

ONLINE AUCTION

160+/- Acres, McLean County, North Dakota

Highlights:

- Main soil type is Class II with a very strong PI of 76
- Located along nice gravel road
- Property has great potential to be cropped when CRP expires

L-2100584

Online bidding starts Monday, October 18, 2021 • 9:00 AM
Bidding closes Wednesday, October 20, 2021 • 1:00 PM

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



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Property Information

Property Location: From Benedict, North Dakota, south to Highway 53, east 1000' turn south on 23rd Avenue NW, five miles south, west on #6 (23rd Street NW), one mile west on #6 and you will be at the southeast corner of the property.

Legal Description: McLean County, North Central McLean, SE¼ of Section 1, T149 R82

Property Description: Located in the northeastern portion of McLean County. Minot is approximately 30 miles north and Washburn is approximately 30 miles south. The Missouri River and Lake Audubon are located southwest, within 20 miles. Wildlife is abundant in the area. This property is not subject to USFWL easements, but many properties in the area are. Currently 33.33% of the total CRP payment goes for maintenance. If desired, the purchaser could buy out the maintenance agreement for \$6,105 and receive all the CRP income.

Farm Data:

Cropland	145.45 acres
Habitat	14.55 acres
Total	160.00 acres

FSA Information:

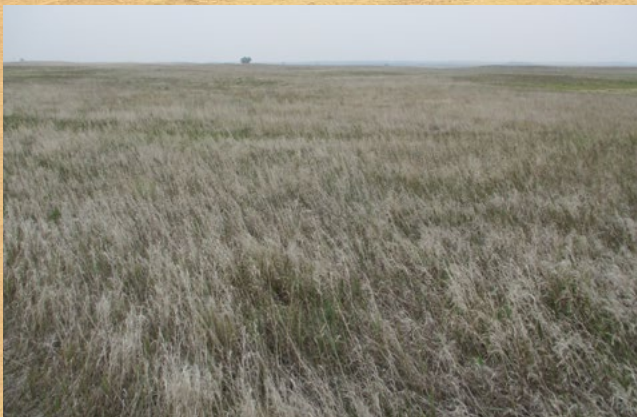
Crop	CRP Reduction
Wheat	68.70 acres
Oats	38.10 acres
Flax	5.80 acres
Barley	5.40 acres

CRP:

Enrolled	Annual Payment	Expiration
60.16 acres	\$2,619	9/30/2022
20.33 acres	\$737	9/30/2023
21.6 acres	\$891	9/30/2024
43.36 acres	\$1,650	9/30/2028

2021 Taxes: \$944.52 (with discount)

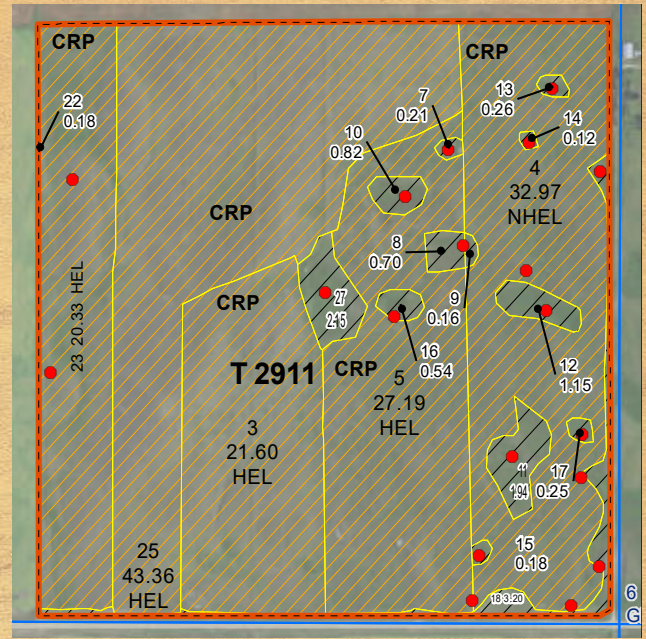
Property Location Map



Aerial Map



FSA Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
C132B	Williams-Zahl loams, 3 to 6 percent slopes	43.2	27.01	76	2e
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.6	0.98	20	5w
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	6.0	3.77	61	3e
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	0.4	0.28	66	3e
C751B	Parshall fine sandy loam, 2 to 6 percent slopes	39.5	24.71	63	3e
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	24.4	15.25	23	7s
C317C	Lihen-Telfer loamy fine sands, 6 to 9 percent slopes	26.6	16.64	35	4e
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	12.1	7.59	40	3e
C874B	Wabek-Appam complex, 2 to 6 percent slopes	0.1	0.05	32	6s
C853B	Ruso-Appam complex, 2 to 6 percent slopes	6.0	3.73	39	3e
TOTALS		160.0	100%	52.61	3.53

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 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, 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 or December 3, 2021 which is the expiration of the farm lease, whichever is later, or such other date agreed to by the parties. Subject to CRP contract.

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 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 equally paid by both parties. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 3, 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.

Sale Method: Offered in one individual tract. All bids are open for advancement **starting Monday, October 18, 2021, at 9:00 AM until Wednesday, October 20, 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.

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 make 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.

CRP: Buyer agrees to assume all existing CRP contracts and abide by all of the terms and conditions contained therein.

Seller(s): Douglas Hofer and Dawn Stahl

Online Bidding Procedure:

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Monday, October 18, 2021, at 9:00 AM. Bidding closes
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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.