

ONLINE AUCTION

160+/- Acres, Ward County, North Dakota

Highlights:

- Productive farmland in McKinley Township available for 2023
- Over 95% of cropland has Class IIc soils with a Productivity Rating of 79.
- Close proximity to US Highway 83 and Bypass and just minutes north of Minot.

L-2300131

Online Bidding starts Tuesday, February 7, 2023 • 9:00 AM

Bidding closes Wednesday, February 8, 2023 • 1:00 PM

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

For additional information, please contact:



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Dale Weston, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 361-2023

DWeston@FarmersNational.com

www.FarmersNational.com/DaleWeston



Kyle Nelson, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 238-9385

KNelson@FarmersNational.com

www.FarmersNational.com/KyleNelson



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Property Information

Property Location: From Ruthville, go two miles south on Highway 83 and then head east on 100th Avenue E for three miles. This will put you at the southwest corner of the quarter section. OR, from the junction of the Highway 83 Bypass, head north on Highway 83, Four miles and then head east on 100th Ave E. for three miles.

Legal Description: SW¼ of Section 9, T156 R82. (McKinley Township)

Property Description: Exceptional Class IIc soils such as Hamlet-Souris-Tonka complex and Hamlet-Tonka-Wyard complex and Class IIe soil Barnes loam. Productivity Index is 79. Seller is retaining all subsurface mineral interests including oil & gas.

Farm Data:

Cropland 148.33 acres
Non-crop 11.67 acres

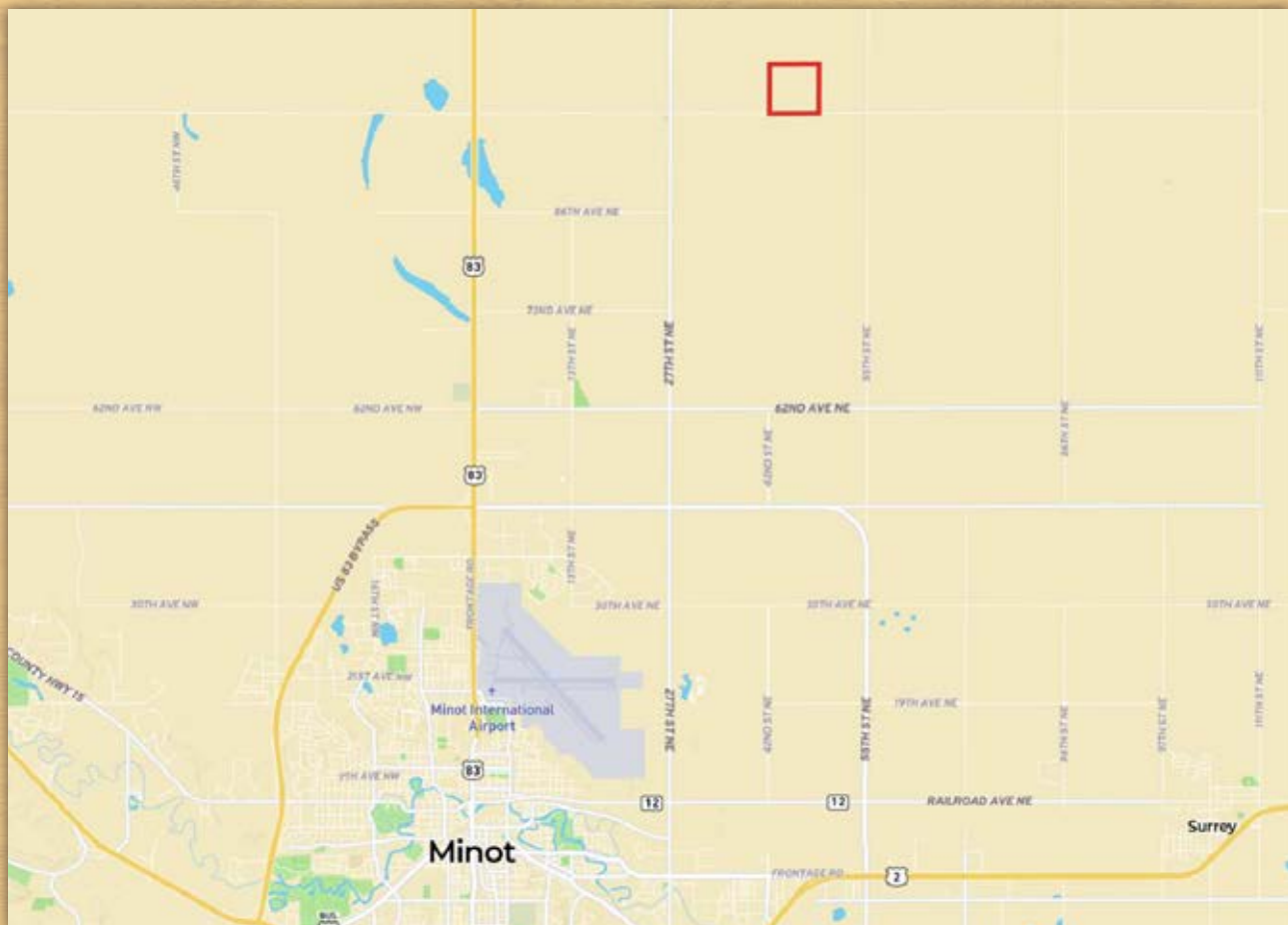
Total 160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Sunflowers	68.03 acres	1,248 pounds
Canola	37.23 acres	1,721 pounds
Wheat	16.51 acres	51 bushels
Oats	22.13 acres	72 bushels

2022 Taxes: \$1,310.56 (with discount)

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	139.24	87.18	80	48	2c
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	16.64	10.42	74	46	2c
F157B	Barnes loam, 3 to 6 percent slopes	2.44	1.53	81	55	2e
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	1.4	0.88	21	12	6w
TOTALS		159.72(*)	100%	78.87	47.58	2.04



Auction Terms

Minerals: All subsurface minerals including oil & gas will be retained by Seller.

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 March 13, 2023 or such other date agreed to by the parties. Subject to: easements of record and Seller retaining all subsurface and oil & gas minerals.

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 Team, the closing agent.

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 Team, 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).

Closing: The sale closing is on March 13, 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

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement **starting Tuesday, February 7, 2023, at 9:00 AM until Wednesday, February 8, 2023, 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. 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.

Sellers: Sheryl L. Solberg

Online Bidding Procedure:

This online auction begins on Tuesday, February 7, 2023 at 9:00 AM and closes Wednesday, February 8, 2023, at 1:00 PM.

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

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.



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