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L-2400482



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# ONLINE AUCTION

**147.41± Acres, Richland County, North Dakota**

**Bidding starts | Tuesday, October 15, 2024 at 9:00 AM**

**Bidding closes | Wednesday, October 16, 2024 at 1:00 PM**

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Highlights:

- High quality Red River Valley land
- Walcott (East) Township
- Soil Productivity Index of 86

**For additional information, please contact:**

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# Property Information

## Property Location:

At the Walcott Exit (#42) on Interstate 29, proceed two miles west along Highway 2, then one-half mile north on 170th Avenue SE. This brings you to the southeast corner of the property.

## Legal Description:

NE1/4 (less site) of Section 32, T136 R49

## Property Description:

Productive farmland with uniform slope to the northeast corner. Deep ditches located on the east and north to facilitate surface drainage or the potential installation of drain tile. Gravel roads to the north and east; 1/2 mile north of paved Highway #2, and two miles west of an Interstate 29 exchange. A majority of the soils are Fargo silty clay. Available to farm for 2025. Subject to 2024 lease and crop removal (corn). There will be no fall tillage completed by the current tenant.

## Farm Data:

Cropland	142.07 acres
Non-crop	<u>5.34 acres</u>
Total	147.41 acres

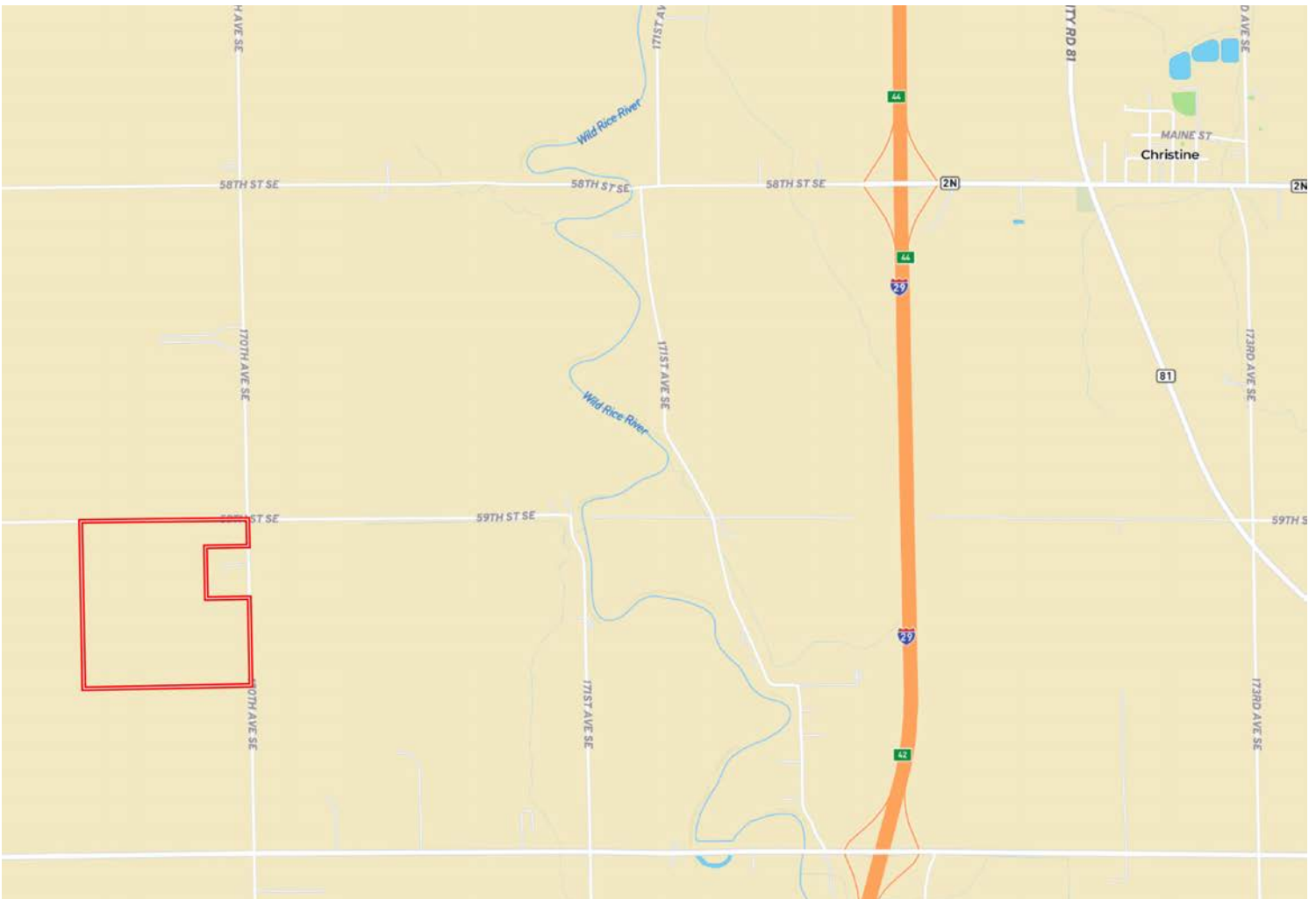
## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	31.09 acres	49 bushels
Corn	8.90 acres	101 bushels
Soybeans	97.19 acres	34 bushels

## 2023 Taxes:

\$3,354.74 Net Tax with 5% discount  
\$294.82 Annual Special Assessment  
\$3,649.56 Total

## Property Location Map





**FSA Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I229A	Fargo silty clay, 0 to 1 percent slopes	115.8 2	79.11	86	52	2w
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	30.59	20.89	86	33	3w
TOTALS		146.4 1(*)	100%	86.0	48.03	2.21





# Online Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2024 payable in 2025 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 November 27, 2024, or such other date agreed to by the parties. Subject to current lease and 2024 crop removal.

**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 the required earnest payment with The Title Company. 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 November 27, 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 tract. All bids are open for advancement starting Tuesday, October 15, 2024 at 9:00 AM until Wednesday October 16, 2024 at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and are 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 a 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:** Estate of Marion Patterson c/o Kim E. Fey, PR

## Online Bidding Procedure

Online bidding begins Tuesday, October 15, 2024, at 9:00 AM. Bidding ends on Wednesday, October 16, 2024, at 1:00 PM.

**To register and bid on this auction go to:**  
[www.FNCBid.com](http://www.FNCBid.com)

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

## 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.

## Topography Map

