

ONLINE AUCTION

138.8 Acres, Cass County, North Dakota

Highlights:

- Productive Warren Township land
- Red River Valley land outside of FM Diversion
- Adjacent to legal drain #14 that provides outlet for water
- No USDA designated wetlands

L-2100141

Online Bidding starts Wednesday, January 20, 2021 • 9:00 AM

Bidding closes Thursday, January 21, 2021 • 1:00 PM

To Register and Bid on this Auction, go to: www.fncbid.com

For additional information, please contact:



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Property Information

Property Location: From Davenport, North Dakota go two miles north on 162nd Avenue SE. Turn right on 46th Street SE and head east for one mile. Land will be on the north side of the road.

Legal Description: SW $\frac{1}{4}$, less drain #14 and less that part lying south and east of drain, of Section 19, T138 R50

Property Description: Warren Township land with productive soils adjacent to a legal drain that offers potential for drain tile outlet. Outside of FM Diversion mitigation zone.

Farm Data:

Cropland 138.8* acres
Total 138.8* acres

**Note that FSA acreage exceeds deeded acres*

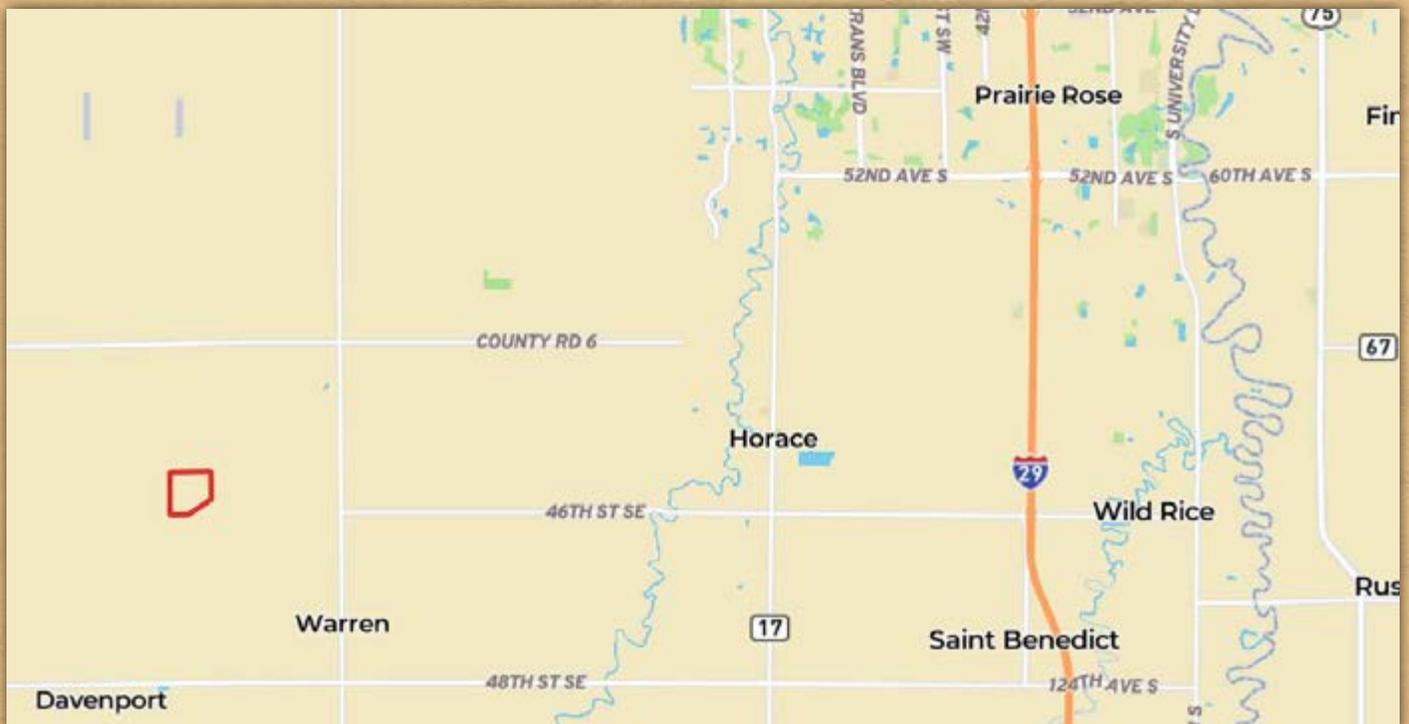
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	71.05 acres	113 bushels
Soybeans	71.02 acres	26 bushels

2020 Taxes: \$2,430.79 total with discount (\$843.76 in drain specials included in total amount)



Location Map



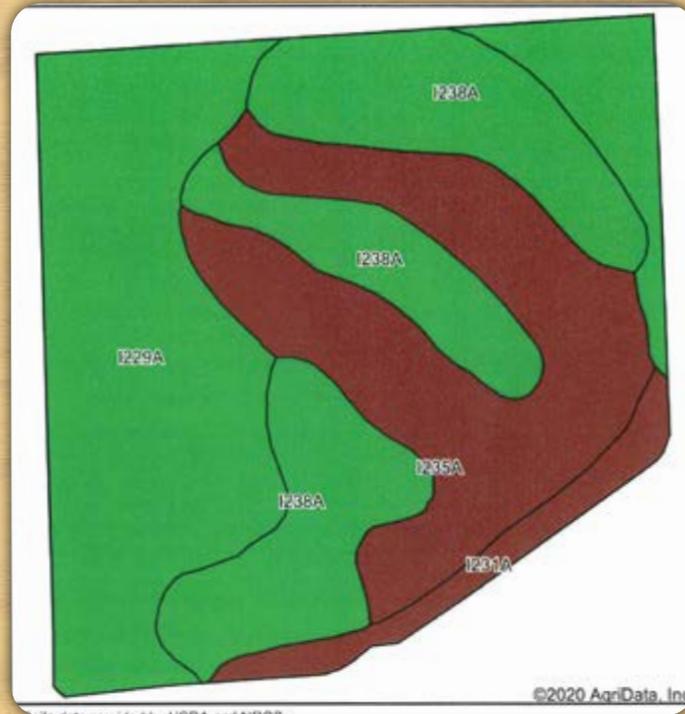
Aerial Map



FSA Map



Soils Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I229A	Fargo silty clay, 0 to 1 percent slopes	54.14	38.1%		llw	86	51
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	43.01	30.3%		llw	84	51
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	38.29	27.0%		llw	86	25
I231A	Dowray silty clay, 0 to 1 percent slopes	6.63	4.7%		llw	64	48
Weighted Average						84.4	*n 43.9

Auction Terms

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

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 March 1, 2021 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. 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: Immediately upon conclusion of the bidding, 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 paid equally by the Seller(s) and Buyer(s).

Closing: The sale closing is on March 1, 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 The Title Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement **starting Wednesday, January 20, 2021, at 9:00 AM until Thursday, January 21, 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 minute time frame. All decisions of Farmers National Company are final.

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 auction day 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.

Sellers: Huhner Family

Online Bidding Procedure:

**This online auction begins on
Wednesday, January 20, 2021 at 9:00 AM and
Closes Thursday, January 21, 2021, at 1:00 PM.**

**To register and bid on this auction go to:
www.fncbid.com**

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.