

SIMULCAST AUCTION

1,160± Acres, McIntosh County, North Dakota

Wednesday, September 28, 2022 • 10:00 AM

Wild Rose Café & Bar | 103 West Main Street, Ashley, North Dakota

Highlights:

- Rare offering of six tracts near Ashley and Venturia
- Four of six tracts have state highway access
- Hoskins, Lowell, Albrights Valley & Johnstown Townships

L-2200461

ONLINE SIMULCAST BIDDING

Starts Tuesday, September 27, 2022 at 9:00 AM

Closes Wednesday, September 28, 2022

at the end of the live event

To Register and Bid on this Auction,
go to: www.fncbid.com

For additional information, please contact:

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Fargo, North Dakota

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Dale Weston, Agent

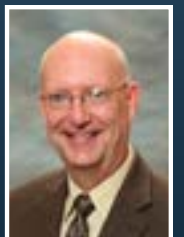
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Property Location: Multiple tracts located near Ashley and Venturia, North Dakota.

Legal Description:

Tract 1: NW1/4 of Section 1, T130 R70

Tract 2: Part of the NE1/4 of Section 36, T130 R70, including Lots 2-4 of Block 5, Lots 1-8 of Block 6, Lots 1-4 of Block 8, Lots 1-8 of Block 9, Dobler & Rott's 1st Addition

Tract 3: E1/2 of Section 5, T129 R70

Tract 4: SW1/4 of Section 35, T130 R71, less tract

Tract 5: NW1/4 of Section 2, T129 R71, less tracts

Tract 6: S1/2 NE1/4 & N1/2 SE1/4 North of RR in Section 11 & NW1/4 of Section 12, T129 R71

Property Description: High quality cropland that has been in the same family for many decades. Offered by auction (in-person and online) and **sold by "high-bidder choice" method, meaning the initial high bidder will have the choice to purchase one or any combination of tracts.** Tracts 2, 3, 4 and 5 all have State Highway #11 access. Tract 2 adjoins the city of Ashley. It includes 136.33 deeded acres PLUS undeveloped platted lots and areas dedicated to streets that are presently farmed- estimated at 10 additional acres!

Potential site area in Tract 3 along State Highway #11, with established trees and two older grain bins. Tract 5 surrounds Cenex Harvest States grain receiving facility. Tracts 4, 5 and 6 are identified as being located in a potential corridor for the Summit carbon pipeline project. Tract 1 is classified as highly erodible (HEL) by FSA; all other properties are classified as non-highly erodible (NHEL). NO U.S. Fish & Wildlife easements.

Contact Kyle Nelson for copies of FSA maps, information on undeveloped lots in Tract 2, or other property details; or visit www.farmersnational.com.

Taxes:

Tract 1: \$525.79

Tract 2: \$1,466.80

Tract 3: \$2,510.40

Tract 4: \$1,209.80

Tract 5: \$1,165.86

Tract 6: \$2,151.09

Farm Data:

Tract 1:

| | |
|----------|-------------------|
| Cropland | 151.08 acres |
| Hayland | 1.85 acres |
| Non-crop | <u>6.07 acres</u> |
| Total | 159.00 acres |

Tract 2:

| | |
|----------|--------------------|
| Cropland | 118.63 acres |
| Non-crop | <u>17.70 acres</u> |
| Total | 136.33 acres* |

*PLUS unplatted lots in Dobler & Rott's 1st Addition

Tract 3:

| | |
|----------|--------------------|
| Cropland | 293.82 acres |
| Non-crop | <u>20.04 acres</u> |
| Total | 313.86 acres |

Tract 4:

| | |
|----------|-------------------|
| Cropland | 138.12 acres |
| Hayland | 9.00 acres |
| Non-crop | <u>7.78 acres</u> |
| Total | 154.90 acres |

Tract 5:

| | |
|----------|-------------------|
| Cropland | 129.58 acres |
| Non-crop | <u>3.79 acres</u> |
| Total | 133.37 acres |

