

ONLINE AUCTION

477.7+/- Acres, Traill County, North Dakota

Online bidding starts Monday, January 27, 2020 • 9:00 AM

Bidding closes Thursday, January 30, 2020 • 1:00 PM

**To Register and Bid on this Auction, go to:
<https://farmersnational.nextlot.com/public/>**

Highlights:

- Offered in five individual tracts!
- Highly productive soils with excellent rental history (not subject to a lease)
- Farmland has great access and drainage
- Tract 5 has excellent recreational/hunting qualities



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For additional information, please contact:

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Property Information

Property Location: 472.52 acres north of Hillsboro, North Dakota in Section 17 and 5.18 acres northeast of Hillsboro in Section 28, both in T146 R50 Eldorado Township

Legal Description:

All in Eldorado Township T146 R50

- **Tract 1:** E1/2NW1/4, Section 17
- **Tract 2:** NE1/4, Section 17
- **Tract 3:** E1/2SW1/4, Section 17
- **Tract 4:** SE1/4 less part, Section 17
- **Tract 5:** Lot 2 of Section 28, 5.18± acres

Property Description: High quality farms like this don't come on the market very often. Bearden soils, good drainage, near Hillsboro.

Taxes:

- **Tract 1:** \$1,383.02 (estimated)*
- **Tract 2:** \$3,030.34*
- **Tract 3:** \$1,383.02 (estimated)*
- **Tract 4:** \$2,897.11*
- **Tract 5:** \$26.08*

* Taxes after 5% discount

FSA Information:

• Tract 1	Base	Yield
Corn	18.31 acres	133 bushels
Soybeans	30.27 acres	35 bushels
• Tract 2	Base	Yield
Corn	36.40 acres	133 bushels
Soybeans	60.01 acres	35 bushels
• Tract 3	Base	Yield
Corn	18.31 acres	133 bushels
Soybeans	30.27 acres	35 bushels
• Tract 4	Base	Yield
Corn	34.79 acres	133 bushels
Soybeans	57.53 acres	35 bushels

* All FSA information will be determined by FSA after sale.

Farm Data (estimated from larger parcel):

• Tract 1	
Cropland	79.00 acres
Other	.44 acres
Total	79.44 acres
• Tract 2	
Cropland	156.30 acres
Other	1.70 acres
Total	158.00 acres
• Tract 3	
Cropland	79.00 acres
Other	.44 acres
Total	79.44 acres
• Tract 4	
Cropland	146.50 acres
Other	9.14 acres
Total	155.64 acres
• Tract 5	
Recreational	5.18 acres

Tract 5 Aerial Photo



Aerial Overview



On-line Auction Terms

Taxes: Real estate taxes for 2019 payable in 2020 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, and restrictions of record. 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 March 20, 2020, or such other date agreed to by the parties.

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 North Dakota Guarantee and Title Company.

Contract and Title: Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with North Dakota Guarantee and Title Company the closing agent 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 or equally paid by both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 20, 2020, 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 North Dakota Guarantee and Title Company.

Sale Method: Offered in five individual tracts. All bids are open for advancement **starting Monday, January 27, 2020, at 9:00 AM until Thursday, January 30, 2020, 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 will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. If a bid is accepted a sales contract will be executed by the seller and buyer. 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.

Auctioneer: Marshall Hansen - ND 2020

Seller(s): Stavedahl Etal

Online Bidding Procedure:

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Bidders can also bid in person at the Farmers National Company office located at 4050 Garden View Dr #103 Grand Forks, ND 58201. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

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.