

ONLINE AUCTION

160+/- Acres, Grand Forks County, Northwood Township, North Dakota

Highlights:

- Highly desirable Glyndon and Gardena silt loam soils
- Located in an area known for excellent yields
- Great access along gravel roads
- Wooded area in northeast provides recreational appeal or potential cropland acres

L-2300070

Online bidding starts Monday, December 12, 2022 • 9:00 AM
Bidding closes Tuesday, December 13, 2022 • 1:00 PM

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



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For additional information, please contact:

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Property Location: From John Deere at the intersection of Highway #15 and Highway #18, proceed south for two miles to 3rd Avenue NE, then two miles west to 31st Street and you will be at the southeast corner of the property.

Legal Description: Grand Forks County, North Dakota, Northwood Township, SE1/4 of Section 13, T149 R54

Property Description: Located only three miles east/southeast of Northwood, or five and one-half miles north/northwest of Hatton in Grand Forks County, North Dakota, Northwood Township, SE1/4 of Section 13, T149 R54. This is an excellent producing quarter of land with highly desirable soils (Glyndon and Gardena) with weighted average Soil Productivity Index (SPI) of 90.6. The topography of the land is somewhat sloping that provides good surface drainage. Located in the northeast is an area of mature trees that provides some

recreational opportunities or could easily be converted to additional cropland acres. Access to this farm is by two good gravel roads on the east and south. This is a rare chance to add an extremely high quality farm to your operation or farmland holdings.

Farm Data:

Cropland	139.25 acres
Recreation	17.00 acres
Roads & Waste	<u>3.75 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	63.6 acres	63 bushels
Soybeans	25.3 acres	36 bushels

Taxes: \$2,267.75 (includes 5% discount)



Aerial



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I201A	Glyndon silt loam, 0 to 2 percent slopes	79.71	50.06	92	63	2e
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	73.49	46.16	89	63	2e
I202A	Gardena silt loam, 0 to 2 percent slopes	6.02	3.78	96	73	2e
TOTALS		159.2 2(*)	100%	90.77	63.38	2.0

(*) 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.

Property Location Map



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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, 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 January 30, 2023 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 January 30, 2023, 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 one individual tract. All bids are open for advancement **starting Monday, December 12, 2022, at 9:00 AM until Tuesday, December 13, 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): Orlie J. Hellem & Ruth O. Hellem Irrevocable Trust (Roger Hellem & Larry Hellem Co-Trustees)

Online Bidding Procedure:

This online auction begins on Monday, December 12, 2022, at 9:00 AM.

Bidding closes Tuesday, December 13, 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 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.

