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L-2300335

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

**1,807± Acres, Bottineau County, North Dakota
Offered in Nine Tracts!**

Wednesday, August 9, 2023 | 10:00 AM

Sleep Inn Suites & Conference Center | 2400 10th Street SW, Minot, North Dakota

Highlights:

- Large farm unit being offered. Over 1,500 acres are contiguous.
- Antler and Wayne Townships, Bottineau County
- Available for 2024

For additional information, please contact:

Dale Weston, Agent | (701) 237-0059 or (701) 361-2023
DWeston@FarmersNational.com

Kyle Nelson, Agent | (701) 237-0059 or (701) 238-9385
KNelson@FarmersNational.com

Online Bidding starts | Tuesday, August 8, 2023 at 9:00 AM

Bidding closes | Wednesday, August 9, 2023 at 10:00 AM at Close of Live Event

To register and bid go to: www.fnctbid.com

Property Information

Location:

1,807+/- deeded acres, mostly contiguous, located southeast of Antler, North Dakota, and west of Westhope, North Dakota.

Legal Description:

- **Tract 1:** E1/2 & E1/2NW1/4 of Section 23, T163N R82W
- **Tract 2:** NW1/4 of Section 24, T163N R82W
- **Tract 3:** NE1/4 of Section 24, T163N R82W
- **Tract 4:** SE1/4, less tract, of Section 24, T163N R82W
- **Tract 5:** NE1/4, less tract, of Section 25, T163N R82W
- **Tract 6:** SW1/4 of Section 36, T163N R82W
- **Tract 7:** SW1/4 of Section 18, T163N R81W
- **Tract 8:** W1/2 of Section 19, T163N R81W
- **Tract 9:** SW1/4 of Section 16, T163N R81W

Property Description:

High quality cropland and pasture in large unit. Main soil type is Hamlet-Souris-Tonka complex, with a PI rating of 80! All parcels except, Tract #6, are subject to USFW easements. All oil and gas and subsurface minerals and current working wells and equipment are being retained by Sellers.

Improvements:

Eight steel grain bins and 40' x 60' metal cattle shed on Tract #4 (outside of excluded site).



Farm Data:

| | |
|-------------------|--------------------|
| • Tract 1: | |
| Cropland | 353.44 acres |
| Non-crop | <u>46.56 acres</u> |
| Total | 400 acres |
| • Tract 2: | |
| Cropland | 160 acres |
| • Tract 3: | |
| Pasture | 157.53 acres |
| Non-crop | <u>2.47 acres</u> |
| Total | 160 acres |
| • Tract 4: | |
| Cropland | 119.81 acres |
| Pasture | 25.78 acres |
| Non-crop | <u>7.41 acres</u> |
| Total | 153 acres |
| • Tract 5: | |
| Cropland | 148.16 acres |
| Non-crop | <u>6.84 acres</u> |
| Total | 155 acres |
| • Tract 6: | |
| Cropland | 157.16 acres |
| Non-crop | <u>2.84 acres</u> |
| Total | 160 acres |
| • Tract 7: | |
| Cropland | 135.48 acres |
| Non-crop | <u>17.52 acres</u> |
| Total | 153 acres |
| • Tract 8: | |
| Cropland | 274.12 acres |
| Non-crop | <u>31.88 acres</u> |
| Total | 306 acres |
| • Tract 9: | |
| Cropland | 158.58 acres |
| Non-crop | <u>1.42 acres</u> |
| Total | 160 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|--|--------------|--------------|
| • Tract 1 | | |
| Wheat | 160.81 acres | 43 bushels |
| Canola | 0.01 acres | 1,653 lbs |
| Barley | 48.5 acres | 52 bushels |
| Oats | 4.0 acres | 94 bushels |
| • Tracts 2-4 Combined | | |
| Wheat | 131.0 acres | 46 bushels |
| Barley | 40.4 acres | 33 bushels |
| Oats | 3.2 acres | 42 bushels |
| • Tract 5 does not contain base acres | | |
| • Tracts 6-9 Combined | | |
| Wheat | 493.29 acres | 43 bushels |
| Canola | 156.99 acres | 1,653 lbs |
| Barley | 36.2 acres | 52 bushels |
| Sunflowers | 27.9 acres | 1,434 lbs |

2022 Taxes: (total includes specials)

- **Tract 1:** \$3,939.73 (\$1,178.10 drain specials)
- **Tract 2:** \$1,760.16 (\$589.05 drain specials)
- **Tract 3:** \$1,770.92 (\$589.05 drain specials)
- **Tract 4:** \$1,711.81 (\$563.28 drain specials)
- **Tract 5:** \$1,284.37 (\$285.32 drain specials)
- **Tract 6:** \$1,245.73 (\$184.31 drain specials)
- **Tract 7:** \$1,550.72 (\$563.28 drain specials)
- **Tract 8:** \$3,262.85 (\$1,126.85 drain specials)
- **Tract 9:** \$1,457.58 (\$589.05 drain specials)

