

ONLINE AUCTION

160+/- Acres, Walsh County, Fertile Township, North Dakota

Online bidding starts Monday, April 4, 2022 • 9:00 AM

Bidding closes Tuesday, April 5, 2022 • 1:00 PM

To Register and Bid on this Auction, go to:

www.FNCBid.com

Highlights:

- Top of the line quality, unobstructed quarter of farmland
- Located just south of Hoople, North Dakota (Tatertown USA)
- Available for 2022
- Very strong cropping history including dry beans, potatoes, and sugar beets

L-2200249

For additional information, please contact:

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Property Information

Property Location: From the south side of Hoople on Highway 18, proceed south five miles to 72nd Street NE, then west for one mile and you will be at the northeast corner of the parcel.

Legal Description: Walsh County, Fertile Township, Lots 1 and 2, S1/2NE1/4 (aka NE1/4) of Section 6, T157 R54

Property Description: An exceptional quarter section of land for sale, located in an area of short supply south of Hoople in the potato production area of Walsh County. Accessed by gravel and minimum maintenance roads with a paved road located one mile east. Topography is level with a gentle slope, weighted average PI is 89.9, majority is Bearden soil. Middle Branch of Park River is located a quarter mile south providing some slope for excellent drainage.

Farm Data:

Cropland	158.50 acres
Roads	<u>1.50 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	32.10 acres	53 bushels
	53.56 acres	52 bushels
Corn	3.34 acres	135 bushels
	.05 acres	104 bushels
Soybeans	4.13 acres	26 bushels
	10.92 acres	26 bushels

* Note, NE1/4 is farmed as two FSA tracts that have individual Base Acres and Yields, FSA to determine final Base Acres and Yields

2021 Taxes: \$2,902.39 (includes \$80 Drain Special and 5% discount)

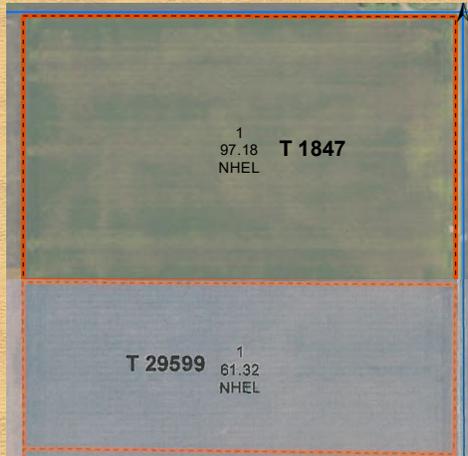
Property Location Map



Aerial Photo



FSA Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I119A	Bearden silty clay loam, 0 to 2 percent slopes	136.8	85.14	90	76	2e
I467A	Bearden silt loam, 0 to 2 percent slopes	23.87	14.86	89	79	2e
TOTALS		160.67(*)	100%	89.85	76.45	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.



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any will be transferred 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 May 6, 2022 or such other date agreed to by the parties.

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 North Dakota Guaranty and Title Company, 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 North Dakota Guaranty and Title Company 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 May 6, 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, and the closing company for both Buyer and Seller.

Sale Method: Offered in one individual tract. All bids are open for advancement **starting Monday, April 4, 2022, at 9:00 AM until Tuesday, April 5, 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): Estate of Rae Ann Larson by Jeff Larson PR

Online Bidding Procedure:

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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 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.

