

Bidding starts | Wednesday, January 29, 2025, at 9:00 AM

Bidding closes | Thursday, January 30, 2025, at 11:00 AM

Buyers premium will apply to the final bid

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

Highlights:

- Available for 2025 crop year
- Excellent Red River Valley land
- Soil Productivity Index of 85
- Devillo Township



For additional information, please contact:
Eric Skolness, Broker, AFM, ALC | (218) 233-1333
ESkolness@FarmersNational.com



Property Information

Directions to Property:

From Fairmount, proceed two and one-half miles west on State Highway 11, then travel two miles south on 179th Avenue SE. This brings you to the southeast corner of property.

Legal Description:

SE1/4 of Section 35, Twp 130N, Rge 48W

Property Description:

This highly productive Red River Valley farmland is located in Devillo Township near Fairmount, North Dakota. The property features 154.75 cropland acres and is available to farm in 2025. Whether you are an investor or farm operator looking to expand your land holdings, this is a fantastic opportunity to purchase a high-quality farm in Richland County, North Dakota!

Farm Data:

Cropland	154.75 acres
Non-crop	5.25 acres
Total	160.00 acres

FSA Information:

	Base	Yield
Wheat	84.10 acres	44 bushels
Soybeans	42.80 acres	40 bushels
Corn	14.40 acres	149 bushels

Taxes:

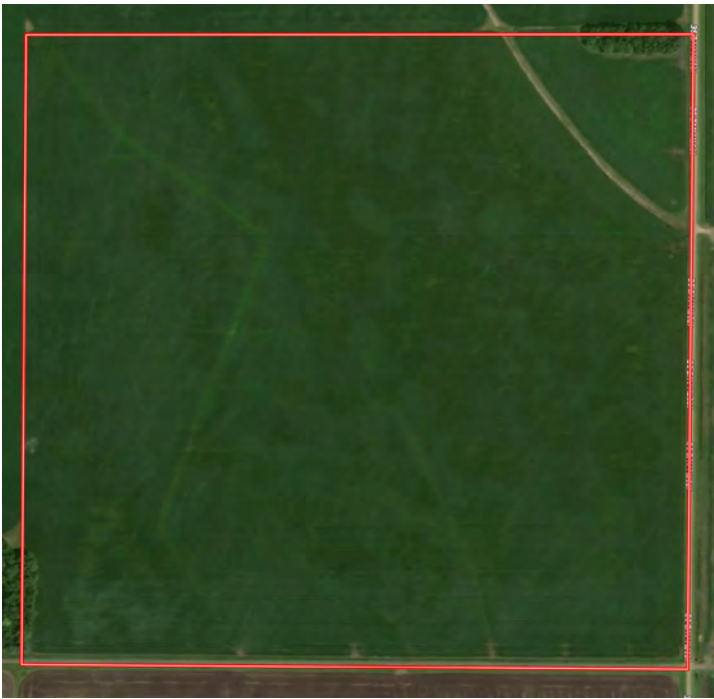
- \$2,907.19 (Net tax with five percent discount)
- \$160.00 (Annual special assessment)
- \$3,067.19 (Total)



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	87.91	55.45	83	61	2e
I236A	Clearwater-Reis silty clays, loamy substratum, 0 to 1 percent slopes	29.31	18.49	87	50	2w
I405A	Antler clay loam, 0 to 2 percent slopes	23.48	14.81	83	59	2e
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	17.26	10.89	90	60	2c
I239A	Reis-Clearwater silty clays, loamy substratum, 0 to 1 percent slopes	0.35	0.22	85	49	2w
I376A	Colvin silty clay loam, 0 to 1 percent slopes	0.24	0.15	69	48	2w
TOTALS		158.5 5(*)	100%	84.49	58.52	2.0



Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be retained by the Seller.

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 February 27, 2025, 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 Company.

Buyers Premium: There is a 2% buyers premium in effect that will be applied to the final bid to arrive at the contract sale price.

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 paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about February 27, 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.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Wednesday, January 29, 2025, at 9:00 AM until Thursday, January 30, 2025, at 11:00 AM, 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 five minutes from the time the bid is placed. 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: Keith R. Bommersbach and Merrie Lisa Bommersbach Joint Living Trust of 2019

Online Bidding Procedure: This online auction begins on Wednesday, January 29, 2025, at 9:00 AM. Bidding closes on Thursday, January 30, 2025, at 11:00 AM.

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.