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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Steele County, North Dakota

Tuesday, November 14, 2023 | 10:00 AM

Mayville Golf Club | 34 Westwood Drive, Mayville, North Dakota 58257

Highlights:

- High quality cropland offered in two tracts
- Golden Lake Township
- Available to farm in 2024

For additional information, please contact:

Kyle Nelson, Agent | (701) 238-9385
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Dale Weston, AFM, Agent | (701) 361-2023
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Online Bidding Starts | Monday, November 13, 2023 at 9:00 AM

Bidding Closes | Tuesday, November 14, 2023 at close of live event

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

Property Information

Directions to Property:

From Portland, North Dakota, proceed approximately 12 miles west. The land is one-half mile south of Highway 200.

Legal Description:

Tract 1: S1/2NE1/4 of Section 25, T147 R55

Tract 2: E1/2SE1/4 of Section 25, T147 R55

Property Description:

Excellent tillable land located midway between Portland and Finley, North Dakota in central Steele County. Composed of productive loam soils conducive to all of the major crops grown in the vicinity. Offered as two tracts, high-bidder choice. Tract 1 is being split from a larger FSA field, so tillable acres are estimated. Good drainage and access, being located one-quarter mile south of Highway 200.

Farm Data:

Tract 1:

Cropland	79.00 acres (estimated)
Non-crop	<u>1.00 acres</u>
Total	80.00 acres

Tract 2:

Cropland	77.23 acres
Non-crop	<u>2.77 acres</u>
Total	80.00 acres

FSA Information:

	Base	Yield
Corn	175.6 acres	121 bushels
Soybeans	125.7 acres	37 bushels

From a larger tract of 374.47 cropland acres

2022 Taxes :

Tract 1: *\$10.17 per acre (estimate)

Tract 2: *\$11.37 per acre

*Both amounts are after early payment discount



Location Map



Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I400A	Gilby loam, 0 to 2 percent slopes	42.22	54.51	78	65	2e
I857A	Wyndmere-Tiffany complex, stratified substratum, 0 to 2 percent slopes	24.32	31.4	71	52	3e
I269A	Kratka fine sandy loam, 0 to 1 percent slopes	9.09	11.74	31	57	4w
I405A	Antler clay loam, 0 to 2 percent slopes	1.83	2.36	83	61	2e
TOTALS		77.46(*)	100%	70.4	59.89	2.55

Tract 2 Aerial Map



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I857A	Wyndmere-Tiffany complex, stratified substratum, 0 to 2 percent slopes	40.76	50.84	71	52	3e
I400A	Gilby loam, 0 to 2 percent slopes	35.76	44.61	78	65	2e
I269A	Kratka fine sandy loam, 0 to 1 percent slopes	3.65	4.55	31	57	4w
TOTALS		80.17(*)	100%	72.3	58.03	2.6

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 January 4, 2024, 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 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 January 4, 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 two individual tracts. 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: Patricia McDonald & Paula Simley

Auctioneer: Marshall Hansen, License # 2020

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 13, 2023, at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, November 14, 2023, with bidding concluding at the end of the live auction.

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