

ONLINE AUCTION

120+/- Acres, Pierce County, North Dakota

Online bidding starts Monday, November 14, 2022 • 9:00 AM

Bidding closes Tuesday, November 15, 2022 • 1:00 PM

Highlights:

- Excellent Pierce County farmland
- Located 12 miles north of Harvey
- Available for 2023 farming year

L-2200545

For additional information, please contact:

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



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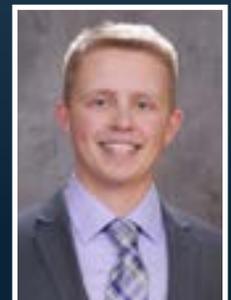
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Property Information

Property Location: From the intersection of Highway 52 and 30th Avenue NE located on the west side of Harvey, North Dakota, proceed 12.5 miles north on 30th Avenue NE until you reach 37th Street NE. Proceed west on 37th Street NE for one mile and you will be at the southeast corner of the property.

Legal Description: Pierce County, N1/2SE1/4, SE1/4SE1/4 of Section 26, T152 R73

Property Description: Productive Pierce County land with great access, located just one mile from paved road. Predominant soil type is Heimdal-Emrick loams. Land consists of light textured soils with good natural drainage.

Farm Data:

Cropland	112.20 acres*
Non-crop	6.00 acres
Roads & Waste	<u>1.80 acres</u>
Total	120.00 acres

*estimated, FSA to finalize cropland acres

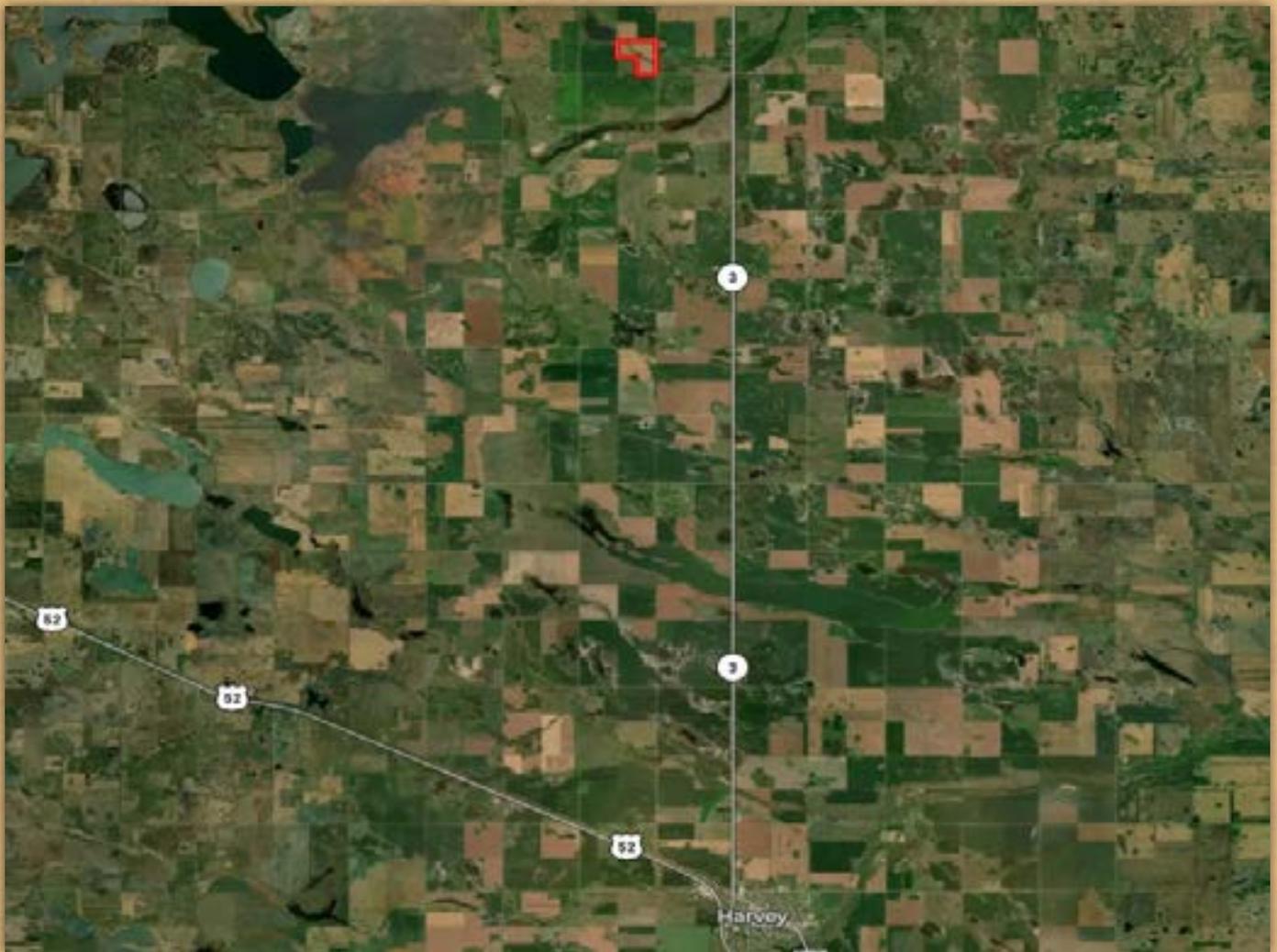
FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	320.02 acres	42 bushels
Flax	24.50 acres	17 bushels
Canola	72.93 acres	1,358 pounds

*Note, FSA will determine final base acres and yields

2021 Taxes: \$477.60 (prorated based on total number of acres; includes 5% discount)

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G233F	Esmond-Heimdal-Darnen loams, 9 to 35 percent slopes	36.85	30.5	32	30	7e
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	19.73	16.33	80	56	2e
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	19.33	16.0	73	55	2e
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	18.24	15.1	21	13	6w
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	14.82	12.27	55	47	3e
G233C	Esmond-Heimdal-Darnen loams, 3 to 9 percent slopes	11.3	9.35	61	54	4e
G221A	Emrick-Cathay loams, 0 to 3 percent slopes	0.53	0.44	71	59	2e
TOTALS		120.8 1(*)	100%	50.44	40.13	4.44



Online Auction Terms

Minerals: 100% of all subsurface minerals are reserved by the Seller(s).

Taxes: Real estate taxes for 2022, payable in 2023, will be paid by the Seller(s). 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 December 31, 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 The Title Team, 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 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 December 31, 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 company for both Buyer and Seller.

Sale Method: Offered in one individual tract. All bids are open for advancement **starting Monday, November 14, 2022, at 9:00 AM until Tuesday, November 15, 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): Donna Altepeter & Bonnie Jundt as Co-PR's of John Hager Estate

Online Bidding Procedure:

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

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 online bidding process through the main office computer.

All bids on the tract 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.

