

ONLINE AUCTION

400+/- Acres, Nelson County, Dahlen Township, North Dakota

Online bidding starts Monday, September 26, 2022 • 9:00 AM

Bidding closes Tuesday, September 27, 2022 • 1:00 PM

Highlights:

- Good access along gravel roads
- Available for 2023 farming year
- Primary soil types are Barnes-Buse loams and Hamerly-Wyard loams
- Farm site that could be developed on

L-2200104

For additional information, please contact:

To Register and Bid on this Auction,
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Andy Gudajtes, Agent

Grand Forks, North Dakota

Cell: (218) 779-7305

AGudajtes@FarmersNational.com

www.FarmersNational.com/AndyGudajtes



Thomas McClenahen, Agent

Grand Forks, North Dakota

Cell: (218) 791-0431

TMcClenahen@FarmersNational.com

www.FarmersNational.com/ThomasMcClenahen



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Property Information

Property Location: From the intersection of Highway #2 and #32 (southeast of Petersburg, North Dakota), proceed 8 miles north using 122nd Avenue NE to 49th Street NE, then east a half mile and you will be at the northwest corner of Tract #2.

Legal Description:

Nelson County, Dahlen Township

Tract 1: SW1/4 of Section 27, T154 R57

Tract 2: NE1/4 of Section 33, T154 R57

Tract 3: N1/2SW1/4 of Section 34, T154 R57

Property Description: 400 acres primarily consisting of cropland with hayland located in northeast Nelson County and only 8 miles north of Petersburg, North Dakota. Property is comprised of light textured soils with good natural drainage and slope. Primary crops grown in the area include dry beans, corn, soybeans, wheat, and canola.

Taxes:

Tract 1: \$1,157.67 (includes 5% discount, no specials)

Tract 2: \$1,268.86 (includes 5% discount, no specials)

Tract 3: \$703.73 (includes 5% discount, no specials)

Improvements: One grain bin.

Farm Data:

Tract 1

Cropland	150.90 acres
Non-crop	7.94 acres
Other	<u>1.16 acres</u>
Total	160.00 acres

Tract 2

Cropland	117.32 acres
Hayland	20.00 acres
Non-crop	10.00 acres
Other	<u>12.68 acres</u>
Total	160.00 acres

Tract 3

Cropland	78.32 acres
Non-crop	<u>1.68 acres</u>
Total	80.00 acres

FSA Information: (combined)

	<u>Base</u>	<u>Yield</u>
Wheat	146.67 acres	47 bushels
Sunflowers	17.54 acres	1,450 pounds
Soybeans	19.79 acres	26 bushels
Barley	11.98 acres	70 bushels
Canola	122.73 acres	1,573 pounds

* Note, Crop data includes base acres and yield for all tracts combined. If there are different buyers for each tract, FSA will have the final determination of base acres for each individual tract.

Location Map



Tract 3 FSA Map



Tract 3 Soil Map



Area Symbol: ND063, Soil Area Version: 25

Code	Soil Description	Acres	Percent of total	Non-ir Class Legend	Non-ir Class	Productivity Index	Tn NCCPI Overall
G141A	Hemlock-Wyent loams, 0 to 2 percent slopes	35.27	46.4%		3a	77	89
G144B	Burns-Buse loams, 2 to 6 percent slopes	15.21	19.4%		3b	69	69
G147B	Delton-Wyent loams, 0 to 6 percent slopes	14.50	18.2%		3b	73	80
G100A	Hemlock-Tanka complex, 0 to 3 percent slopes	7.09	9.2%		3b	64	50
G143C	Burns-Buse-Langley loams, 0 to 2 percent slopes	2.21	2.9%		3c	50	36
G120A	Vallis, saline-Merced complex, 0 to 1 percent slopes	0.74	0.9%		3c	37	27
				Weighted Average		2.41	72





Online Auction Terms

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

Taxes: Real estate taxes for 2022 payable in 2023 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 25, 2022 or such other date agreed to by the parties. Subject to end of 2022 crop season.

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 Team, and the closing company for both Buyer and Seller.

Contract and Title: Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with The Title Team the required earnest payment. 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 November 25, 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 Team, the closing agent.

Sale Method: Offered in three individual tracts. All bids are open for advancement **starting Monday, September 26, 2022, at 9:00 AM until Tuesday, September 27, 2022, 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.

Seller(s): Jeffrey Shellenberger, Nancy Olsen, David Shellenberger

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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 online, 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.