Tract 6:

| | |
|----------|--------------------|
| Cropland | 233.89 acres |
| Non-crop | <u>19.35 acres</u> |
| Total | 253.24 acres |

FSA Information:

| Tract 1: | Base | Yield |
|-----------------|--------------|--------------|
| Wheat | 105.10 acres | 20 bushels |
| Barley | 5.70 acres | 36 bushels |

| Tract 2: | Base | Yield |
|-----------------|-------------|--------------|
| Wheat | 29.02 acres | 46 bushels |
| Soybeans | 87.48 acres | 28 bushels |

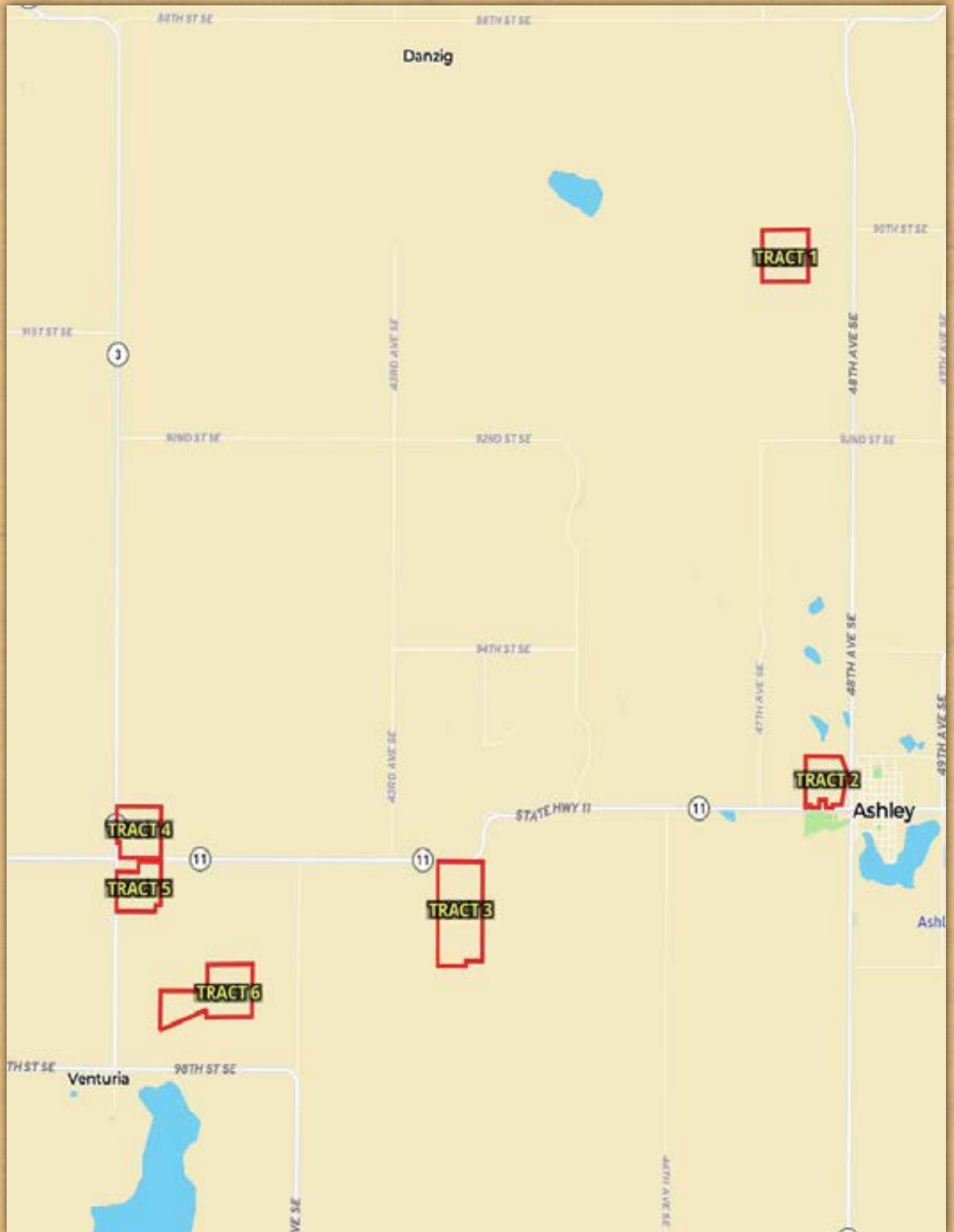
| Tract 3: | Base | Yield |
|-----------------|--------------|--------------|
| Wheat | 38.21 acres | 63 bushels |
| Corn | 59.55 acres | 127 bushels |
| Soybeans | 135.94 acres | 26 bushels |

