

# ONLINE AUCTION

171.15+/- Acres, Richland County, North Dakota

## Highlights:

- Excellent Richland County farmland located in Elma and Duerr East Twp
- Offered in two individual tracts
- Highly productive Forman-Buse soils
- Subject to lease through 2024

L-2300214

Online bidding starts Wednesday, April 5, 2023 at 9:00 AM  
Bidding closes Thursday, April 6, 2023 at 1:00 PM

To Register and Bid on this Auction, go to:

[www.fncbid.com](http://www.fncbid.com)



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For additional information, please contact:

**Eric Skolness, Agent**

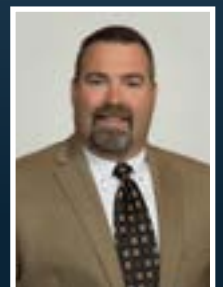
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# Property Information

**Property Location:** From Hankinson, North Dakota, go south four and one-half miles on County Highway 21 and continue west one and one-half miles on County Road 21W to arrive at the northwest corner of Tract 2. Continue west one and one-half miles on County Road 21W, then one-quarter mile south on 162nd Avenue SE to arrive at the northeast corner of Tract 1.

**Legal Description:**

Tract 1: S1/2 NE1/4 of Section 1, T129 R51  
 Tract 2: NE1/4 Exc 66.31 acres of Section 5, T129 R50

**Property Description:** Farmers National Company is pleased to offer two individual tracts of high quality Richland County, North Dakota farmland. Each tract features a high percentage of tillable cropland acres that boasts strong Forman-Buse soils. Property is located within close proximity to Hankinson Renewable Energy ethanol plant. Land is being offered subject to farm lease expiring December 31, 2024. Buyer(s) to assume the existing lease and will receive 100% of the 2023 and 2024 lease income.

**Farm Data:**

Tract 1  
 FSA Cropland 72.43 acres  
 Non-crop 5.03 acres  
 Total 77.46 acres

Tract 2  
 FSA Cropland 95.31\* acres  
 Total 93.69 acres

\*FSA cropland acres exceed deeded acres.

**FSA Information:**

Tract 1

Crop	Base	Yield	Elections
Soybeans	8.07 acres	32 bushels	ARC-IC
Corn	62.26 acres	115 bushels	ARC-IC

Tract 2

Crop	Base	Yield	Elections
Soybeans	10.65 acres	32 bushels	ARC-IC
Corn	82.12 acres	115 bushels	ARC-IC

**2022 Taxes:**

Tract 1: \$492 (with 5% discount)  
 Tract 2: \$480.22 (with 5% discount)

## Location Map



**Tract 1 Aerial Photo**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
J208B	Forman-Buse complex, 2 to 6 percent slopes	51.4	66.49	78	65	2e
J225B	Forman-Aastad complex, 1 to 4 percent slopes	11.0	14.23	88	69	2e
J209C	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	9.89	12.79	65	57	3e
J223D	Barnes-Sioux complex, 6 to 15 percent slopes	5.0	6.47	46	51	3e
TOTALS		77.29(*)	100%	75.68	63.63	2.19

**Tract 2 Aerial Photo**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
J209C	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	51.14	55.03	65	57	3e
J208B	Forman-Buse complex, 2 to 6 percent slopes	22.74	24.47	78	65	2e
J223D	Barnes-Sioux complex, 6 to 15 percent slopes	19.05	20.5	46	51	3e
TOTALS		92.93(*)	100%	64.29	57.73	2.76

# Online Auction Terms

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

**Taxes:** Real estate taxes will be prorated to closing.

**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 May 16, 2023 or such other date agreed to by the parties. Farm lease expiring December 31, 2024. Buyer will receive 100% of cash rent for 2023 and 2024.

**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, the closing agent.

**Contract and Title:** The high bidder(s) will enter into a real estate contract and deposit with The Title Company, the closing agent, 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 Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on May 16, 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 Company.

**Sale Method:** The real estate will be offered as two individual tracts. All bids are open for advancement **starting Wednesday, April 5, 2023 at 9:00 AM until Thursday, April 6, 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 minutes 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". 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:** Ericka Wetzel

## Online Bidding Procedure:

**This online auction begins Wednesday, April 5, 2023 at 9:00 AM.**

**Bidding closes Thursday, April 6, 2023, at 1:00 PM.**

**To register and bid on this auction go to:  
[www.fnccbid.com](http://www.fnccbid.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. Email notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

