



Farmers
National
Company

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L-2300584

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ONLINE AUCTION

79.44± Acres, Logan County, North Dakota

Bidding starts | Wednesday, November 15, 2023 at 9:00 AM

Bidding closes | Thursday, November 16, 2023 at 1:00 PM

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

Highlights:

- **Productive farmland south of Gackle**
- **No USFW easements**
- **Available for 2024 crop year**

For additional information, please contact:

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Property Information

Location: From the intersection of North Dakota Highway 46 and North Dakota Highway 56, at Gackle, go south on Highway 56 for 10 miles. Turn on to 64th Street SE and head east two miles. Turn right and go south one mile. This will put you at the northwest corner of the property.

Legal Description:
N½NW¼ of Section 34, T135 R67 (Gutschmidt Township).

Property Description:
Tillable Gutschmidt Township cropland with ability to be farmed in 2024. No USFW easements.

Farm Data:

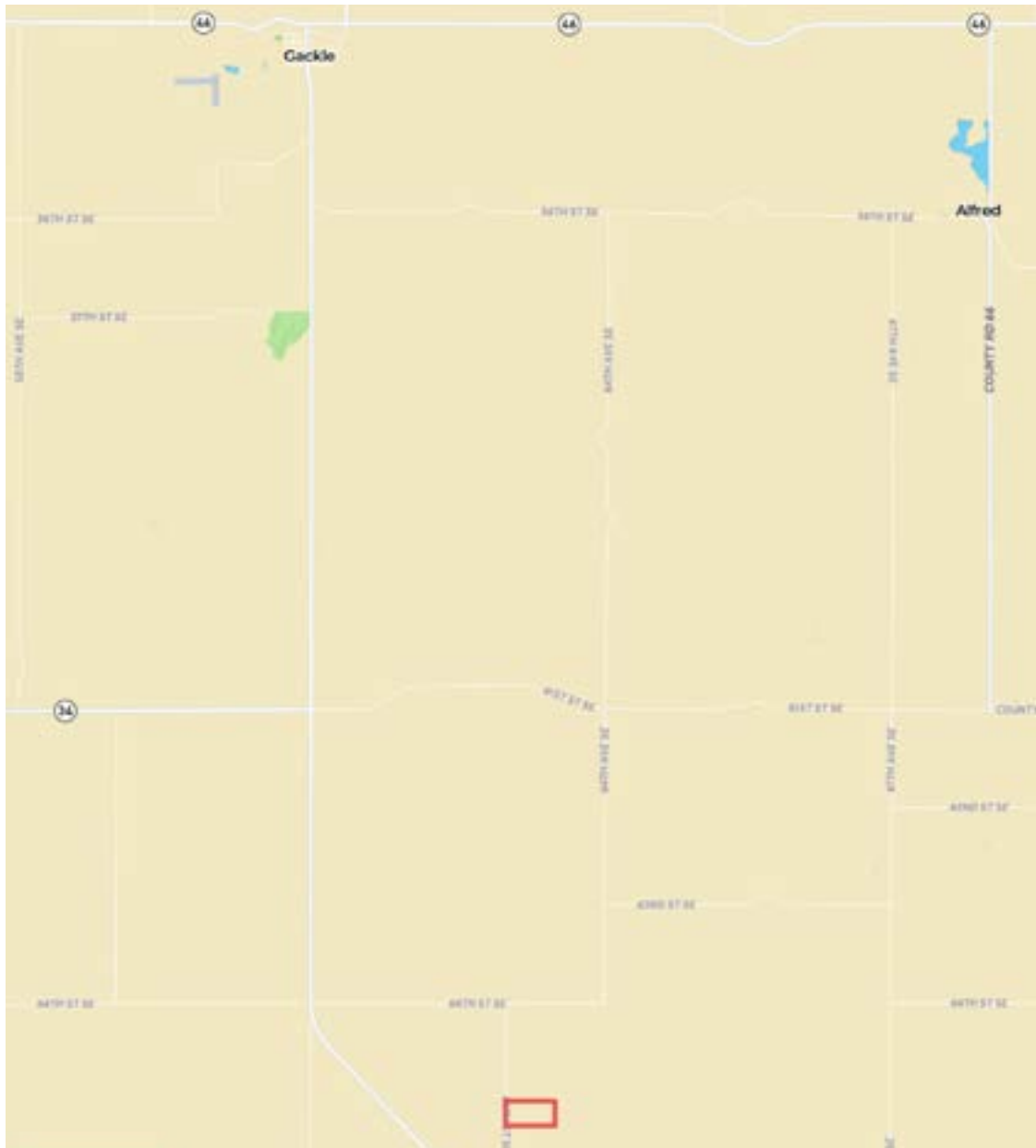
Cropland	74.30 acres
Non-crop	<u>5.14 acres</u>
Total	79.44 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	41.60 acres	38 bushels
Corn	31.80 acres	107 bushels

2022 Taxes: \$403.22 (with discount)

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	34.88	43.31	57	49	4e
C135D	Zahl-Williams loams, 9 to 15 percent slopes	25.97	32.24	44	47	6e
C132B	Williams-Zahl loams, 3 to 6 percent slopes	19.69	24.45	77	52	2e
TOTALS		80.54(*)	100%	57.7	49.09	4.16



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 January 9, 2024 or such other date agreed to by the parties. Subject to easements of record.

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.

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 closing services will be paid by the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 9, 2024 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 one individual tract. All bids are open for advancement starting **Wednesday, November 15, 2023, at 9:00 AM until Thursday, November 16, 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 with the 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 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: Krieger Heirs

Online Bidding Procedure:

This online auction begins

Wednesday, November 15, 2023, at 9:00 AM.

Bidding closes Thursday, November 16, 2023, at 1:00 PM.

To register and bid on this auction go to:

www.fnctbid.com

Bidders can also bid in person at the Farmers National Company office located at 4141 31st Ave S., Suite 101, Fargo, ND 58104. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.