Location Map





Tillable Acres



Pasture and Water Dugout

Tract 1 Aerial Map



Tract 1 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-------|-------|------|
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 238.07 | 59.44 | 80 | 49 | 2c |
| F6A | Vallert loam, 0 to 1 percent slopes | 47.11 | 11.76 | 47 | 55 | 4w |
| F329A | Wyndmere fine sandy loam, 0 to 2 percent slopes | 33.32 | 8.32 | 60 | 40 | 3e |
| F270A | Arvilla sandy loam, 0 to 2 percent slopes | 21.27 | 5.31 | 41 | 20 | 3e |
| F366A | Hecla loamy fine sand, 0 to 2 percent slopes | 17.19 | 4.29 | 53 | 32 | 4e |
| F737A | Towner-Barnes fine sandy loams, 0 to 3 percent slopes | 9.89 | 2.47 | 70 | 51 | 3e |
| F160A | Hamlet-Souris loams, 1 to 3 percent slopes | 7.15 | 1.79 | 85 | 53 | 2c |
| F25A | Marysland loam, 0 to 1 percent slopes | 6.58 | 1.64 | 34 | 21 | 4w |
| F367A | Hecla fine sandy loam, 0 to 2 percent slopes | 6.4 | 1.6 | 57 | 34 | 3e |
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 5.51 | 1.38 | 64 | 44 | 2e |
| F731A | Swenoda fine sandy loam, 0 to 3 percent slopes | 4.53 | 1.13 | 77 | 57 | 3e |
| F38A | Arveson fine sandy loam, 0 to 1 percent slopes | 3.53 | 0.88 | 33 | 42 | 4w |
| TOTALS | | 400.55(*) | 100% | 69.28 | 46.07 | 2.56 |



Tract 2 Aerial Map



Tract 2 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-------|-------|------|
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 130.99 | 81.57 | 80 | 49 | 2c |
| F367A | Hecla fine sandy loam, 0 to 2 percent slopes | 12.65 | 7.88 | 57 | 34 | 3e |
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 8.56 | 5.33 | 64 | 44 | 2e |
| F6A | Vallers loam, 0 to 1 percent slopes | 5.18 | 3.23 | 47 | 55 | 4w |
| F737A | Towner-Barnes fine sandy loams, 0 to 3 percent slopes | 2.58 | 1.61 | 70 | 51 | 3e |
| F38A | Arveson fine sandy loam, 0 to 1 percent slopes | 0.63 | 0.39 | 33 | 42 | 4w |
| TOTALS | | 160.59(*) | 100% | 75.93 | 47.75 | 2.17 |

Tract 3 Aerial Map



Tract 3 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|------|
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 77.81 | 48.41 | 80 | 49 | 2c |
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 40.59 | 25.25 | 64 | 44 | 2e |
| F376A | Embden fine sandy loam, 0 to 2 percent slopes | 22.44 | 13.96 | 69 | 51 | 3e |
| F731A | Swenoda fine sandy loam, 0 to 3 percent slopes | 19.91 | 12.39 | 77 | 57 | 3e |
| TOTALS | | 160.75(*) | 100% | 74.06 | 49.01 | 2.26 |

Tract 4 Aerial Map



Tract 4 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|-----|
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 120.57 | 78.44 | 80 | 49 | 2c |
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 23.38 | 15.21 | 64 | 44 | 2e |
| F25A | Marysland loam, 0 to 1 percent slopes | 5.37 | 3.49 | 34 | 21 | 4w |
| F731A | Swenoda fine sandy loam, 0 to 3 percent slopes | 4.4 | 2.86 | 77 | 57 | 3e |
| TOTALS | | 153.72(*) | 100% | 75.88 | 47.49 | 2.1 |

Tract 5 Aerial Map



Tract 5 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-------|-------|------|
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 51.32 | 33.26 | 64 | 44 | 2e |
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 45.58 | 29.54 | 80 | 49 | 2c |
| F270A | Arvilla sandy loam, 0 to 2 percent slopes | 20.65 | 13.38 | 41 | 20 | 3e |
| F376A | Embden fine sandy loam, 0 to 2 percent slopes | 13.1 | 8.49 | 69 | 51 | 3e |
| F731A | Swenoda fine sandy loam, 0 to 3 percent slopes | 10.17 | 6.59 | 77 | 57 | 3e |
| F25A | Marysland loam, 0 to 1 percent slopes | 8.12 | 5.26 | 34 | 21 | 4w |
| F38A | Arveson fine sandy loam, 0 to 1 percent slopes | 5.36 | 3.47 | 33 | 42 | 4w |
| TOTALS | | 154.3(*) | 100% | 64.27 | 42.44 | 2.46 |

