

FOR SALE BY BIDS

160+/- Acres, Cavalier County, North Dakota
Bid Deadline: Wednesday, October 7, 2020 by 1:00 PM
Contact Agents for Details!

Highlights:

- Productive Linden Township land
- Predominant soil is Hamerly-Tonka complex, productive Class IIe soil
- Located in productive area of Cavalier County, available for 2021 crop year

Property Location: Three and one half miles north of Wales on County Road 17 to 106th Street NE; go west one mile; go south one half mile on prairie trail to northwest corner of tract.



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www.FarmersNational.com



For additional information, please contact:

Dale Weston, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 361-2023

DWeston@FarmersNational.com

www.FarmersNational.com/DaleWeston



Kyle Nelson, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 238-9385

KNelson@FarmersNational.com

www.FarmersNational.com/KyleNelson



Property Information

Legal Description: SW1/4 of Section 13, T163 R62

Property Description: Parcel is located between the towns of Wales and Hannah, North Dakota. Good soils and located in highly productive part of the county. No US Fish and Wildlife easements.

Farm Data:

Cropland 132.54 acres
 Non-crop 27.46 acres
 Total 160.00 acres

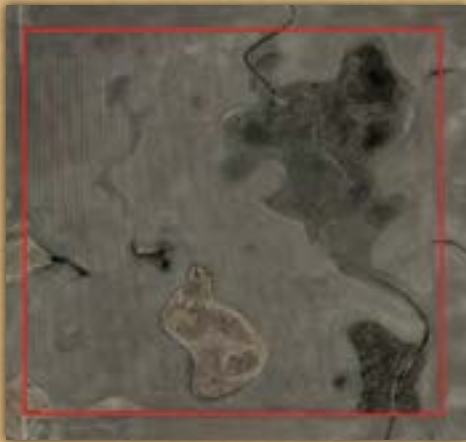
FSA Information:

	<u>Base</u>	<u>Yield</u>
Canola	64.44 acres	1,236 pounds
Wheat	32.23 acres	37 bushels
Barley	32.23 acres	68 bushels

Taxes: \$1,258.71

Real Estate taxes include an \$80 drainage special assessment for East Snowflake Creek

Aerial Photo



Soil Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	22.5	14.22	75	2e
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	3.3	2.08	76	2e
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	46.4	29.3	31	4w
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	78.2	49.41	64	2e
F154B	Svea-Buse loams, 3 to 6 percent slopes	0.0	0.01	78	2e
F3A	Parnell silty clay loam, 0 to 1 percent slopes	7.9	4.98	25	5w
TOTALS		158.4	100%	54.2	2.74



For Sale by Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2020 payable in 2021 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 on the date of closing on November 18, 2020 or such other date agreed to by the parties. Subject to easements of record. Available for the 2021 crop year.

Earnest Money: A 10% earnest money payment is required at signing of the 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 The Title Company.

Contract and Title: Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with The Title Company 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 November 18, 2020 or such other date agreed upon by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or wire transfer at the discretion of The Title company

For Sale by Bids: Written bids will be received at the office of **Farmers National Company, 4141**

31st Avenue S, Suite 101; Fargo, ND 58104, until 1:00 PM, on Wednesday, October 7, 2020. Bids should be for the total dollar amount and 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 and to modify bidding requirements at their discretion

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

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". Any announcements made prior to acceptance by Farmers National Company will take precedence over any previous printed materials or oral statements. 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: Richard Thompson





Bid Form

L-2000489

Linden Township, Cavalier County, North Dakota
SW¼ of Section 13, T163 R62

I hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder. ***Please submit your highest and best offer, as there will be no oral bidding.***

Signature

Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 1:00 PM, Wednesday, October 7, 2020, to:

Dale Weston
(701) 361-2023

Kyle Nelson
(701) 238-9385

Farmers National Company
4141 31st Ave. S. Suite 101
Fargo, ND 58104

Office: (701) 237-0059
Fax: (701) 356-5226