

ONLINE AUCTION

155.66+/- Acres, Traill County, North Dakota

Highlights:

- Viking Township
- Available for 2021 crop year
- Excellent soil profiles including silt loam soils
- Good access along gravel roads
- Drain #44 is along part of the western side and along the south side

L-2100006

Online bidding starts Monday, February 8, 2021 • 9:00 AM
Bidding closes Tuesday, February 9, 2021 • 1:00 PM

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

For additional information, please contact:

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Property Information

Property Location: Traill County, North Dakota, Viking Township, SE1/4 of Section 24, T147 R53. Property is located at the intersection of 150th Avenue NE and 8th Street NE.

From Mayville, North Dakota proceed north on #14 for approximately one-half mile. At the intersection of #14 and 7th Street NE, west one mile, north on 150th Avenue NE for one mile and you will be at the southeast portion of the quarter. Alternate directions from Portland, North Dakota, north out of Portland on #16 for approximately 1.5 miles, turn east on 8th Street NE for one-half mile and you will be at the southwest part of the quarter.

Legal Description: Traill County, North Dakota, Viking Township, SE1/4 less 4.343 ac. Drain #44, T147 R53.

Property Description: Very nice unobstructed square quarter of land located just north of Mayville/Portland. Excellent soil profile with an overall Productivity Index Rating of 86.8.

Farm Data:

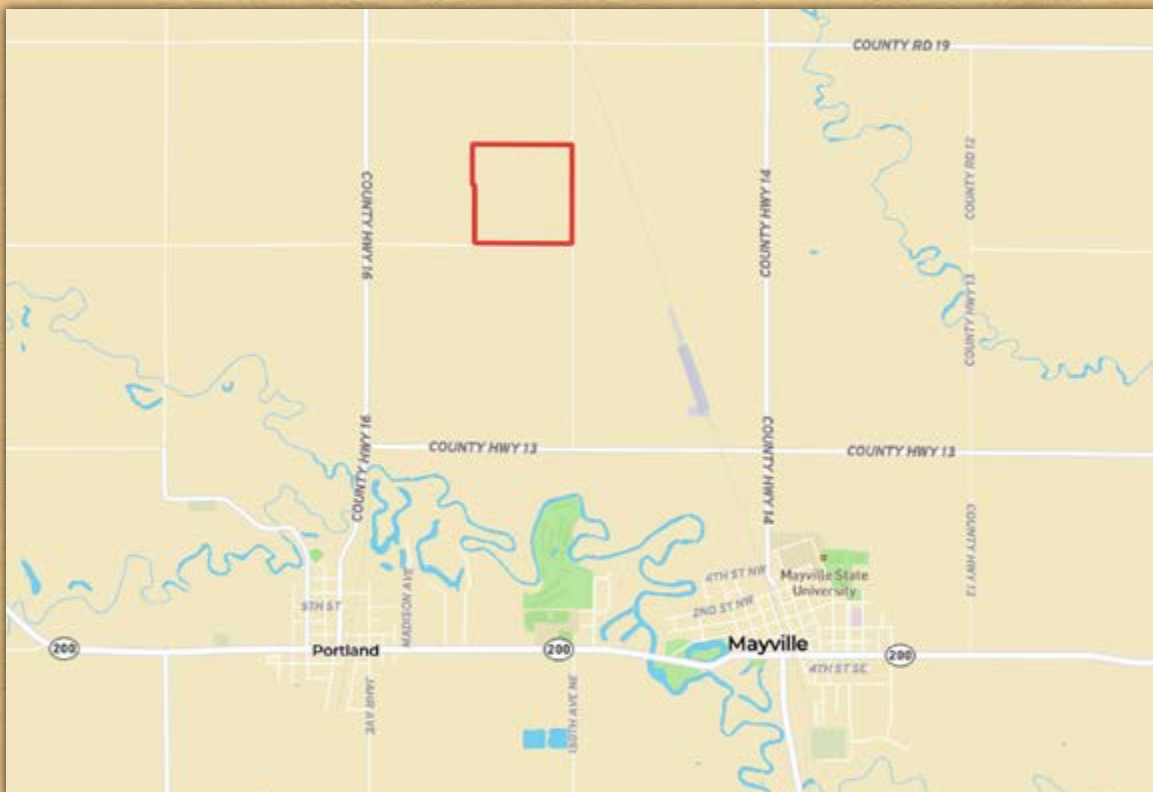
Cropland	152.76 acres
Non-crop	<u>2.90 acres</u>
Total	155.66 acres

FSA Information:

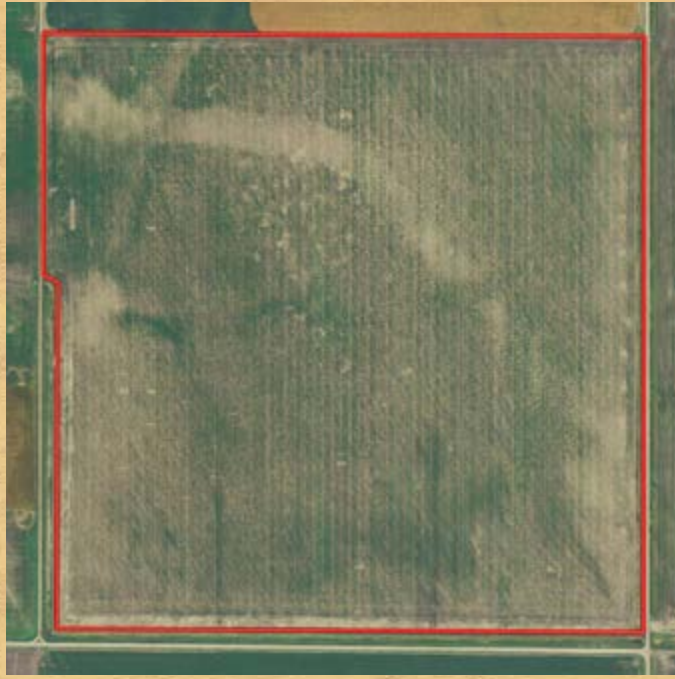
Crop	Base	Yield
Corn	27.53 acres	117 bushels
Soybeans	28.57 acres	39 bushels

Taxes: \$3,114.24 (\$544.81 of specials and represents the 5% discount)

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	0.7	0.49	84	2w
I119A	Bearden silty clay loam, 0 to 2 percent slopes	10.4	6.87	90	2e
I229A	Fargo silty clay, 0 to 1 percent slopes	125.1	82.97	86	2w
I175A	Overly-Fargo complex, 0 to 2 percent slopes	0.3	0.23	96	2c
I173A	Perella silt loam, 0 to 1 percent slopes	2.1	1.36	90	2w
I201A	Glyndon silt loam, 0 to 2 percent slopes	12.2	8.07	92	2e
TOTALS		150.8	100%	86.83	2.0

Online 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 and specials 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 the at closing on April 2, 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 ending of auction, the high bidder(s) will enter into a real estate contract and deposit with North Dakota Guaranty and 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 April 2, 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 one individual tract. All bids are open for advancement **starting Monday, February 8, 2021, at 9:00 AM until Tuesday, February 9, 2021, 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.

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 the 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): Solveig Trust

Online Bidding Procedure:

**This online auction begins on
Monday, February 8, 2021, at 9:00 AM. Bidding closes
Tuesday, February 9, 2021, 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.

