

ONLINE AUCTION

312.99+/- Acres

Pembina County, Lincoln Townships, North Dakota

Highlights:

- Highly productive Red River Valley farmland
- Near American Crystal Drayton Factory
- Good natural drainage

L-2200566

L-2200567

Online bidding starts Monday, November 7, 2022 • 9:00 AM
Bidding closes Tuesday, November 8, 2022 • 1:00 PM

To Register and Bid on this Auction, go to:

www.FNCBid.com

For additional information, please contact:



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Property Location: Tract 1: From I-29, Exit 193, East on 86th Street NE for 0.25 miles, North on Old North Dakota 44 for two miles, East on 88th Street NE for 1.5 miles and you will be at the northwestern portion of Tract #1.

Tract 2: From I-29, Exit 193, East on 86th Street NE for 0.6 miles, South on 161st Avenue NE for 0.75 miles and you will be at the northern portion of the western part.

Legal Description: Pembina County, North Dakota, Lincoln Townships:
 Tract 1: N1/2 west of Coulee, less parts of Section 18, T160 R50 (Lincoln East Township)
 Tract 2: NE1/4SW1/4, S1/2SW1/4 of Section 25, T160 R51 (Lincoln Township)

Property Description: Two excellent parcels located in Lincoln Townships, Pembina County. American Crystal Drayton Factory is approximately three and six miles south.
 Tract 1: 192.99 acres, borders a natural coulee that provides additional drainage capabilities.
 Tract 2: 120 acres, is one-half miles off a well-traveled gravel road. Neither tracts contain a wetland.

Farm Data:

Tract 1:
 Cropland 187.40 acres
 Habitat 11.72 acres
 Total 199.12 acres

Tract 2:
 Cropland 116.57 acres
 Habitat 3.43 acres
 Total 120.00 acres

FSA Information:

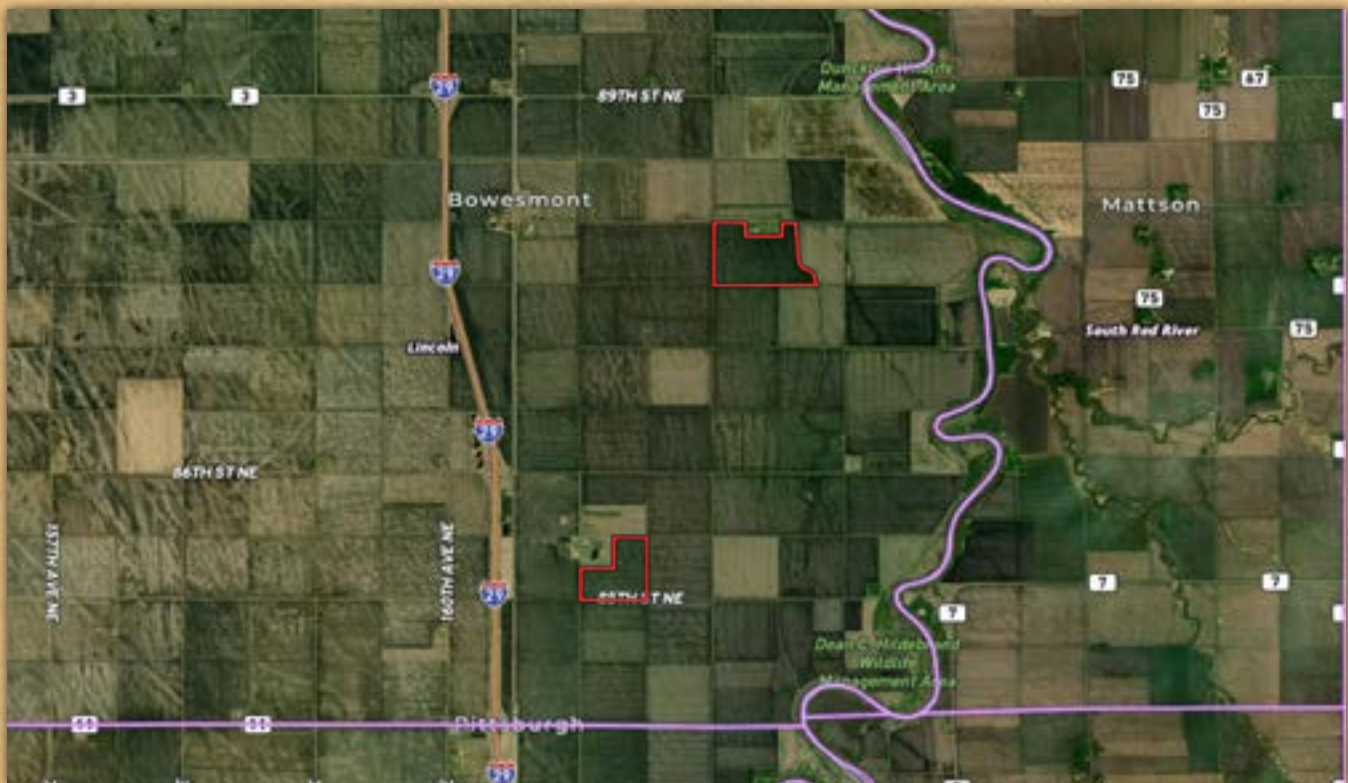
Tract 1:	<u>Base</u>	<u>Yield</u>
Wheat	89.53 acres	58 bushels
Soybeans	38.33 acres	31 bushels
Barley	33.99 acres	78 bushels

Tract 2:	<u>Base</u>	<u>Yield</u>
Wheat	43.66 acres	31 bushels
Soybeans	22.24 acres	34 bushels
Barley	26.61 acres	77 bushels

Taxes:

Tract 1: \$3,083.55 (includes 5% discount and \$1,157.94 of specials)
 Tract 2: \$1,581.47 (includes 5% discount and \$240 of specials)

Property Location Map



Tract 1 Aerial



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I644A	Grano silty clay, plane, 0 to 1 percent slopes	165.15	85.92	64	51	3w
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	22.6	11.76	83	56	2w
I231A	Dovray silty clay, 0 to 1 percent slopes	4.47	2.33	64	51	3w
TOTALS		192.22(*)	100%	66.23	51.59	2.88

Tract 2 Aerial



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	120.74	100.0	83	56	2w
TOTALS		120.74(*)	100%	83.0	56.0	2.0



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, will be reserved by the Sellers.

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 December 19, 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 - Grand Forks, 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 - Grand Forks the required earnest payment. Seller will provide an updated abstract at Sellers 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 19, 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 - Grand Forks, and the closing company for both Buyer and Seller.

Sale Method: Offered in two individual tracts. All bids are open for advancement **starting Monday, November 7, 2022, at 9:00 AM until Tuesday, November 8, 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): Kenneth Elliott & John Elliott

Online Bidding Procedure:

This online auction begins on

Monday, November 7, 2022, at 9:00 AM.

Bidding closes Tuesday, November 8, 2022, at 1:00 PM.

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 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.

