

SIMULCAST AUCTION

480+/- Acres, Dickey County, North Dakota

Wednesday, December 15, 2021 • 11:00 AM

Angry Beaver Lodge • 404 Main Avenue, Oakes, North Dakota

Highlights:

- Productive cropland near Fullerton
- Valley Township
- No U.S. Fish and Wildlife easements
- Subject to 2022 lease

L-220081

ONLINE BIDDING AVAILABLE!

Starting Monday, December 13, 2021 at 9:00 AM, with bidding concluding Wednesday, December 15, 2021 at close of the live event.

To Register and bid at this auction, go to:
www.FNCBid.com



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For additional information, please contact:

Kyle Nelson, Agent

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



Dale Weston, Agent

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



Scott Huether, Agent

Lisbon, North Dakota
Office: (701) 793-6789
SHuether@FarmersNational.com
www.FarmersNational.com/ScottHuether



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Property Location: From Fullerton, go four miles north to 82nd Street Southeast; proceed west five miles to Tracts #1 and #2, Tract #3 is one-half mile south.

Property Description: Three quarter sections in close proximity to each other and PI ratings that average over 70. Good access by gravel roads. To be sold by "high bidder choice" method, meaning the initial high bidder will have the choice to purchase one or all tracts. Mineral interests (including surface minerals) for Tract #3 are held by the State of North Dakota; any and all other mineral interests will be conveyed to the new owner(s). Subject to lease through the 2022 cropping season - call agent for lease details.

Legal Description:

Tract 1: SW¼ of Section 24, T132 R63

Tract 2: NW¼ of Section 25, T132 R63

Tract 3: NW¼ of Section 36, T132 R63

FSA Information:

Tract 1:

Crop	Acres	PLC Yield
Wheat	7.18	54 bushels
Corn	54.7	130 bushels
Soybeans	93.6	34 bushels

Tract 2:

Crop	Acres	PLC Yield
Wheat	6.91	54 bushels
Corn	52.63	130 bushels
Soybeans	90.06	34 bushels

Tract 3:

Crop	Acres	PLC Yield
Wheat	6.86	54 bushels
Corn	52.25	130 bushels
Soybeans	89.41	34 bushels

Farm Data:

Tract 1:

Cropland	155.63 acres
Non-crop	4.37 acres
Total	160.00 acres

Tract 2:

Cropland	149.75 acres
Non-crop	10.25 acres
Total	160.00 acres

Tract 3:

Cropland	148.71 acres
Non-crop	11.29 acres
Total	160.00 acres

2020 Taxes:

Tract 1: \$1,820.06 (with discount)

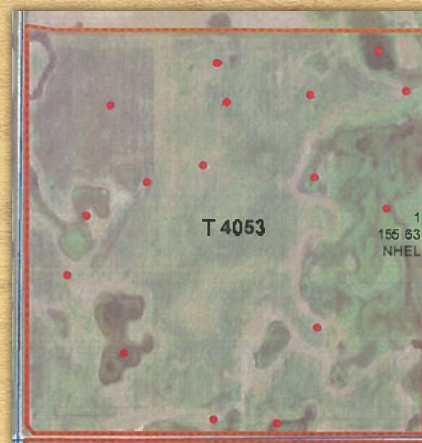
Tract 2: \$1,789.83 (with discount)

Tract 3: \$1,820.06 (with discount)

