

# ONLINE AUCTION

## 320+/- Acres, LaMoure County, North Dakota

Online bidding starts Tuesday, September 21, 2021 at 9:00 AM

Bidding closes Wednesday, September 22, 2021 at 1:00 PM



### Highlights:

- Black Loam Township land available for 2022
- Main tillable portion is composed of Barnes-Svea and Barnes-Buse loam soils
- No U.S. Fish and Wildlife easements

L-2100387

For additional information, please contact:

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# Property Information

**Property Location:** Go 11 miles north of Verona, North Dakota on ND Highway #1, to the intersection of County Road 35. Go west 1.5 miles and you will be at the northeast corner of the property.

**Legal Description:** W1/2 of Section 9, T135 R59

**Property Description:** Productive Black Loam Township land to be sold as one parcel. Only 1.5 miles from paved ND Highway 1 with good county road on north boundary.

**Improvements:** Abandoned farmstead in northeast corner of parcel. Site is sold "as-is, where-is".

## FSA Information:

Crop	Base	Yield
Corn	110.35 acres	120 bushels
Soybeans	138.75 acres	28 bushels

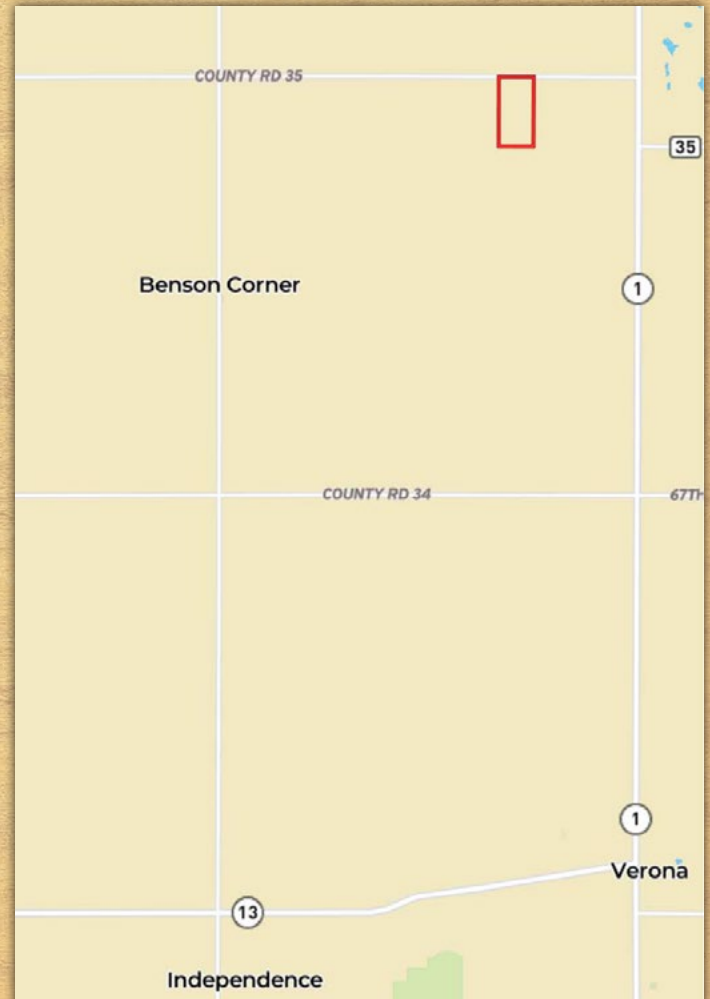
## Farm Data:

Cropland	293.52 acres
Non-crop	20.34 acres
<u>Abandoned Site</u>	<u>6.14 acres</u>
Total	320.00 acres

## 2020 Taxes:

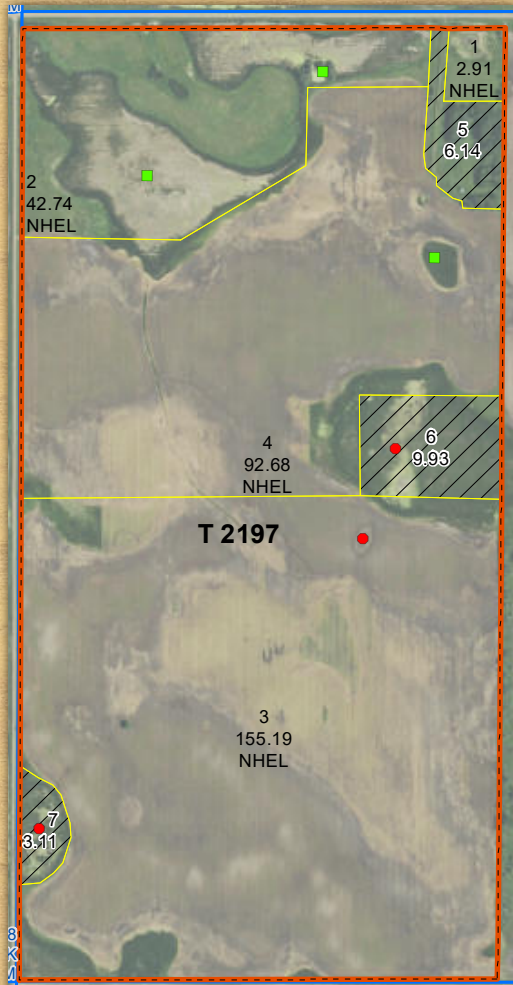
NW1/4: \$1,382.33 (with discount)  
SW1/4: \$1,592.80 (with discount)

## Property Location Map





## FSA Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
G143A	Barnes-Svea loams, 0 to 3 percent slopes	77.1	24.08	85	2c
G143B	Barnes-Svea loams, 3 to 6 percent slopes	80.8	25.25	75	2e
G144B	Barnes-Buse loams, 3 to 6 percent slopes	17.5	5.46	69	2e
G6A	Vallers loam, 0 to 1 percent slopes	15.1	4.72	46	4w
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	2.5	0.77	55	3e
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	8.9	2.79	77	2e
G3A	Parnell silty clay loam, 0 to 1 percent slopes	116.4	36.37	25	5w
G2A	Tonka silt loam, 0 to 1 percent slopes	1.8	0.57	42	4w
TOTALS		320.1	100%	57.24	3.2



# 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 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 November 1, 2021, or such other date agreed to by the parties. Subject to easement of record.

**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 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 Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on November 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 as one individual tract. All bids are open for advancement **starting Tuesday, September 21, 2021 at 9:00 AM until Wednesday, September 22, 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. 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.

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

**Seller(s):** Sand Family LLP

## Online Bidding Procedure:

**This online auction begins on Tuesday, September 21, 2021 at 9:00 AM. Bidding closes Wednesday, September 22, 2020 at 1:00 PM.**

**To register and bid on this auction go to:**

<https://farmersnational.nextlot.com>

Bidders can also bid in person at the Farmers National Company office located at 4141 31st Avenue S, Suite 101, Fargo, ND 58104. 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.