

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

318.77± Acres, Dickey County, North Dakota

Wednesday, October 13, 2021 • 11:00 AM CT

Angry Beaver Lodge | 404 Main Avenue, Oakes, North Dakota 58474

Highlights:

- Highly productive farmland in close proximity to Oakes, North Dakota in Bear Creek Township
- Main soil composition is Barnes-Svea loam with PI ratings in the 70s
- No U.S. Fish and Wildlife easements

L-2100619

Online Bidding starts Monday, October 11, 2021 at 9:00 AM

Online Bidding closes Wednesday, October 13, 2021 at the conclusion of the live event

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

For additional information, please contact:



Serving America's Landowners Since 1929

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Dale Weston, Agent

Fargo, North Dakota
Office: (701) 237-0059
Cell: (701) 361-2023
DWeston@FarmersNational.com
www.FarmersNational.com/DaleWeston



Kyle Nelson, Agent

Fargo, North Dakota
Office: (701) 237-0059
Cell: (701) 238-9385
KNelson@FarmersNational.com
www.FarmersNational.com/KyleNelson



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Property Information

Property Location: From stoplight on Main Avenue in Oakes, go two miles north on North Dakota Highway 1, to 86th Street SE. Go east on 86th Street SE, for one mile. You will be at southwest corner of the SW1/4 of Section 10; NE1/4 is in same section.

Legal Description:

Tract 1: NE1/4, less site, of Section 10, T131 R59

Tract 2: SW1/4 of Section 10, T131 R59

Property Description: Highly productive farmland with nearly all acres tillable in Bear Creek Township. To be sold by "choice" method, meaning high bidder will have the choice to purchase one or both tracts. Only one mile east of North Dakota Highway 1.

Farm Data:

Tract 1:

Cropland 153.20 acres

Site 5.57 acres

Total 158.77 acres

Tract 2:

Cropland 152.80 acres

Site 7.20 acres

Total 160.00 acres

Combined FSA Information:

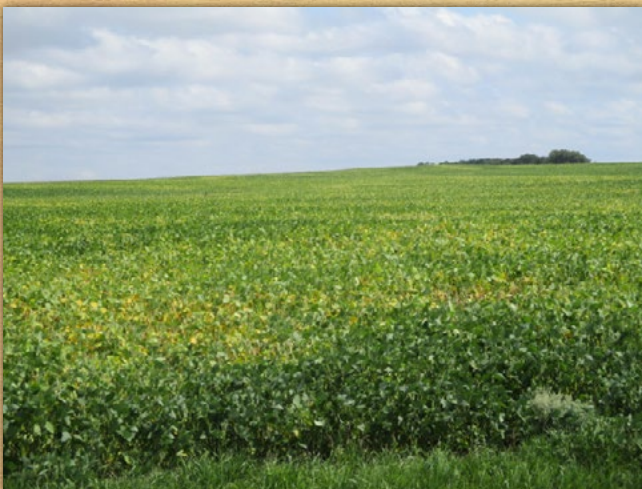
Crop	Base	Yield
Soybeans	239.08 acres	35 bushels
Wheat	49.91 acres	65 bushels

Taxes:

