

# ONLINE AUCTION

351.7 Acres, Benson County, North Dakota

## Highlights:

- Productive farmland close to Minnewaukan, North Dakota in Riggin Township
- Main soil composition is Barnes-Buse soils with PIs in the 70's
- No U.S. Fish and Wildlife easements

L-2100612

Online bidding starts Tuesday, November 9, 2021 • 9:00 AM  
Bidding closes Wednesday, November 10, 2021 • 1:00 PM

To Register and Bid on this Auction, go to:  
[www.FNCBid.com](http://www.FNCBid.com)



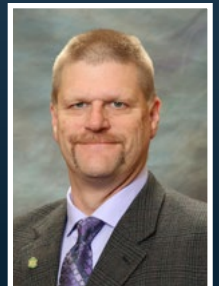
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For additional information, please contact:

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# Property Information

## Property Location:

**Tract 1:** Five miles north of Minnewaukan on Highway 281.

**Tract 2:** 2.5 miles north of Minnewaukan on Highway 281.

## Legal Description:

**Tract 1:** S1/2NE1/4, SE1/4NW1/4 of Section 20, T154 R67

**Tract 2:** NW1/4, W1/2SW1/4 of Section 33, T154 R67

**Property Description:** Selling two parcels north of Minnewaukan on Highway 281, leased through 2022. Barnes-Buse loam soils.

## Farm Data:

### Tract 1:

Cropland	103.62 acres
Non-crop	12.23 acres
Total	115.85 acres

### Tract 2:

Cropland	209.58 acres
Non-crop	26.27 acres
Total	235.85 acres

## FSA Information:

### Tract 1:

Crop	Base	Yield
Wheat	24.92 acres	38 bushels PLC
Corn	24.92 acres	120 bushels ARC-Co
Soybeans	49.33 acres	30 bushels ARC-Co

### Tract 2:

Crop	Base	Yield
Wheat	50.42 acres	38 bushels PLC
Corn	50.42 acres	120 bushels ARC-Co
Soybeans	99.79 acres	30 bushels ARC-Co

## 2020 Taxes:

Tract 1: \$727.76 including 5% discount

Tract 2: \$1,333.94 including 5% discount

## Location Map



## Tract 1



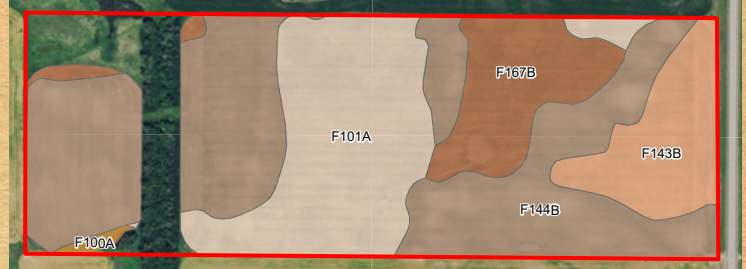
## Tract 2



## Tract 1 Aerial Map



## Tract 1 Soil Map

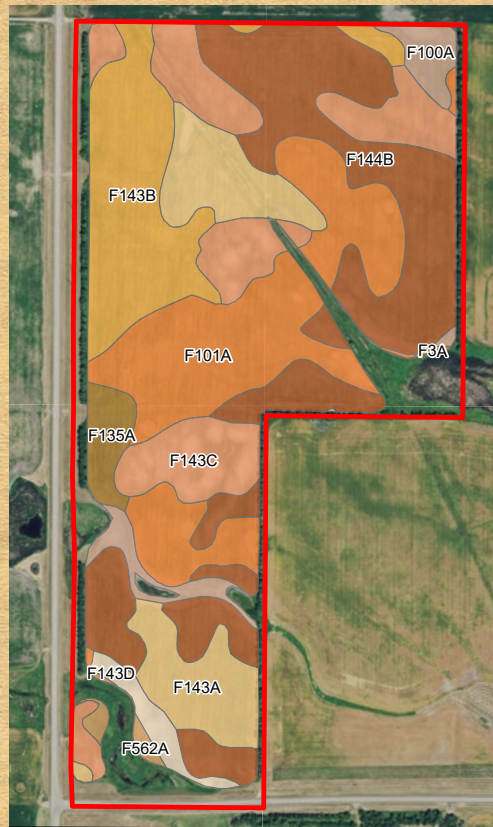


Map Symbol	Name	Non-Irr LCC	PI	Acres
F144B	Barnes-Buse loams, 3 to 6 percent slopes	IIIe	69	50
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	Iie	77	27.4
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	Iie	73	13.5
F143B	Barnes-Svea loams, 3 to 6 percent slopes	Iie	75	11.8
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	Iie	64	0.6
Total			72.3	103.4

## Tract 2 Aerial Map



## Tract 2 Soil Map



## Tract 1



## Tract 2



Map Symbol	Name	Non-Irr LCC	PI	Acres
F144B	Barnes-Buse loams, 3 to 6 percent slopes	IIIe	69	57.5
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	Iie	77	45.1
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	Ive	55	31.8
F143B	Barnes-Svea loams, 3 to 6 percent slopes	Iie	75	27.9
F143A	Barnes-Svea loams, 0 to 3 percent slopes	Iic	85	22.9
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	Iie	64	7.4
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	Iie	75	4.7
F143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	VIe	41	3.6
F562A	La Prairie-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	VIw	42	1.6
F3A	Parnell silty clay loam, 0 to 1 percent slopes	Vw	25	0.2
Total			70.4	202.5

# Auction Terms

**Minerals:** Sellers shall retain 50% of any and all currently owned mineral rights.

**Taxes:** Real estate taxes for 2021 payable in 2022 will be paid by the Seller. 2022 and 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 at the closing on December 23, 2021 or such other date agreed to by the parties. Subject to current lease.

**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:** Immediately upon conclusion of the bidding, 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 the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on December 23, 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 Tuesday, November 9, 2021, at 9:00 AM until Wednesday, November 10, 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.

**Agency:** Farmers National Company and its representatives are acting as the Agents to 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". 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):** Kathy Finneman, Robin Munsch, Laurie Zacher, Deborah Smith

## Online Bidding Procedure:

**This online auction begins on Tuesday, November 9, 2021, at 9:00 AM. Bidding closes Wednesday, November 10, 2021, at 1:00 PM.**

**To register and bid on this auction go to:**  
**[www.FNCBid.com](http://www.FNCBid.com)**

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.