

SEALED BID SALE

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

Bid Deadline: Wednesday, January 23, 2019 by 12:00 PM

Contact Agents for details!

Highlights:

- Offered in two tracts
- Available for 2019
- Good access, only a half mile from paved road
- Fairly level productive cropland



Property Location: Grand Forks County, Johnstown Township, three miles east of Johnstown, North Dakota, on 33rd Avenue Northeast, then a half mile south on 27th Street Northeast to the northeast corner of Tract 1 and northwest corner of Tract 2.



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For additional information, please contact:

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Property Information

Legal Description:

- **Tract 1:** Grand Forks County, Johnstown Township SE1/4 less part of Section 23 T154 R53
- **Tract 2:** Grand Forks County, Johnstown Township SW1/4 of Section 24 T154 R53

Property Description: Good accessibility via gravel roads, mixture of CRP, fairly level productive cropland with nice mature tree shelterbelts only a half mile from a paved road.

Improvements: Tract 1 approximately 70' x 50' shed

Taxes (discounted 5%):

- **Tract 1:** \$1,285.04 or \$8.57 per acre, including \$120 in specials
- **Tract 2:** \$1,118.20 or \$6.99 per acre, including \$192 in specials

Farm Data:

- **Tract 1**
 - Cropland 138.25 acres
 - Other 5.04 acres
 - Non-crop 5.81 acres
 - Total 150.00 acres
- **Tract 2**
 - Cropland 149.22 acres
 - Non-crop 10.78 acres
 - Total 160.00 acres

FSA Information:

• Tract 1	Base	Yield
Wheat	67.18 acres	48 bushels (PLC)
Corn	2.28 acres	109 bushels (ARC)
Soybeans	10.62 acres	29 bushels (ARC)
Sunflowers	8.16 acres	1,380 pounds (PLC)
• Tract 2	Base	Yield
Wheat	75.56 acres	48 bushels (PLC)
Corn	2.57 acres	109 bushels (ARC)
Soybeans	11.91 acres	29 bushels (ARC)
Sunflowers	9.18 acres	1,380 pounds (PLC)

CRP:

- **Tract 1:** has currently has two contracts. 20 acres at \$62.28 per year, expiring September 2021 and 30 acres at \$60.55 per acre, expiring September 2027
- **Tract 2:** has currently has two contracts both expiring September 2027. 10 acres at \$57.85 per acre and 40 acres at \$60.29 per acre.

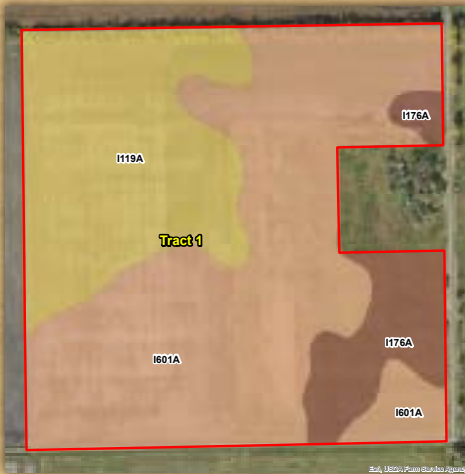
Property Location Map



Tract 1 Aerial Photo

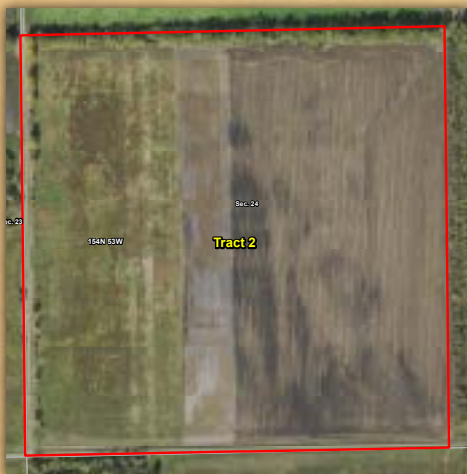


Tract 1 Soil Map



MAP		NON IRR	Productivity	
SYMBOL	NAME	LCC	Index	ACRES
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	IIIs	52	85.3
I119A	Bearden silty clay loam, 0 to 2 percent slopes	IIe	90	47.1
I176A	Ojata silty clay loam, 0 to 1 percent slopes	VIs	25	16.7
Total			61.0	149.1

Tract 2 Aerial Photo



Tract 2 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	125.6
I176A	Ojata silty clay loam, 0 to 1 percent slopes	VIs	25	34.0
Total			46.3	159.5

Land for Sale by Bids

(No Oral Bidding)

Legal Description

Tract 1: SE¼ less tract of Section 23, T154 R53

Tract 2: SW¼ of Section 24, T154 R53

Bid Procedure

Written bids will be received at the office of Farmers National Company, 4050 Garden View Drive, Suite 103; Grand Forks, ND 58201, until 12:00 PM, on Wednesday, January 23, 2019. Bids should be for the total dollar amount per tract and not per acre. Please submit your highest and best offer on each tract as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Terms of Sale and Closing

Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing in approximately 30 days. Seller will furnish a continued abstract of title evidencing marketable title.

For more information, contact:

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