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National
Company™

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L-2400139

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ONLINE AUCTION

80± Acres, Richland County, North Dakota

Bidding starts | Monday, February 12, 2024 at 9:00 AM

Bidding closes | Tuesday, February 13, 2024 at 1:00 PM

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

Highlights:

- Beautiful Red River Valley land near Abercrombie
- Highly productive Wheatville silt loam with PI of 85
- Available for spring 2024

For additional information, please contact:

Dale Weston, Agent | (701) 361-2023
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Property Information

Location: From intersection of Highway 81 and 67th Street SE, just south of the town of Abercrombie, go 1.5 miles west on 67th Street SE. This will put you at the southwest corner of the parcel.

Legal Description: W1/2SE1/4 of Section 6, T134 R48 (Abercrombie "E" Township)

Property Description: Nice parcel of productive farmland with 79.67 tillable acres. Outside of Red River Diversion. Available for 2024.

Farm Data:

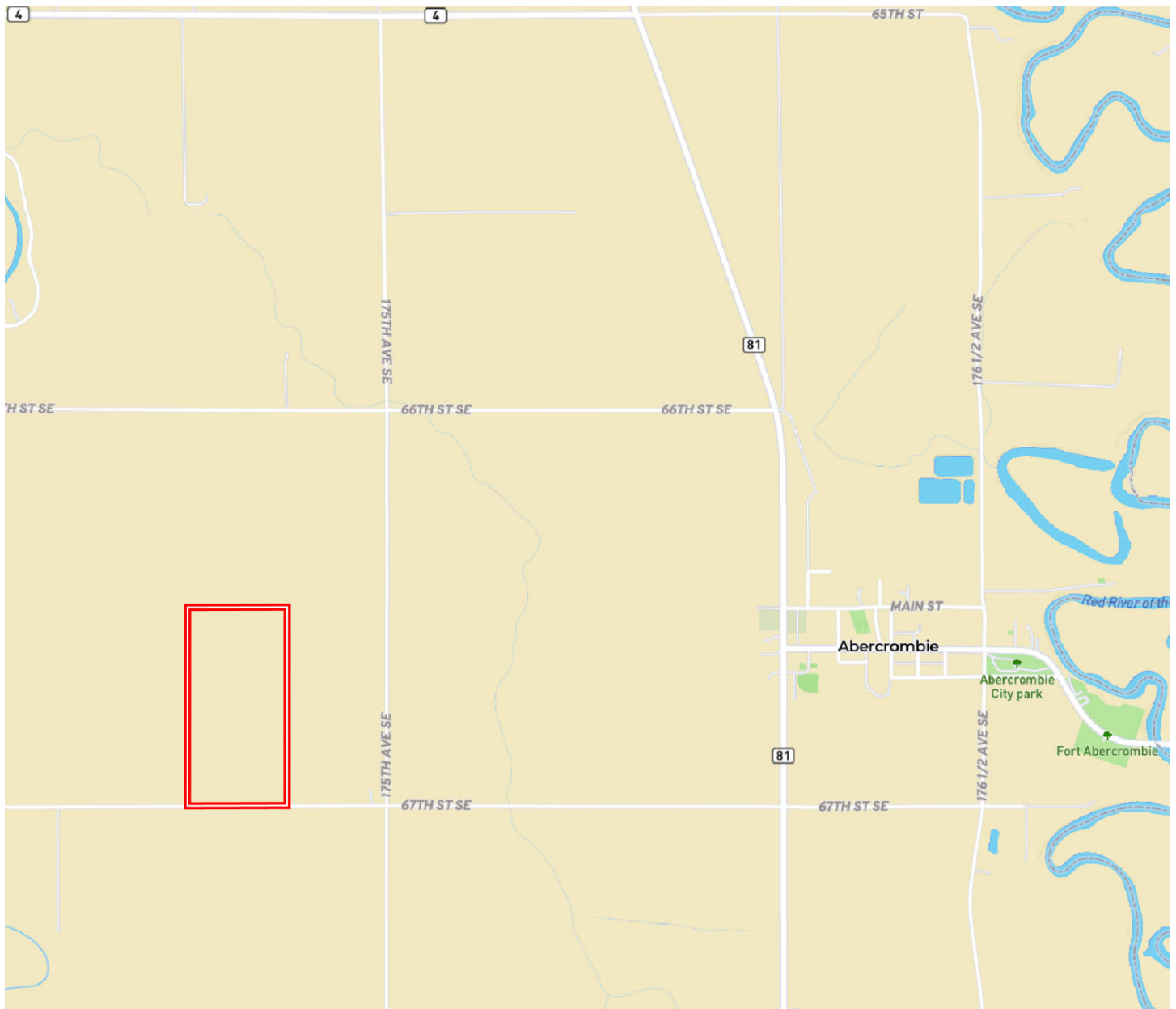
Cropland	79.67 acres
<u>Non-crop</u>	<u>0.33 acres</u>
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	12.12 acres	133 bushels
Soybeans	46.50 acres	33 bushels
Wheat	20.20 acres	53 bushels

2023 Taxes: \$1,819.68 (with discount)

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I377A	Wheatville silt loam, 0 to 2 percent slopes	79.92	100	85	59	2e
TOTALS		79.92(*)	100%	85.0	59.0	2



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 April 1, 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 equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 1, 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 **Monday, February 12, 2024, at 9:00 AM until Tuesday, February 13, 2024, 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: Cynthia and Theodore Zierhut

Online Bidding Procedure: This online auction begins, **Monday, February 12, 2024, at 9:00 AM. Bidding closes Tuesday, February 13, 2024, at 1:00 PM.**

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

Bidders can also bid in person at the Farmers National Company office located at 4141 31st Avenue South, Suite 101, Fargo, North Dakota 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.