

SIMULCAST AUCTION

470+/- Acres • Richland County, North Dakota

Monday, November 21, 2022 • 10:00 AM

Wahpeton Events Center | 995 21st Avenue N • Wahpeton, North Dakota

Highlights:

- Excellent location within one mile of Minn-Dak Beet Plant
- Rare opportunity to buy large tracts of Red River Valley farmland
- Development potential with location next to city of Wahpeton with paved road access

L-2300013

ONLINE SIMULCAST BIDDING

Starts Friday, November 18, 2022 at 9:00 AM

Closes Monday, November 21, 2022

at the end of the live event

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



For additional information, please contact:

Scott Huether, Agent

Lisbon, North Dakota

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Property Location: Junction of 77th Street SE and Richland County Road 10 (181st Avenue SE).

Legal Description:

Tract 1: SE1/4 Section 30, T133 R47
 Tract 2: SW1/4 Section 30, T133 R47, Exception the South 441.8' of the West 986' of the SW1/4SW1/4
 Tract 3: NW1/4 Section 31, T133 R47

Property Description: Three quarters of great Red River farmland, located close to markets with great road access.

Farm Data:

Tract 1
 Cropland 155.15 acres
 Tract 2
 Cropland 145.15 acres
 Tract 3
 Cropland 156.14 acres
 Non-crop 1.17 acres
 Total 157.31 acres

FSA Information:

Tract 1	Base	Yield
Soybeans	63.39 acres	41 bushels
Wheat	45.69 acres	68 bushels
Corn	9.73 acres	149 bushels
Sunflowers	11.78 acres	1,251 pounds

Tract 2	Base	Yield
Soybeans	61.58 acres	41 bushels
Wheat	44.39 acres	68 bushels
Corn	9.45 acres	149 bushels
Sunflowers	11.44 acres	1,251 pounds

Tract 3	Base	Yield
Soybeans	61.58 acres	41 bushels
Wheat	44.39 acres	68 bushels
Corn	9.45 acres	149 bushels
Sunflowers	11.44 acres	1,251 pounds

Taxes:

Tract 1: \$2,806.78
 Tract 2: \$2,594.30
 Tract 3: \$2,250.86

Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I229A	Fargo silty clay, 0 to 1 percent slopes	37.66	52.35	86	52	2w
I383A	Overly silty clay loam, 0 to 2 percent slopes	19.07	26.51	97	65	2c
I372A	Bearden-Kindred silty clay loams, clayey substratum, 0 to 2 percent slopes	13.13	18.25	90	61	2e
I373A	Kindred-Bearden silty clay loams, 0 to 2 percent slopes	2.07	2.88	93	71	2c
TOTALS		71.94(1)	100%	89.84	57.63	2.0

Tract 2 Aerial Map



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I236A	Clearwater-Reis silty clays, loamy substratum, 0 to 1 percent slopes	115.47	76.88	87	51	2w
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	30.34	20.2	86	54	2w
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percent slopes	4.1	2.73	79	46	2w
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	0.29	0.19	83	65	2e
TOTALS		150.2(7)	100%	86.57	51.5	2.0

Tract 3 Aerial Map



Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I242A	Ryan-Fargo silty clays, 0 to 1 percent slopes	80.75	50.28	50	29	6e
I236A	Clearwater-Reis silty clays, loamy substratum, 0 to 1 percent slopes	38.88	24.21	87	51	2w
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percent slopes	25.41	15.82	79	46	2w
I234A	Fargo-Nutley silty clays, 0 to 2 percent slopes	13.92	8.67	81	47	2w
I229A	Fargo silty clay, 0 to 1 percent slopes	1.63	1.02	86	52	2w
TOTALS		160.59(*)	100%	66.6	38.81	4.01



Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

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, restrictions of record, and leases. 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 22, 2022, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required with the signed purchase agreement. 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: Upon acceptance of bid, 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 title insurance will be equally paid by the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 22, 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.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer(s) will pay. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered as three 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 Auction-

eer. 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.

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". 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. The Seller reserves the right to end listing early.

Seller(s): John V. Dietz Revocable Living Trust, Mike Dietz Trustee

Auctioneer: Marshall Hansen License #2020

Online Bidding Procedure

Bidding starts Friday, November 18, 2022 at 9:00 AM. Bidding will conclude Monday, November 21, 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.

