

# FOR SALE BY BIDS

270+/- Acres, Traill County, North Dakota

Bid Deadline: Monday, November 15, 2021 by 1:00 PM

## Highlights:

- High quality ground with PI's at 89.3 and 86.5
- Available for 2022 crop year
- Located 4.5 miles northwest of Hillsboro ACS Factory

L-2100583

For additional information, please contact:

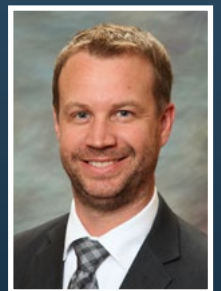
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# Property Information

## Property Location:

**Tract 1:** From the intersection of I-29 and Highway #200 (Mayville exit), proceed west for 2.25 miles west to Highway #6, then south for two miles, then west on Co Road 6/4th Street NE for 1/4 mile and you will be at the southeast corner of Tract #1.

**Tract 2:** Tract 2 is location 1/2 mile west of the west side of Tract #1. From I-29 at Hillsboro, proceed west for 3.8 miles to on Highway #11 to 159th Avenue SE, then north on 159th for 4.2 miles and you will be at the southeastern portion of Tract #2.

**Legal Description:** Traill County North Dakota, Norway Township

**Tract 1:** W $\frac{1}{2}$ SE $\frac{1}{4}$  & W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 10, T146 R51

**Tract 2:** NE $\frac{1}{4}$  less part Section 16, T146 R51

**Property Description:** Two very nice parcels of farmland located in the middle of the Red River Valley, six miles northwest of Hillsboro or eight miles southeast of Mayville. Easy access to Interstate 29, being only three miles to the east. Crops grown in this area include sugar beets, dry beans, corn, soybeans, barley, and wheat.

## Farm Data:

### Tract 1:

Cropland	115.45 acres
Habitat	<u>4.55 acres</u>
Total	120.00 acres

### Tract 2:

Cropland	147.24 acres
Habitat	<u>2.76 acres</u>
Total	150.00 acres



## FSA Information:

### Tract 1:

Crop	Base	Yield
Corn	45.47 acres	123 bushels
Sunflowers	5.85 acres	1,350 pounds
Soybeans	51.42 acres	34 bushels

*FSA does indicate a Wetland or farmed wetland.*

### Tract 2:

Crop	Base	Yield
Corn	57.97 acres	123 bushels
Sunflowers	7.46 acres	1,350 pounds
Soybeans	65.43 acres	34 bushels

