

ONLINE AUCTION

318.4+/- Acres, Grand Forks County, North Dakota

Online bidding starts Monday, December 13, 2021 • 9:00 AM

Bidding closes Tuesday, December 14, 2021 • 1:00 PM

Highlights:

- Two quarters in Michigan Township
- One quarter mostly cropland, other quarter mixture of cropland and recreational acres
- Good access on gravel roads and available for farming in 2022

L-2200041

To Register and Bid on this Auction, go to:

www.FNCBid.com

For additional information, please contact:

Jim Ivers, Agent

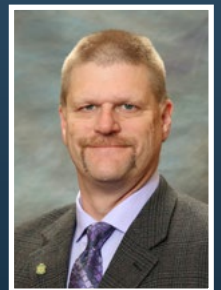
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Property Information

Property Location: Four miles west of Thompson, North Dakota on Highway 15, two miles south on 17th Street NE, one mile west on 5th Avenue NE, then one mile south on 18th Street NE to the northwest corner of Tract 1.

Legal Description: Grand Forks County, Michigan Township

Tract 1: NW¼ of Section 17, T149 R51

Tract 2: SE¼ of Section 18, T149 R51

Property Description: Two quarters located southwest of Thompson, North Dakota available for farming in 2022.

Tract 2 Improvements:

- Quonset with concrete floor and electric overhead door. Approximately 48'x100'
- A-Frame building. Approximately 30'x24'
- Garage. Approximately 24' x 28'



Tract 1: Cropland	152.83 acres
Non-crop	7.17 acres
Total	160.00 acres

Tract 2: Cropland	136.93 acres
Non-crop	3.99 acres
Recreation	14.14 acres
Buildings	3.34 acres
Total	158.40 acres

FSA Information:

Tract 1:

Crop	Base	Yield
Wheat	62.98 acres	59 bushels
Corn	23.76 acres	110 bushels
Soybeans	59.76 acres	31 bushels

Tract 2:

Crop	Base	Yield
Wheat	54.73 acres	59 bushels
Corn	20.65 acres	110 bushels
Soybeans	51.92 acres	31 bushels

Taxes:

Tract 1: \$1,589.26 includes 5% discount

Tract 2: \$1,292.82 includes 5% discount and \$109.00 specials

Location Map



Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I199A	Antler-Mustinka silt loams, 0 to 2 percent slopes	69.83	46.11	82.75	74	2e
I400A	Gilby loam, 0 to 2 percent slopes	29.14	19.24	77.7	74	2e
I309A	Arveson loam, 0 to 1 percent slopes	25.1	16.57	60.5	54	2w
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	10.42	6.88	51.05	64	2w
I365B	Arvilla sandy loam, 0 to 6 percent slopes	10.12	6.68	40.92	30	3e
I411A	Winger loam, 0 to 1 percent slopes	5.9	3.9	68.75	74	2w
I159A	Wyndmere-Tiffany fine sandy loams, 0 to 2 percent slopes	0.92	0.61	69.5	51	3e
I468A	Divide loam, 0 to 2 percent slopes	0.01	0.01	59.35	48	2s
TOTALS		151.4 5(*)	100%	72.48	66.91	2.07

Tract 2 Aerial Map



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I199A	Antler-Mustinka silt loams, 0 to 2 percent slopes	44.52	33.85	82.75	74	2e
I422D	Sioux loam, 2 to 15 percent slopes	27.34	20.79	28.66	29	6s
I468A	Divide loam, 0 to 2 percent slopes	20.9	15.89	59.35	48	2s
I159A	Wyndmere-Tiffany fine sandy loams, 0 to 2 percent slopes	19.32	14.69	69.5	51	3e
I657B	Hecla fine sandy loam, 2 to 6 percent slopes	6.8	5.17	57.3	43	3e
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	3.73	2.84	65.6	44	3e
IGp	Pits, gravel and sand	3.37	2.56	2.29	-	8s
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	3.03	2.3	51.05	64	2w
I168A	Parnell silt loam, 0 to 1 percent slopes	1.27	0.97	73.5	31	3w
I400A	Gilby loam, 0 to 2 percent slopes	1.24	0.94	77.7	74	2e
TOTALS		131.5 2(*)	100%	61.11	52.14	3.22

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 on January 27, 2022, or such other date agreed to by the parties.

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: Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with North Dakota Guaranty and Title Company the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 27, 2022, 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 Monday, December 13, 2021, at 9:00 AM until Tuesday, December 14, 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. If a bid is accepted a sales contract will be executed by the seller and buyer. 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.

Seller(s): Lester Nelson, Gwen Hoverson, Stanton Nelson, Joanna Schutzman, Diane Norton

Online Bidding Procedure:

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To register and bid on this auction go to:
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.