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L-2300542

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

160± Acres, Pembina County, North Dakota

Bidding starts | Wednesday, November 8, 2023 at 9:00 AM

Bidding closes | Thursday, November 9, 2023 at 1:00 PM

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

Highlights:

- **Class II and III Glyndon loam soils**
- **Excellent drainage**
- **Very productive land for potatoes, sugar beets, edible beans, corn and wheat**

For additional information, please contact:

Hugh Hunt, Agent/AFM | (218) 843-1139

HHunt@FarmersNational.com

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Property Information

Directions to Property:

Travel three miles south of Cavalier, North Dakota, on Highway 18, then one and a half miles east on 92nd Street NE.

Legal Description:

SE1/4 of Section 23, T161N R54W

Property Description:

Excellent Pembina County farmland with productive Glyndon loam soils. Highly productive soils for potatoes, sugar beets and edible beans with excellent crop history. Great drainage and access. Nice field with a strong Productivity Index.

Farm Data:

Cropland	153.31 acres
Non-Crop	<u>6.69 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	74.35 acres	49 bushels
Soybeans	38.92 acres	33 bushels

2022 Taxes:

\$2,703.59

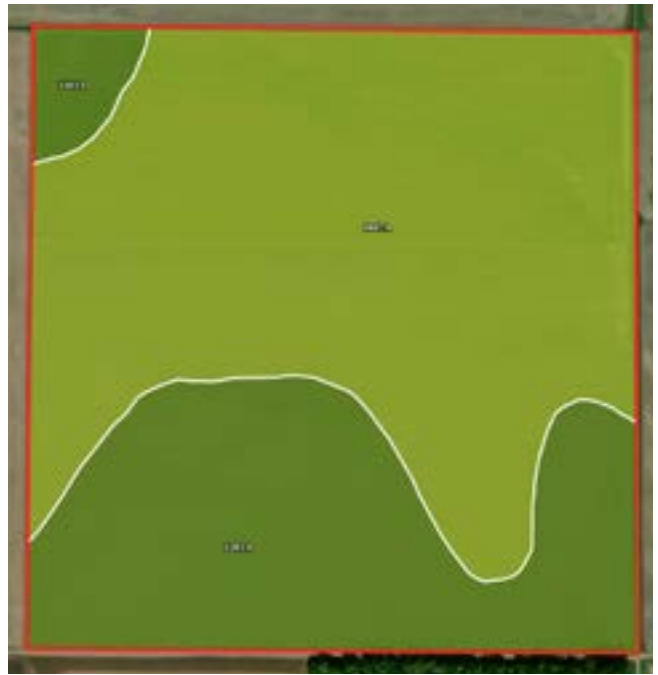
Property Location Map



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I847A	Glyndon loamy very fine sand, 0 to 2 percent slopes	99.43	63.11	78	49	3e
I201A	Glyndon silt loam, 0 to 2 percent slopes	58.11	36.89	92	58	2e
TOTALS		157.54(*)	100%	83.16	52.32	2.63



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 11, 2023, or such other date agreed to by the parties.

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 Team.

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. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 11, 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 Wednesday, November 8, 2023, at 9:00 AM until Thursday, November 9, 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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: Fred Clark and Carol Larson

Online Bidding Procedure: This online auction begins on Wednesday, November 8, 2023, at 9:00 AM. Bidding closes on Thursday, November 9, 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.

