

ONLINE AUCTION

160± Acres, Ransom County, North Dakota



Highlights:

- Productive Ransom County farmland
- Available for 2023 crop year
- No USFW easements

L-2200635

For additional information, please contact:

Online Bidding starts Tuesday, November 8, 2022 at 9:00 AM
Bidding closes Wednesday, November 9, 2022 at 1:00 PM

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

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Property Location: From Englevale, North Dakota, go four miles west on County Road 134. Turn north and go one-half mile north on 116th Avenue SE. This will put you at the southwest corner of the quarter section.

Legal Description: NW1/4 of Section 21, T134 R58 (Hanson Township)

Property Description: Productive Ransom County land in Section 21 of Hanson Township. Predominantly Class II soils with a PI of 63.6. No USFW easements.

Farm Data:

Cropland	150.20 acres
Non-crop	<u>9.80 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Soybeans	37.88 acres	38 bushels
Wheat	13.67 acres	43 bushels
Corn	21.50 acres	133 bushels

Taxes: \$1,388.45 (discounted)

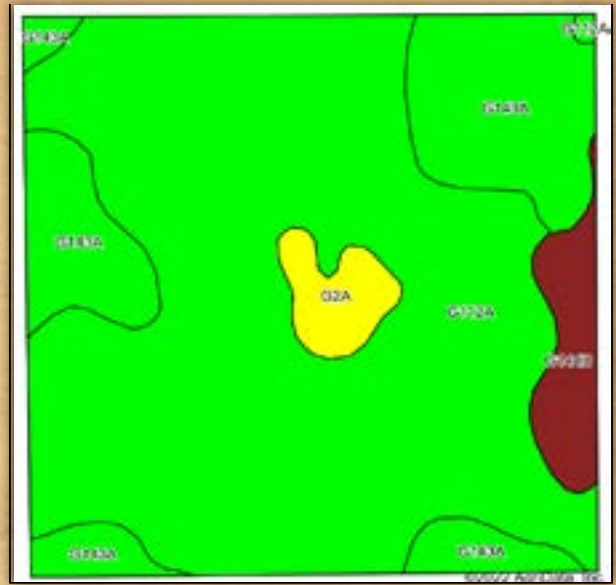
Location Map



Aerial Photo



Soils Map



Area Symbol: ND073, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Productivity Index	*n NCCPI Soybeans
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	114.49	71.6%		IIw	58	38
G143A	Barnes-Svea loams, 0 to 3 percent slopes	33.16	20.7%		IIc	85	59
G144B	Barnes-Buse loams, 3 to 6 percent slopes	7.37	4.6%		IIIe	69	56
G2A	Tonka silt loam, 0 to 1 percent slopes	4.98	3.1%		IVw	42	32
Weighted Average					2.11	63.6	*n 43



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.

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 14, 2022 or such other date agreed to by the parties. Subject to expiring farm 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 December 14, 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 as one individual tract. All bids are open for advancement starting **Tuesday, November 8, 2022, at 9:00 AM** until **Wednesday, November 9, 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 timeframe. All decisions of Farmers National Company 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: Cindy R. Bachman and Terry Bachman

Online Bidding Procedure:

This online auction begins on Tuesday, November 8, 2022 at 9:00 AM.

Bidding closes Wednesday, November 9, 2022 at 1:00 PM.

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.