| Tract 4: | Base | Yield |
|-----------------|-------------|--------------|
| Corn | 30.85 acres | 48 bushels |
| Soybeans | 73.06 acres | 22 bushels |

| Tract 5: | Base | Yield |
|-----------------|-------------|--------------|
| Corn | 28.93 acres | 48 bushels |
| Soybeans | 68.52 acres | 22 bushels |

| Tract 6: | Base | Yield |
|-----------------|--------------|--------------|
| Corn | 52.24 acres | 48 bushels |
| Soybeans | 123.70 acres | 22 bushels |

Location Map



Tract 1 Aerial Photo



Tract 1 Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|------|
| C877B | Wabek-Lehr complex, 2 to 6 percent slopes | 87.9 | 54.77 | 40 | 18 | 6s |
| C874C | Wabek-Appam complex, 6 to 9 percent slopes | 45.99 | 28.66 | 26 | 15 | 6s |
| C870E | Wabek-Lehr-Appam complex, 9 to 25 percent slopes | 11.64 | 7.25 | 24 | 16 | 7s |
| C817B | Lehr-Bowdle loams, 2 to 6 percent slopes | 9.21 | 5.74 | 50 | 24 | 3e |
| C409B | Sakakawea silty clay loam, 2 to 6 percent slopes | 4.67 | 2.91 | 61 | 52 | 3e |
| C5A | Southam silty clay loam, 0 to 1 percent slopes | 0.89 | 0.55 | 5 | 5 | 8w |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 0.18 | 0.11 | 84 | 52 | 2e |
| TOTALS | | 160.49(*) | 100% | 35.87 | 18.29 | 5.82 |

(*) 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 |
|-----------|--|-----------|-------|-------|-------|------|
| C403A | Tansem-Makoti complex, 0 to 2 percent slopes | 80.36 | 63.7 | 84 | 58 | 2c |
| C411A | Makoti silty clay loam, 0 to 2 percent slopes | 38.84 | 30.79 | 91 | 57 | 2c |
| C3A | Parnell silty clay loam, 0 to 1 percent slopes | 6.11 | 4.84 | 21 | 21 | 5w |
| C5A | Southam silty clay loam, 0 to 1 percent slopes | 0.85 | 0.67 | 5 | 5 | 8w |
| TOTALS | | 126.16(*) | 100% | 82.57 | 55.54 | 2.19 |