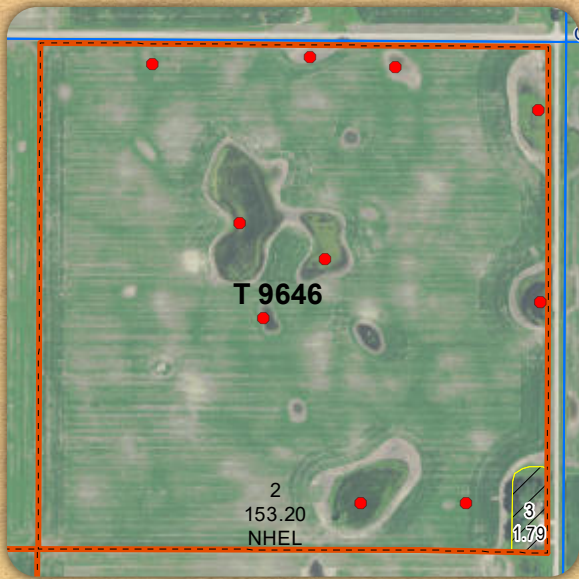
Tract 1: \$1,558.49, with discount

Tract 2: \$1,673.47, with discount

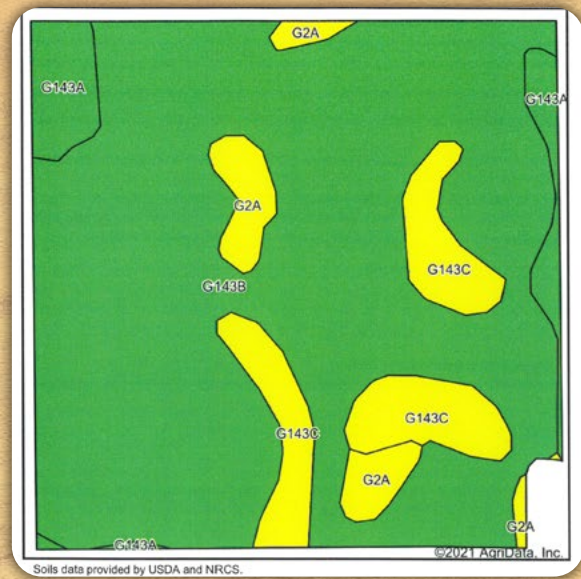
Location Map



Tract 1 FSA Map



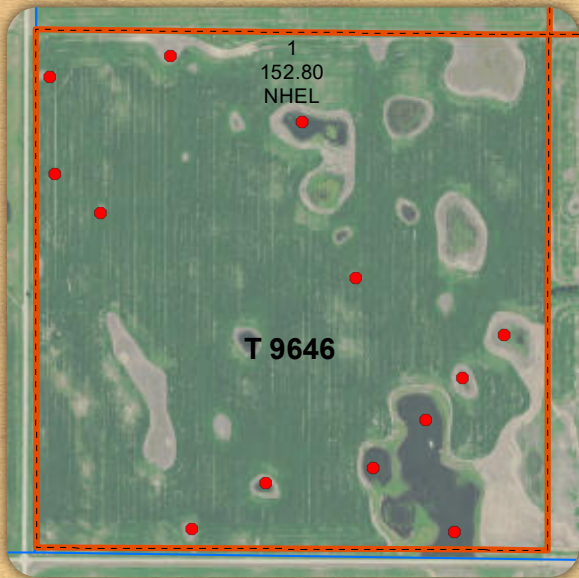
Tract 1 Soils Map



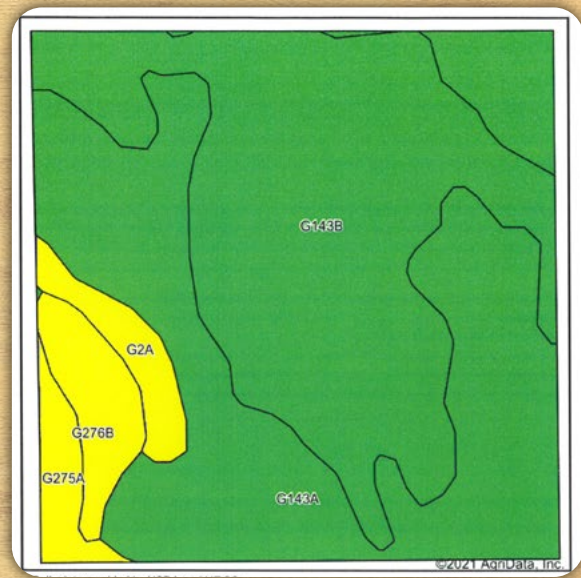
Area Symbol: ND021, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G143B	Barnes-Svea loams, 3 to 6 percent slopes	121.89	79.6%		Ile	75	57
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	16.08	10.5%		IVe	55	52
G143A	Barnes-Svea loams, 0 to 3 percent slopes	8.29	5.4%		Ilc	85	58
G2A	Tonka silt loam, 0 to 1 percent slopes	6.93	4.5%		IVw	42	32
Weighted Average						71.9	*n 55.4

Tract 2 FSA Map



Tract 2 Soils Map



Area Symbol: ND021, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G143B	Barnes-Svea loams, 3 to 6 percent slopes	68.77	45.0%		Ile	75	57
G143A	Barnes-Svea loams, 0 to 3 percent slopes	66.95	43.8%		Ilc	85	58
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	7.22	4.7%		IVs	40	24
G2A	Tonka silt loam, 0 to 1 percent slopes	5.30	3.5%		IVw	42	32
G275A	Renshaw loam, 0 to 2 percent slopes	4.55	3.0%		IVs	44	28
Weighted Average						75.7	*n 54.1

Auction Terms

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

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 on November 15, 2021 or such other date agreed to by the parties. Subject to easements of record. Current lease expires on October 1, 2021.

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 November 15, 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 two tracts with high bidder "choice". All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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.

Seller: Lynn M. Meehl

Auctioneer: Marshall Hansen License #2020

Online Bidding Procedure

The online bidding begins on
Monday, October 11, 2021 at 9:00 AM.
Bidding will conclude **Wednesday, October 13, 2021 at the end of the live auction.**

To register and bid on this auction go to:
www.FNCBids.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.