

# SIMULCAST AUCTION

317± Acres, Traill County, North Dakota

Tuesday, February 22, 2022 • 10:00 AM

Holiday Inn | 3803 13th Avenue South, Fargo, North Dakota

## Highlights:

- Kelso Township
- Selling in Two Tracts
- High quality tillable land with a PI of 82

L-2200177

Bidding starts Monday, February 21, 2022 at 9:00 AM

Bidding closes Tuesday, February 22, 2022 at the conclusion of the live event

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

For additional information, please contact:



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# Property Information

**Property Location:** From Grandin, North Dakota proceed north on Highway 81 two miles to County #1 (gravel). Proceed east two and a quarter miles; this places you at the southeast corner of Tract 2 and the property is to the north.

## Legal Description:

**Tract 1:** NE1/4 of Section 23, T144 R50

**Tract 2:** SE1/4 of Section 23, T144 R50

**Property Description:** Exceptional half section located along good road and in proximity to Interstate 29. Well drained towards a legal ditch (Drain #70) at the north end of Tract 2. Silty clay soils with a PI indicated at 82+. To be sold by "high bidder choice" method, meaning the initial high bidder will have the choice to purchase one or both tracts. Subject to lease through 2022 farming season - call agents for lease details.

## Farm Data (combined):

Cropland	311.04 acres
Other	8.96 acres
Total	317.00 acres

## Combined FSA Information:

Crop	Base	Yield
Corn	98.0 acres	121 bushels
Soybeans	157.6 acres	40 bushels

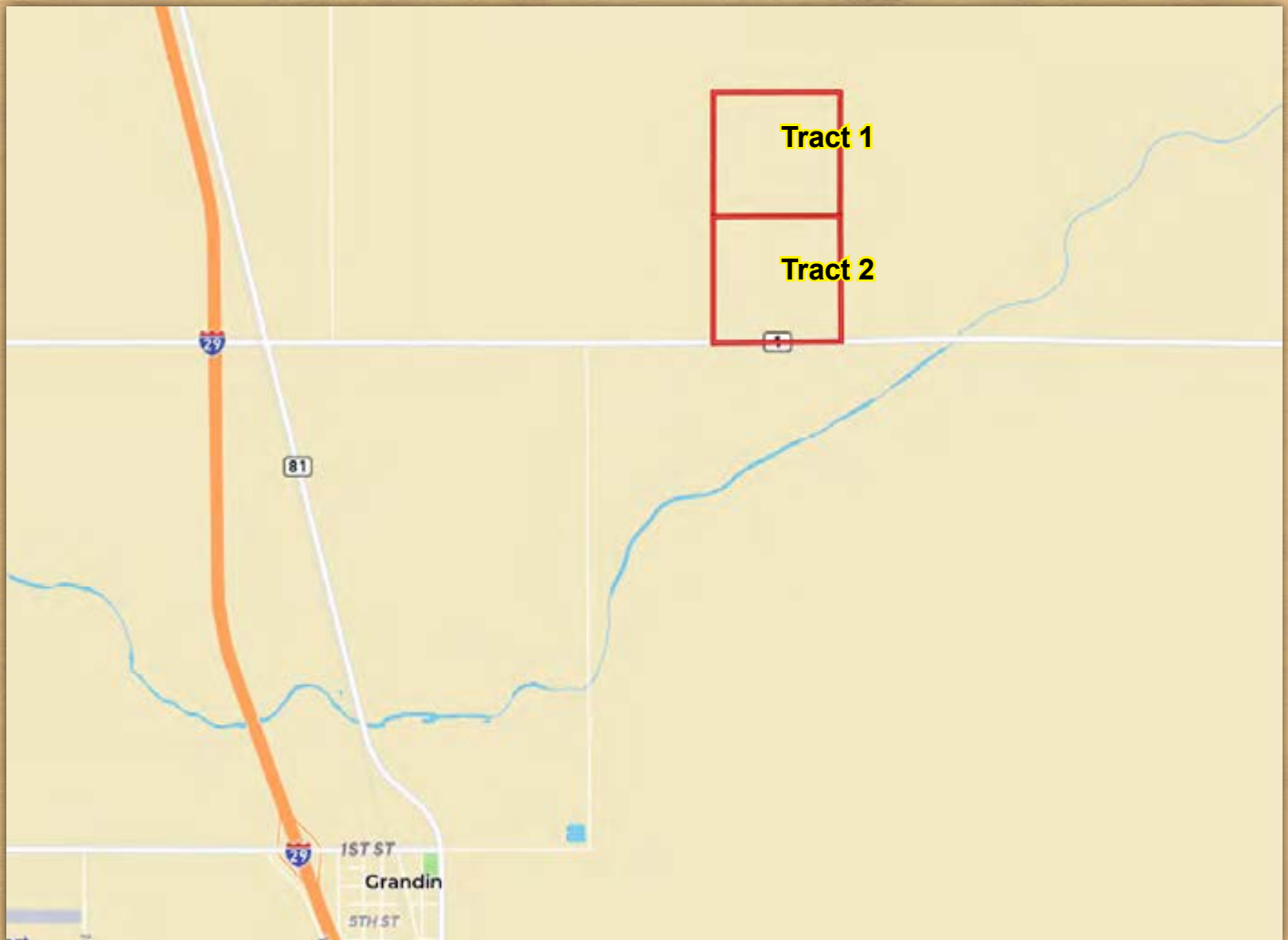
## Taxes:

**Tract 1:** \$3,015.71

**Tract 2:** \$3,047.45

*(Taxes are at discounted rates and include specials of \$675.10 for Tract 1 and \$688 for Tract 2)*

## Location Map



**Tract 1 Aerial Photo**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I461A	Hegne-Enloe silty clays, 0 to 1 percent slopes	128.91	82.54	83	54	2w
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	27.27	17.46	85	53	2w
TOTALS		156.18(*)	100%	83.35	53.83	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Tract 2 Aerial Photo**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I461A	Hegne-Enloe silty clays, 0 to 1 percent slopes	124.6	78.19	83	54	2w
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	34.65	21.74	85	53	2w
I229A	Fargo silty clay, 0 to 1 percent slopes	0.1	0.06	86	53	2w
TOTALS		159.35(*)	100%	83.44	53.78	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# 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 April 1, 2022 or such other date agreed to by the parties. Subject to current lease.

**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). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on April 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 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:** Roberta J. Stiefel Revocable Farm Trust

**Auctioneer:** Marshall Hansen License #2020

## Online Bidding Procedure

**Bidding starts Monday, February 21 at 9:00 AM. Bidding will conclude Tuesday, February 22, 2022 at the end of the live auction.**

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