

FOR SALE BY BIDS

160+/- Acres, Pembina County, North Dakota

BID DEADLINE: Friday, March 13, 2020 by 12:00 PM (Noon)

Contact Agent for Details!

Highlights:

- Excellent farm with high quality soils
- Very good drainage
- Located along gravel roads

Property Location: From Walhalla, North Dakota, proceed north to Highway 55, then east for six miles to 134th Avenue NE, then north for one and a half miles and you are at the southwest part of the parcel. From Leroy, North Dakota, proceed north to Highway 55 then west to 134th Avenue NE (will be one mile), then north for one and a half miles and you will be at the southwest part of the farm.

Legal Description: Pembina County, North St. Joseph Township, NW1/4 of Section 33, T164 R55



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For additional information, please contact:

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Property Information

Property Description: This is an exceptional square farmland parcel. Over 90% of the farm is comprised of Glyndon silt loam, which is one of the very best soil profiles in the Red River Valley. The overall Crop Productivity Index Rating is 89.3.

Improvements: Old barn and shed

Farm Data:

Cropland 156.78 acres*
Other 3.22 acres
Total 160.00 acres

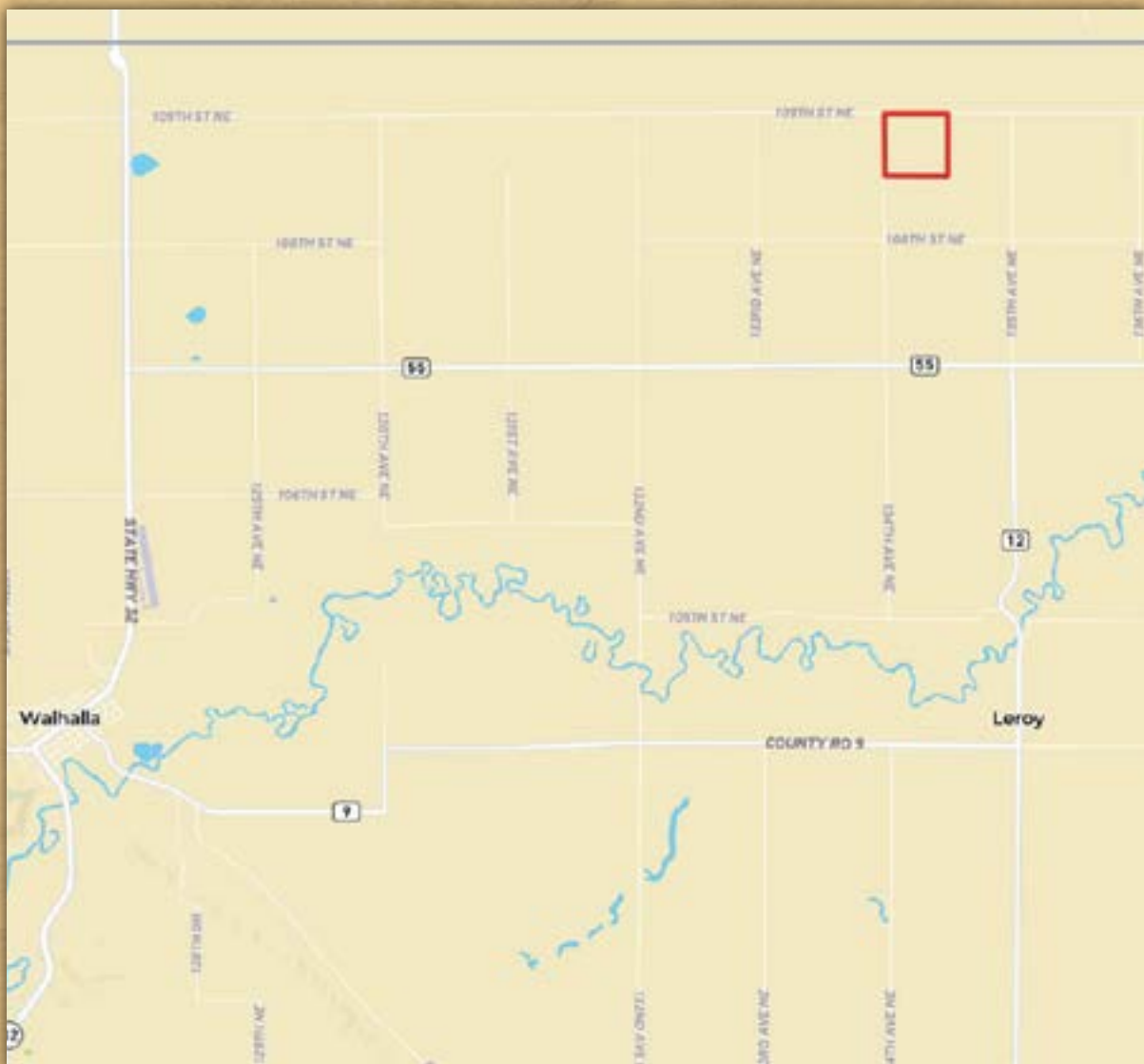
* FSA Cropland acres indicate 152.57 acres. The area around the barn and shed are tillable.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	11.30 acres	68 bushels
Corn	85.63 acres	116 bushels
Soybeans	39.10 acres	33 bushels

Taxes: \$2,132.73* (includes 5% discount)

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I468A	Divide loam, 0 to 2 percent slopes	13.1	8.23	59	2s
I201A	Glyndon silt loam, 0 to 2 percent slopes	145.6	91.77	92	2e
TOTALS		158.6	100%	89.29	2.0

For Sale by Bid Terms

Minerals: All mineral interests are reserved by the seller.

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, 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 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 April 17, 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 Guaranty and Title Company the closing agent.

Contract and Title: Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with North Dakota Guaranty 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 April 17, 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 Guaranty and Title Company.

Sale Method: Written bids (no oral bidding) will be received at the office of **Farmers National Company, 4050 Garden View Drive, Suite 103, Grand Forks, ND 58201 on Friday, March 13, 2020 by 12:00 PM (noon)**. Bids should be for the total dollar amount not per acre. **Please submit your highest and best offer as there will be no oral bidding.** Seller reserves the right to reject any and all bids to and to modify bidding requirements at their discretion.

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.

Seller(s): Petrich Family

