

ONLINE AUCTION

302.99+/- Acres, Traill County, North Dakota

Online bidding starts Tuesday, March 10, 2020 at 9:00 AM

Bidding closes Friday, March 13, 2020 at 1:00 PM

Offered in Three Individual Tracts!

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

Highlights:

- Excellent combination of high quality farmland for sale
- Overall combined SPI over 90
- Good drainage by natural slope, ditches and drains
- Located near American Crystal Sugar Hillsboro Factory

Property Location: Located in Norway Township in eastern Traill County, northwest of Hillsboro (four and six miles).



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For additional information, please contact:

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Property Information

Legal Description:

- **Tract 1:** NE¼, less part of Section 28, T146 R51
- **Tract 2:** E½SE¼, less part of Section 21, T146 R51
- **Tract 3:** N½SE¼, less ditch of Section 9, T146 R51

Property Description: Three great quality farmland tracts for sale. Located less than five miles from American Crystal Sugar Hillsboro Factory. Tract 1 has a mature tree shelterbelt on the north side. Tract 2 drains to the south towards the natural slope. Tract 3 has Drain #38 on the east and purchaser will have legal access to this tract. It will be either through adjacent owned land or by an approach on the east. Currently, the approach on the east is not there and sellers have obtained temporary access until the approach can be completed through adjacent land.

Taxes:

- **Tract 1:** \$2,054.78*
- **Tract 2:** \$1,283.10*
- **Tract 3:** \$1,422.11* (\$184 is a special assessment)

* Includes a 5% discount

Farm Data:

- **Tract 1**
FSA Cropland 116.75 acres
Non-crop 30.25 acres
Total 147.00 acres
- **Tract 2**
FSA Cropland 81.91 acres
Total 79.29 acres
- **Tract 3**
FSA Cropland 78.09 acres
Total 76.70 acres

FSA Information: FSA to determine final acres and yields

• Tract 1 and 2	Base	Yield
Corn	96.66 acres	120 bushels
Soybeans	92.48 acres	34 bushels
• Tract 3	Base	Yield
Corn	34.81 acres	120 bushels
Soybeans	34.74 acres	34 bushels

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	10.2	7.02	88	2e
I234A	Fargo-Nutley silty clays, 0 to 2 percent slopes	0.0	0.03	81	2w
I234D	Nutley silty clay, 9 to 15 percent slopes	6.0	4.13	52	3e
I194A	Bearden silty clay loam, clayey substratum, 0 to 2 percent slopes	4.5	3.09	92	2e
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	24.4	16.84	92	2e
I174B	Overly-Great Bend silty clay loams, 2 to 6 percent slopes	4.0	2.76	94	2e
I234C	Nutley silty clay, 6 to 9 percent slopes	19.1	13.17	64	3e
I191A	Beotia silt loam, 0 to 2 percent slopes	19.7	13.58	98	2c
I233A	Fargo silty clay loam, 0 to 1 percent slopes	24.6	17.01	94	2w
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	12.0	8.27	85	2w
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	20.4	14.11	84	2w
TOTALS		144.7	100%	85.88	2.17

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I174B	Overly-Great Bend silty clay loams, 2 to 6 percent slopes	5.6	7.0	94	2e
I191A	Beotia silt loam, 0 to 2 percent slopes	41.2	51.28	98	2c
I491A	Galchutt-Fargo silty clay loams, 0 to 2 percent slopes	18.1	22.47	91	2e
I201A	Glyndon silt loam, 0 to 2 percent slopes	15.5	19.26	92	2e
TOTALS		80.4	100%	94.99	2.0

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	14.6	18.67	92	2e
I491A	Galchutt-Fargo silty clay loams, 0 to 2 percent slopes	33.1	42.23	91	2e
I191A	Beotia silt loam, 0 to 2 percent slopes	30.7	39.1	98	2c
TOTALS		78.5	100%	93.92	2.0

Property Location Map



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, 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 paid equally by the Buyer(s) and Seller. 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: The real estate will be offered in three individual tracts. All bids are open for advancement **starting Tuesday, March 10, 2020 at 9:00 AM until Friday, March 13, 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 six minutes of the auction ending will automatically extend the auction for six minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the six minutes time frame. 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.

Seller(s): Tingum et al

Auctioneer: Marshall Hansen ND 2020

Online Bidding Procedure:

This online auction begins on Tuesday, March 10, 2020 at 9:00 AM. Bidding closes Friday, March 13, 2020 at 1:00 PM.

To register and bid on this auction go to:
<https://farmersnational.nextlot.com/public/>

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.

