

# ONLINE AUCTION

294.80+/- Acres, Grand Forks County, North Dakota

Online bidding starts Monday, December 7, 2020 • 9:00 AM

Bidding closes Tuesday, December 8, 2020 • 1:00 PM

## Highlights:

- Available for 2021 crop year
- Tillable acres comprised of desirable lighter textured loam soils
- Good access along gravel roads
- Recent drainage work completed

L-2000630

To Register and Bid on this Auction, go to:

<https://farmersnational.nextlot.com>

For additional information, please contact:

### Jim Ivers, Agent

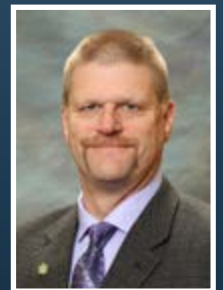
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# Property Information

**Property Location:** Grand Forks County, North Dakota, Michigan Township N1/2, less part, of Section 36. From Reynolds, North Dakota intersection of Eagle Avenue and #17, proceed west one mile to 69th Street, then north for one-half mile and you will be at the southwest part of Tract #1. Alternate directions, from same intersection (Eagle Avenue and #17) proceed north for one mile, then west across the railroad and you will be at the northeast part of Tract #2.

**Legal Description:** Michigan Township, Grand Forks County, North Dakota

**Tract 1:** NW1/4 of Section 36, T149 R51

**Tract 2:** NE1/4, less part, of Section 36, T149 R51

**Property Description:** Great half section of Red River Valley farmland. Offered in two individual parcels near Reynolds, North Dakota. There is a mature tree shelterbelt located on the south side of each quarter. The building site in the northeast quarter is excluded. The eastern boundary is the BNSF Railroad. Recent crops grown include sugar beets, corn, dry beans, soybeans, and wheat.

## Farm Data:

<b>Tract 1:</b> Cropland	157.04 acres
Other	2.96 acres
Total	160.00 acres

<b>Tract 2:</b> Cropland	137.19 acres
Total	134.80 acres

*\*FSA acres differ from deeded acres.*

## FSA Information:

**Tract 1:** Does not contain a FSA Wetland.

Crop	Base	Yield
Corn	66 acres	127 bushels
Soybeans	54.2 acres	32 bushels

**Tract 2:** Contains a FSA Wetland, call for details.

Crop	Base	Yield
Wheat	35 acres	39 bushels
Soybeans	70 acres	30 bushels

## Taxes:

**Tract 1:** \$1,858.61 (5% discount applied)  
Annual proposed special assessment for drain 59 \$412.00

**Tract 2:** \$1,224.46 (5% discount applied)  
Annual proposed special assessment for drain 59 \$347.11

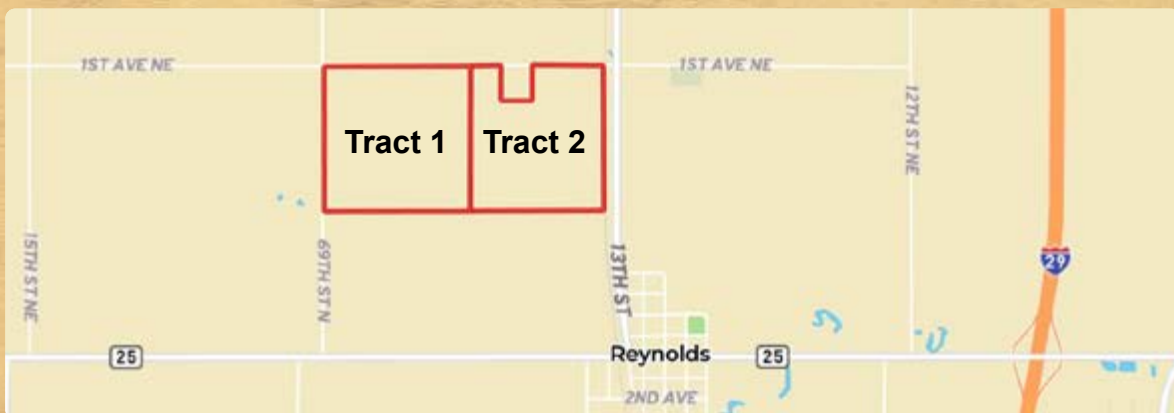
**Tract 1 NW1/4**



**Tract 2 NE1/4 less part**



## Location Map



**Tract 1 Aerial Map**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I468A	Divide loam, 0 to 2 percent slopes	16.3	10.22	59	2s
I201A	Glyndon silt loam, 0 to 2 percent slopes	22.6	14.2	92	2e
I199A	Antler-Mustinka silt loams, 0 to 2 percent slopes	74.0	46.49	83	2e
I400A	Gilby loam, 0 to 2 percent slopes	46.3	29.09	78	2e
TOTALS		159.1	100%	80.37	2.0

**Tract 2 Aerial Map**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	89.2	64.78	66	3e
I468A	Divide loam, 0 to 2 percent slopes	19.5	14.17	59	2s
I309A	Arveson loam, 0 to 1 percent slopes	17.6	12.75	61	2w
I201A	Glyndon silt loam, 0 to 2 percent slopes	8.6	6.28	92	2e
I400A	Gilby loam, 0 to 2 percent slopes	2.8	2.03	78	2e
TOTALS		137.7	100%	66.25	2.65

# On-line Auction 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, 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 January 22, 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.

**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 January 22, 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:** Offered in two individual tracts. All bids are open for advancement **starting Monday, December 7, 2020, at 9:00 AM until Tuesday, December 8, 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.

**Seller(s):** Fetter Trust by Ralph Fetter, Co-Trustee and Marlane Sanderson, Co-Trustee

## 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.