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L-2300385

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

237.42± Acres, Steele County, North Dakota

Tuesday, October 10, 2023 | 10:00 AM

Norsemen Hall | 1100 Parke Avenue, Portland, North Dakota

Highlights:

- **Golden Lake Township**
- **Available to farm in 2024**
- **Offered as two tracts**

For additional information, please contact:

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**Dale Weston, AFM, Agent | (701) 361-2023
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Online Bidding Starts | Monday, October 9, 2023 at 9:00 AM

Bidding Closes | Tuesday, October 10, 2023 at close of live event

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

Property Information

Directions to Property:

From Portland, North Dakota, proceed approximately 13 miles west on Highway 200. From Finley, North Dakota, proceed approximately nine miles east on Highway 200.

Tract 2 is along Highway 200, two miles south of Golden Lake, and Tract 1 is three-quarters of a mile to the south of Tract 2.

Legal Description:

Tract 1: S1/2S1/2 of Section 26, T147 R55

Tract 2: W1/2NE1/4 of Section 26, T147 R55

Property Description:

Diversified farmland located midway between Portland and Finley, North Dakota in eastern Steele County, two miles south of Golden Lake. Tract 1 has the middle branch of the Goose River meandering through the east half, affording hunting possibilities. The western portions contain some very productive loam soils. Wheat, soybeans, corn and edible beans have been raised on this tract in recent years.

Tract 2 is located along Highway 200 and has had sand extracted from two locations in the last several years, consuming about 10 tillable acres. Current aggregate lessee to remove sand pile by the auction date. Wheat and soybeans have been raised on this land in recent years. Buyer to receive any and all mineral interests currently held by owners in both tracts.

Farm Data:

Tract 1:

Cropland	133.00 acres (estimated)
Non-crop	27.00 acres
Total	160.00 acres

Tract 2:

*Cropland	71.28 acres
Non-crop	6.14 acres
Total	77.42 acres

*approximately 60 acres planted in 2023 due to sand excavation

FSA Information:

Tract 1:

	Base	Yield
Wheat	37.8 acres	57 bushels
Soybeans	38.0 acres	37 bushels

Tract 2:

	Base	Yield
Wheat	34.8 acres	57 bushels
Soybeans	17.4 acres	37 bushels

2022 Taxes - before early pay discounts:

Tract 1: \$1,231

Tract 2: \$229

Location Map



Aerial Map



Tract 1

Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	42.66	26.74	73	53	2e
G304A	Binford-Coe complex, 0 to 2 percent slopes	25.75	16.14	41	26	3e
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	22.14	13.88	21	12	6w
G211A	Fram-Wyard loams, 0 to 3 percent slopes	19.45	12.19	77	51	2e
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	17.75	11.13	64	51	2e
G308A	Brantford loam, 0 to 2 percent slopes	11.74	7.36	49	34	4s
G304C	Coe-Binford complex, 6 to 9 percent slopes	11.35	7.11	30	23	6s
G233D	Esmond-Heimdal-Darnen loams, 6 to 15 percent slopes	5.53	3.47	47	49	6e
G254A	Divide loam, shaly, 0 to 2 percent slopes	1.65	1.03	58	40	2s
G229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	0.83	0.52	40	43	4e
G577A	Velva, moist-Fluvaquents, channeled fine sandy loams, 0 to 2 percent slopes, frequently flooded	0.61	0.38	37	24	6w
G596B	Darnen loam, 2 to 6 percent slopes	0.05	0.03	90	64	2e
TOTALS		159.5 1(*)	100%	53.91	38.51	3.31

Tract 2

Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G308A	Brantford loam, 0 to 2 percent slopes	42.29	55.12	49	34	4s
G304C	Coe-Binford complex, 6 to 9 percent slopes	11.71	15.26	30	23	6s
G304A	Binford-Coe complex, 0 to 2 percent slopes	11.34	14.78	41	26	3e
G304B	Binford-Coe complex, 2 to 6 percent slopes	4.22	5.5	39	23	3e
G521A	Low loam, 0 to 1 percent slopes, occasionally flooded	3.62	4.72	41	32	4w
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	1.77	2.31	32	23	4w
G4A	Southam silty clay loam, 0 to 1 percent slopes	1.76	2.29	9	6	8w
TOTALS		76.71(*)	100%	42.67	29.54	4.19



Simulcast Auction Terms

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

Taxes: Real estate taxes for 2023 payable in 2024 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, 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 November 17, 2023, or such other date agreed to by the parties. Subject to current lease for the 2023 crop year.

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 Company, 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 Company the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 17, 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 in two individual tracts. Tract 1 will be offerered first, then Tract 2. 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. 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: Private Party

Auctioneer: Marshall Hansen ND 67-99

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, October 9, 2023, at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, October 10, 2023, with bidding concluding at the end of the live auction.

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

All bids 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 on-line 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.