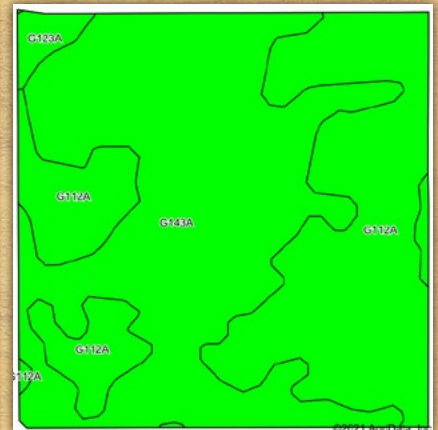
Property Location Map



Tract 1 Aerial

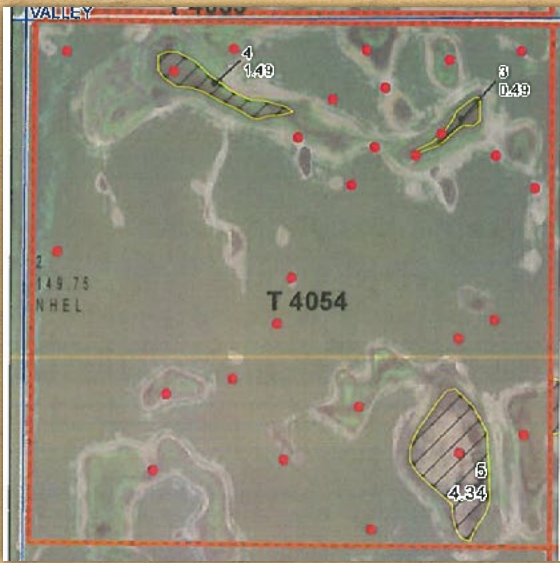


Tract 1 Soil

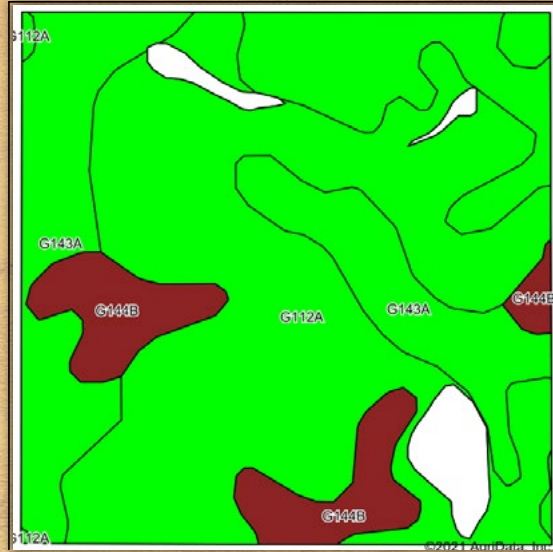


Area Symbol: ND021, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Soybeans
G143A	Barnes-Svea loams, 0 to 3 percent slopes	86.07	55.3%		Ilc	85	59	58
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	66.74	42.9%		Ilw	58	43	38
G123A	Svea-Cavour loams, 0 to 3 percent slopes	2.82	1.8%		Ilc	73	50	50
Weighted Average					2.00	73.2	*n 52	*n 49.3

Tract 2 Aerial



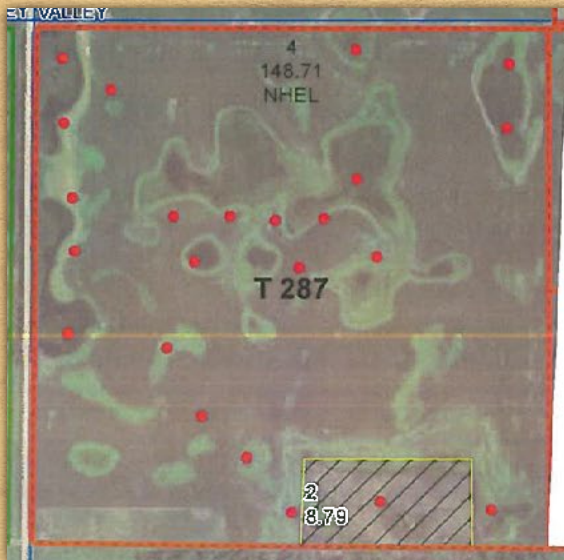
Tract 2 Soils



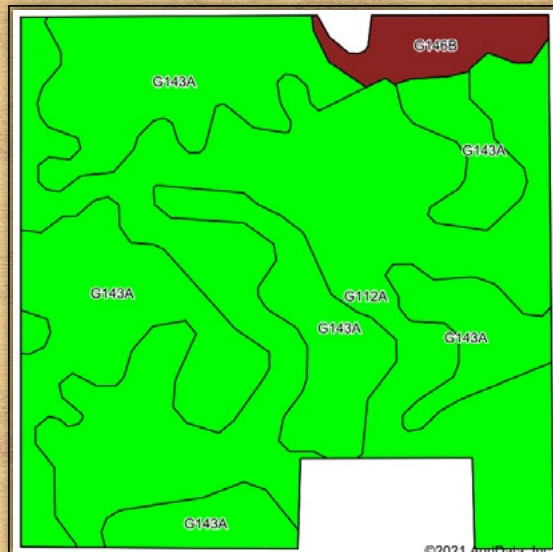
Area Symbol: ND021, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Soybeans
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	82.58	55.1%		Ilw	58	43	38
G143A	Barnes-Svea loams, 0 to 3 percent slopes	51.22	34.2%		Ilc	85	59	58
G144B	Barnes-Buse loams, 3 to 6 percent slopes	15.95	10.7%		Ille	69	57	56
Weighted Average					2.11	68.4	*n 50	*n 46.8

Tract 3 Aerial



Tract 3 Soils



Area Symbol: ND021, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Soybeans
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	74.20	50.2%		Ilw	58	43	38
G143A	Barnes-Svea loams, 0 to 3 percent slopes	67.44	45.6%		Ilc	85	59	58
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	6.25	4.2%		Ille	63	52	49
Weighted Average					2.04	70.5	*n 50.7	*n 47.6

Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s) for Tracts #1 and #2. Tract #3 minerals owned by State of North Dakota.

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 February 1, 2022, or such other date agreed to by the parties. Subject to current lease through 2022 crop year.

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 February 1, 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 The Title Company.

Sale Method: The real estate will be offered in three 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.

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): Richard Brown/Richard Brown Trust, Sheila Brown Living Trust, Wayne G. Brown and Jean P. Brown Living Trust

Auctioneer: Marshall Hansen, License #2020

Online Simulcast Bidding Procedure:

Online bidding begins on Monday, December 13, 2021 at 9:00 AM. Bidding closes Wednesday, December 15, 2021 at close of the live event.

To register and bid online go to:
www.FNCBid.com

All bids on the tracts will be visible online including bidders location, 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.

