

SEALED BID SALE

136.32+/- Acres, Grand Forks County, North Dakota

Deadline: Wednesday, February 28, 2018 by 2:00 PM

Contact Agent for details!

Highlights:

- Established CRP
- New CRP contract
- Development potential

Property Location: From Grand Forks North Dakota, four miles west on Highway 2 to 17th Street NE, then five miles north to 23rd Avenue NE, then a half mile east then approximately 350 feet north to the southwest corner of the property.

Legal Description: SE¼ of Section 4, T152 R51, less 23.68 acres of the Hall Housing tract on the south end of the property



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Jim Ivers, Agent

Grand Forks, North Dakota

Office: (701) 780-2828

Cell: (218) 779-2295

JIvers@FarmersNational.com

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Property Description: Established CRP re-enrolled in 2017

Farm Data:

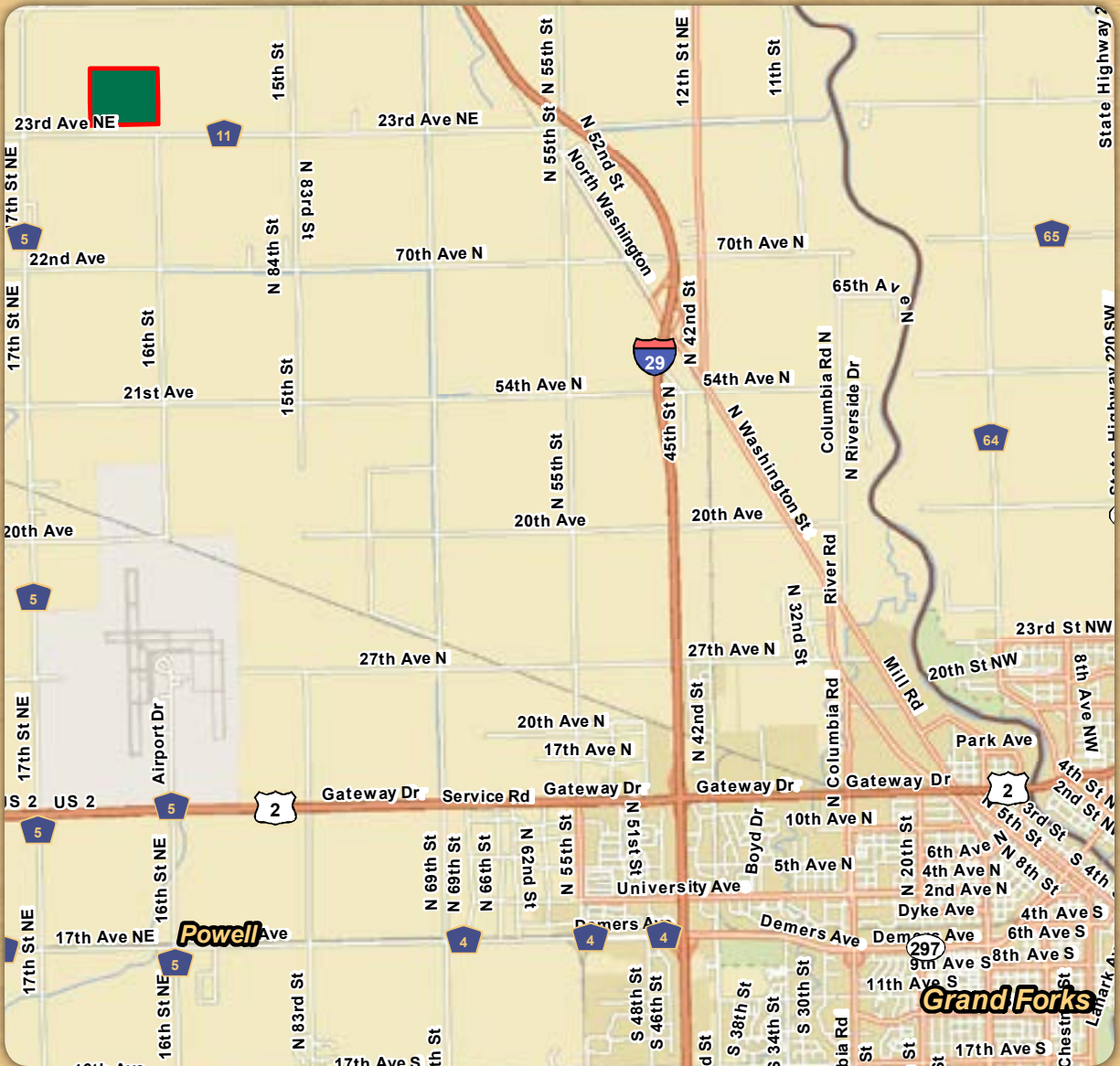
Cropland	133.40 acres
Other	<u>2.95 acres</u>
Total	136.32 acres

CRP: 133.4 acres are currently enrolled in a CRP contract, due to expire September 2027. Annual payment of \$63 per acre.

Taxes: \$1,063.02 or \$7.97 per acre



Property Location Map



Aerial Photo



Soil Map



MAP		NON IRR	PRODUCTIVITY	
SYMBOL	NAME	LCC	INDEX	ACRES
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	IIIs	52	136.3
TOTAL			52.0	136.3



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Bid Form

Return no later than 2:00 PM, Wednesday, February 28, 2018

SE¼ of Section 4, T152 R51, less 23.68 acres of the Hall Housing tract on the south end of the property

I/we hereby offer \$_____ for the above-referenced farmland. Bid is total price **NOT** per acre. I/we agree to deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature _____ Date _____

Print Name _____

Address _____

City _____ State _____ Zip _____

Telephone number _____ Cell phone _____

Email _____

Bid Procedure

Written bids will be received by mail addressed to Farmers National Company, 4050 Garden View Drive, Grand Forks, ND 58201 or by fax (701) 757-1099. Deadline for submitting bids is 2:00 PM on Wednesday, February 28, 2018. Bids should be for the total dollar amount and **NOT** per acre. Please submit your highest and best offer.

There will not be an oral bidding.

Terms of Sale and Closing

Terms of the sale are cash. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due in full at closing. Seller will furnish a continued abstract of title evidencing marketable title. Seller will convey by warranty deed at closing. Seller reserves the right to reject any and all bids and modify bidding requirements.

For more information, contact:

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Farmers National Company
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