

SIMULCAST AUCTION

160± Acres, LaMoure County, North Dakota

Tuesday, April 11, 2023 • 1:00 PM

Gladstone Inn & Suites | 111 2nd Street NE, Jamestown, North Dakota

Highlights:

- Strong soil profile with a PI of 75
- NW1/4 of Section 10, T135 R63
- Russell Township, near Dickey, North Dakota

*stock photo

L-2300221

Bidding starts Monday, April 10, 2023 at 9:00 AM

Bidding closes Tuesday, April 11, 2023 at the conclusion of the live event

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

For additional information, please contact:



Serving America's Landowners Since 1929

www.FarmersNational.com



Kyle Nelson, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 238-9385

KNelson@FarmersNational.com

www.FarmersNational.com/KyleNelson



Dale Weston, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 361-2023

DWeston@FarmersNational.com

www.FarmersNational.com/DaleWeston



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • Hunting Lease Network • FNC Ag Stock

Property Information

Property Location: From Edgeley, North Dakota, go 11 miles north on Highway 281 to County #35/61st Street SE; turn east and proceed five miles; or from Dickey, North Dakota, go one-half mile south on Highway 63, proceed west five and one-half miles.

Legal Description: NW1/4 of Section 10, T135 R63 Russell Township

Property Description: High quality cropland with over 85% of the soils being composed of highly productive Barnes-Svea loam varieties. County Road #35 (paved) along the north side. PI=75. NO U.S. Fish & Wildlife easements. **SUBJECT TO LEASE FOR 2023.** Buyer to receive 2023 cash rent proceeds.

Farm Data:

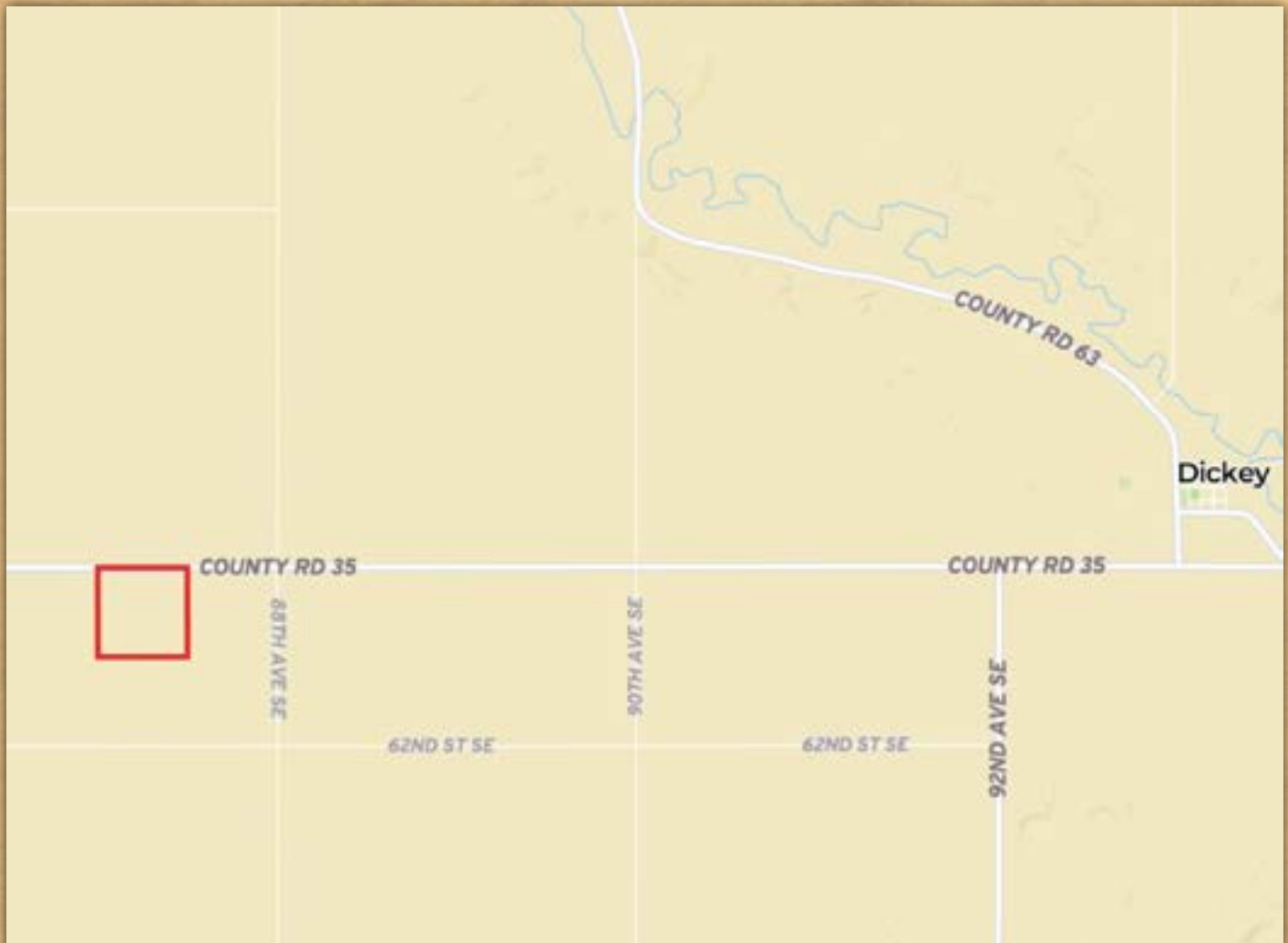
Cropland	155.02 acres
Other	4.98 acres
Total	160.00 acres

FSA Information:

Crop	Base	Yield
Wheat	36.75 acre	57 bushels
Corn	9.57 acres	144 bushels
Soybeans	81.9 acres	30 bushels

Taxes:
\$1,402.95

Location Map



FSA Aerial Photo



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G143A	Barnes-Svea loams, 0 to 3 percent slopes	87.22	54.46	86	64	2c
G143B	Barnes-Svea loams, 3 to 6 percent slopes	48.13	30.05	76	62	2e
G3A	Parnell silty clay loam, 0 to 1 percent slopes	13.44	8.39	26	23	5w
G275A	Renshaw loam, 0 to 2 percent slopes	10.55	6.59	45	31	4s
G276A	Renshaw-Sioux complex, 0 to 2 percent slopes	0.63	0.39	42	26	4s
G6A	Vallers loam, 0 to 1 percent slopes	0.19	0.12	47	58	4w
TOTALS		160.16(*)	100%	75.04	57.63	2.39



Auction Terms

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

Taxes: Real estate taxes for 2023 payable in 2024 will be paid by 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 May 31, 2023 or such other date agreed to by the parties. Subject to current lease through 2023 crop harvest. Buyer to receive 2023 cash rent.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding by the successful bidder. 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, Fargo.

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, Fargo 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 May 31, 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, Fargo.

Sale Method: The real estate will be offered in one individual tract. 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 Auctioneer. 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.

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: Barbara Darnall Clinton Exempt Trust

Auctioneer: Marshall Hansen License #2020

Online Bidding Procedure

Bidding starts Monday, April 10, 2023 at 9:00 AM. Bidding will conclude Tuesday, April 11, 2023 at the end of the live auction.

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.