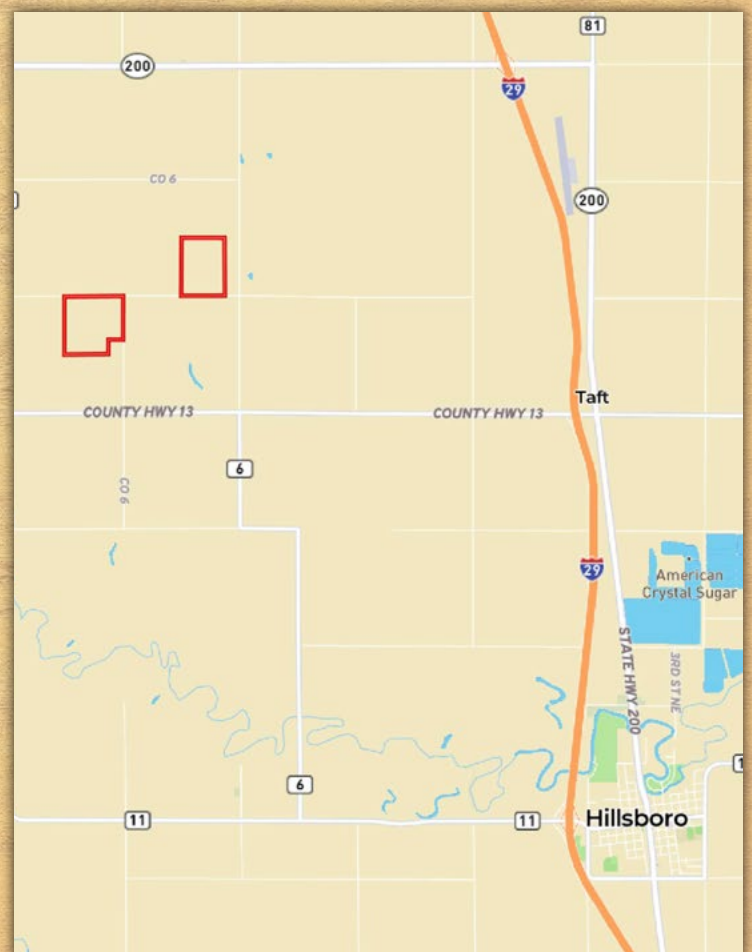
*FSA indicated there are no wetlands.*

## Taxes:

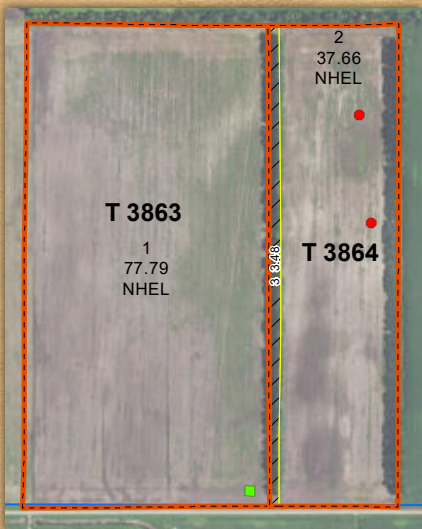
**Tract 1:** \$2,008 (includes 5% discount & specials of \$240)

**Tract 2:** \$2,592 (includes 5% discount & specials of \$198)

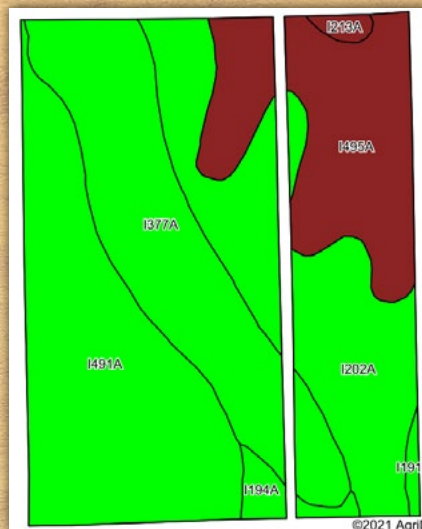
## Location Map



### Tract 1 FSA Map



### Tract 1 Soils Map



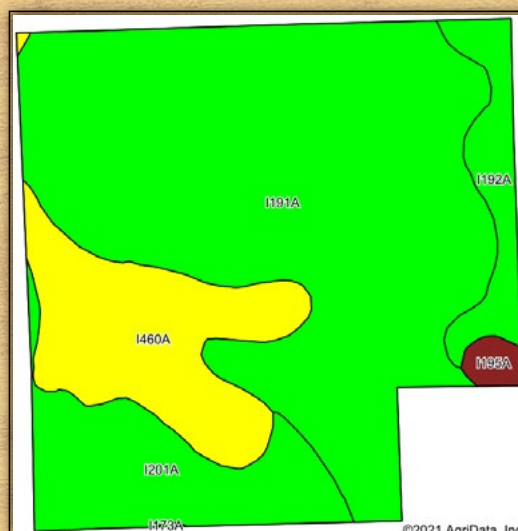
Area Symbol: ND097, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I491A	Galchutt-Fargo silty clay loams, 0 to 2 percent slopes	33.88	29.3%		Ile	91	59
I377A	Wheatville silt loam, 0 to 2 percent slopes	28.07	24.3%		Ile	85	64
I202A	Gardena silt loam, 0 to 2 percent slopes	27.40	23.7%		Ile	95	68
I495A	Egeland-Embden fine sandy loams, 0 to 2 percent slopes	22.52	19.5%		IIle	71	53
I194A	Bearden silty clay loam, clayey substratum, 0 to 2 percent slopes	2.06	1.8%		Ile	92	59
I213A	Embden fine sandy loam, 0 to 2 percent slopes	0.82	0.7%		IIle	74	57
I191A	Beotia silt loam, 0 to 2 percent slopes	0.70	0.6%		Ilc	98	73
<b>Weighted Average</b>						<b>86.5</b>	<b>*n 61.3</b>

### Tract 2 FSA Map



### Tract 2 Soils Map



Area Symbol: ND097, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I191A	Beotia silt loam, 0 to 2 percent slopes	92.76	63.0%		Ilc	98	73
I460A	Nahon silt loam, 0 to 1 percent slopes	24.33	16.5%		IVs	55	44
I201A	Glyndon silt loam, 0 to 2 percent slopes	19.93	13.5%		Ile	92	61
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	8.51	5.8%		Ile	92	65
I195A	Bearden silt loam, moderately saline, 0 to 2 percent slopes	1.65	1.1%		IIIs	53	46
I173A	Perella silt loam, 0 to 1 percent slopes	0.06	0.0%		IIw	90	76
<b>Weighted Average</b>						<b>89.2</b>	<b>*n 65.8</b>

## 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 2021 payable in 2022 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 December 29, 2021, 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:** Immediately upon conclusion of the bidding, 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.

**Closing:** The sale closing is on December 29, 2021, 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 will be received at the office of **Farmers National Company, 4050 Garden View Drive, Suite 103, Grand Forks, ND 58201 on Monday, November 15, 2021 by 1:00 PM.** 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.

**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". 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):** JLB Investments LLC