(*) 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 3 Aerial Photo

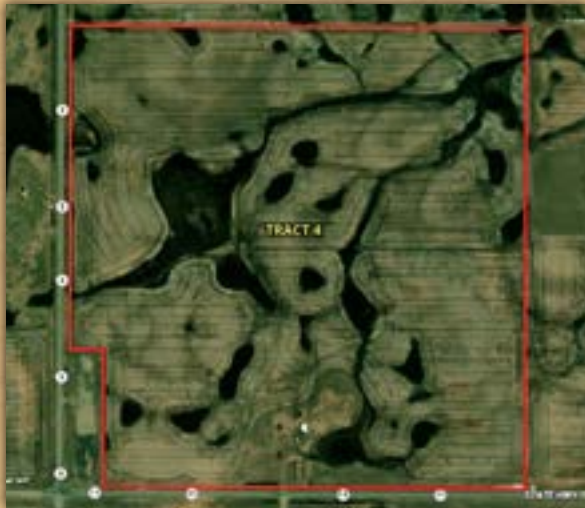


Tract 3 Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|------|
| C194B | Bearpaw-Zeeland loams, 3 to 6 percent slopes | 173.66 | 57.09 | 77 | 47 | 2e |
| C190C | Bearpaw loam, 6 to 9 percent slopes | 76.93 | 25.29 | 63 | 46 | 3e |
| C194A | Bearpaw-Zeeland loams, 0 to 3 percent slopes | 17.1 | 5.62 | 80 | 48 | 2e |
| C135D | Zahl-Williams loams, 9 to 15 percent slopes | 15.57 | 5.12 | 44 | 47 | 6e |
| C874C | Wabek-Appam complex, 6 to 9 percent slopes | 13.77 | 4.53 | 26 | 15 | 6s |
| C198B | Bearpaw-Noonan loams, 0 to 6 percent slopes | 7.13 | 2.34 | 67 | 38 | 2e |
| TOTALS | | 304.17(*) | 100% | 69.39 | 45.14 | 2.64 |

Tract 4 Aerial Photo



Tract 4 Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|------|
| C194B | Bearpaw-Zeeland loams, 3 to 6 percent slopes | 91.35 | 59.94 | 77 | 47 | 2e |
| C194A | Bearpaw-Zeeland loams, 0 to 3 percent slopes | 22.62 | 14.84 | 80 | 48 | 2e |
| C190C | Bearpaw loam, 6 to 9 percent slopes | 20.19 | 13.25 | 63 | 46 | 3e |
| C198B | Bearpaw-Noonan loams, 0 to 6 percent slopes | 6.42 | 4.21 | 67 | 38 | 2e |
| C135D | Zahl-Williams loams, 9 to 15 percent slopes | 6.12 | 4.02 | 44 | 47 | 6e |
| C3A | Parnell silty clay loam, 0 to 1 percent slopes | 5.69 | 3.73 | 21 | 21 | 5w |
| TOTALS | | 152.39(*) | 100% | 71.75 | 45.67 | 2.41 |

Tract 5 Aerial Photo



Tract 5 Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|------|
| C194B | Bearpaw-Zeeland loams, 3 to 6 percent slopes | 59.78 | 46.04 | 77 | 47 | 2e |
| C194A | Bearpaw-Zeeland loams, 0 to 3 percent slopes | 51.19 | 39.43 | 80 | 48 | 2e |
| C190C | Bearpaw loam, 6 to 9 percent slopes | 18.87 | 14.53 | 63 | 46 | 3e |
| TOTALS | | 129.83(*) | 100% | 76.15 | 47.25 | 2.15 |

Tract 6 Aerial Photo



Tract 6 Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|------|
| C194B | Bearpaw-Zeeland loams, 3 to 6 percent slopes | 119.38 | 48.18 | 77 | 47 | 2e |
| C194A | Bearpaw-Zeeland loams, 0 to 3 percent slopes | 83.08 | 33.53 | 80 | 48 | 2e |
| C190C | Bearpaw loam, 6 to 9 percent slopes | 41.32 | 16.68 | 63 | 46 | 3e |
| C198B | Bearpaw-Noonan loams, 0 to 6 percent slopes | 4.01 | 1.62 | 67 | 38 | 2e |
| TOTALS | | 247.79(*) | 100% | 75.51 | 47.02 | 2.17 |



Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed 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 9, 2022 or such other date agreed to by the parties. Subject to removal of 2022 crop.

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 November 9, 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 six individual tracts, **with high bidder "choice" of one tract or any combination of tracts or remaining tracts at the high bid amount.** 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: Triple F, LLLP

Auctioneer: Marshall Hansen License #2020

Online Bidding Procedure

Bidding starts Tuesday, September 27, 2022 at 9:00 AM.

Bidding will conclude Wednesday, September 28, 2022 at the end of the live auction.

To register and bid on this auction go to:
www.FNCBid.com

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.