Tract 6 Aerial Map



Tract 6 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-------|-------|------|
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 71.5 | 44.8 | 80 | 49 | 2c |
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 67.9 | 42.55 | 64 | 44 | 2e |
| F38A | Arveson fine sandy loam, 0 to 1 percent slopes | 11.26 | 7.06 | 33 | 42 | 4w |
| F366A | Hecla loamy fine sand, 0 to 2 percent slopes | 8.94 | 5.6 | 53 | 32 | 4e |
| TOTALS | | 159.6(*) | 100% | 68.37 | 45.43 | 2.25 |

Tract 7 Aerial Map



Tract 7 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-------|-------|------|
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 79.09 | 51.84 | 80 | 49 | 2c |
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 38.69 | 25.36 | 64 | 44 | 2e |
| F270A | Arvilla sandy loam, 0 to 2 percent slopes | 22.29 | 14.61 | 41 | 20 | 3e |
| F447A | Colvin-Borup complex, saline, 0 to 1 percent slopes | 8.59 | 5.63 | 38 | 22 | 4w |
| F101A | Hamerly-Wyard loams, 0 to 3 percent slopes | 3.43 | 2.25 | 78 | 56 | 2e |
| F329A | Wyndmere fine sandy loam, 0 to 2 percent slopes | 0.49 | 0.32 | 60 | 40 | 3e |
| TOTALS | | 152.58(*) | 100% | 67.78 | 42.11 | 2.26 |

Tract 8 Aerial Map



Tract 8 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|-----|
| F158A | Hamlet-Souris-Tonka complex, 0 to 3 percent slopes | 133.24 | 43.26 | 80 | 49 | 2c |
| F100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 109.68 | 35.61 | 64 | 44 | 2e |
| F731A | Swenoda fine sandy loam, 0 to 3 percent slopes | 25.43 | 8.26 | 77 | 57 | 3e |
| F366A | Hecla loamy fine sand, 0 to 2 percent slopes | 18.35 | 5.96 | 53 | 32 | 4e |
| F376A | Embden fine sandy loam, 0 to 2 percent slopes | 11.87 | 3.85 | 69 | 51 | 3e |
| F38A | Arveson fine sandy loam, 0 to 1 percent slopes | 5.35 | 1.74 | 33 | 42 | 4w |
| F6A | Vallers loam, 0 to 1 percent slopes | 4.06 | 1.32 | 47 | 55 | 4w |
| TOTALS | | 307.98(*) | 100% | 70.77 | 46.9 | 2.3 |

Tract 9 Aerial Map



Tract 9 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-------|-------|------|
| F38A | Arveson fine sandy loam, 0 to 1 percent slopes | 55.5 | 34.61 | 33 | 42 | 4w |
| F731A | Swenoda fine sandy loam, 0 to 3 percent slopes | 37.15 | 23.17 | 77 | 57 | 3e |
| F376A | Embden fine sandy loam, 0 to 2 percent slopes | 35.18 | 21.94 | 69 | 51 | 3e |
| F329A | Wyndmere fine sandy loam, 0 to 2 percent slopes | 27.23 | 16.98 | 60 | 40 | 3e |
| F454A | Glyndon loam, 0 to 2 percent slopes | 3.53 | 2.2 | 77 | 50 | 2e |
| F366A | Hecla loamy fine sand, 0 to 2 percent slopes | 1.75 | 1.09 | 53 | 32 | 4e |
| TOTALS | | 160.34(*) | 100% | 56.86 | 47.17 | 3.34 |

AUCTION TERMS

Minerals: All Oil and Gas and subsurface minerals are being reserved by the Sellers. Existing oil wells and pumping structures not included with sale.

Taxes: Real estate taxes for 2023 payable in 2024 will be paid by the Seller. All future taxes and special assessments 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 September 19, 2023 or such other date agreed to by the parties. Subject to current lease, expiring December 31, 2023. Subject to U.S. Fish and Wildlife easements on all tracts except Tract #6; and reservation of all oil and gas and subsurface minerals by Sellers.

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 Ward Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Ward Title Company 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 equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on September 19, 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 Ward Title Company.

Sale Method: The real estate will be offered in nine tracts using the "High Bidder Choice" method. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with 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: Lynette Pederson, Cherie Korgel, Alisa Hallof, Shelly Muehlenbeck

Auctioneer: Marshall Hansen License #2020

Online Simulcast Bidding Procedure: The online bidding begins on **Tuesday, August 8, 2023, at 9:00 AM. Bidding will be simultaneous with the live auction on Wednesday, August 9, 2023, at 10:00 AM, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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