



Farmers
National
Company

www.FarmersNational.com

L-2400170

SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

76.41± Acres, Grand Forks County, North Dakota

BIDS DUE: Thursday, March 21, 2024 by 12:00 PM

Contact Agent for Additional Details!

Highlights:

- Quality soils
- Available for 2024
- Paved road access



For additional information, please contact:

Jim Ivers, AFM/Agent

(701) 757-0245 or (218) 779-2295

JIvers@FarmersNational.com

Property Information

Location: One-half mile west of Manvel, North Dakota, on County Road 33/28th Avenue Northeast.

Legal Description:

59.14 acres in SW1/4 of Section 10 and 17.27 acres in SE1/4 of Section 9, T153 R51.

Property Description:

57.20 acres of high quality cropland located west of Manvel, North Dakota, south of the Turtle River.

Farm Data:

Cropland	57.20 acres
Non-crop	7.21 acres
Timber	<u>12.00 acres</u> (estimated)
Total	76.41 acres

FSA Information:

	Base	Yield
Wheat	13.30 acres	36 bushels
Corn	13.30 acres	103 bushels
Soybeans	13.30 acres	26 bushels
Barley	13.30 acres	53 bushels

2023 Taxes:

Section 10: \$595.78 including \$5 special assessment and 5% discount

Section 9: \$219.46 including 5% discount

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	24.64	33.82	77	43	2e
I165A	Bearden-Perella silty clays, 0 to 2 percent slopes	24.24	33.27	89	58	2e
I231A	Dovray silty clay, 0 to 1 percent slopes	16.86	23.14	64	38	3w
I594A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	7.12	9.77	96	77	2c
TOTALS		72.86 (^{*)}	100%	79.84	50.16	2.23

FOR SALE BY BID 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 23, 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 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. 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 23, 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 Team.

Sale Method: The real estate will be offered as a total unit. The real estate will sell in the manner resulting in the highest total price. **Please submit your highest and best offer as there will be no oral bidding.** Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Bid Procedure: **Written bids will be received at the office of Jim Ivers, 4050 Gardenview Drive #103, Grand Forks, North Dakota 58201 or by email: JIvers@FarmersNational.com, up to Thursday, March 21, 2024 at 12:00 PM.**

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 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: Christine Sivertson, Tracey Kinney, Colette De La Cruz



Bid Form

76.41 acres, Grand Forks County, North Dakota, L-2400170

Legal Description: 59.14 A in SW1/4 of Section 10 & 17.27 A in SE1/4 of Section 9, T153 R51.

I hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 12:00 PM, Thursday, March 21, 2024, to:

Jim Ivers, Agent
Farmers National Company
4050 Garden View Drive, Ste 103, Grand Forks, North Dakota 58201
JIvers@farmersnational.com
Telephone: (218) 779-2295



Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock