



ONLINE AUCTION

320± Acres, Emmons County, North Dakota

Bidding starts | Tuesday, November 12, 2024 at 9:00 AM

Bidding closes | Wednesday, November 13, 2024 at 1:00 PM

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

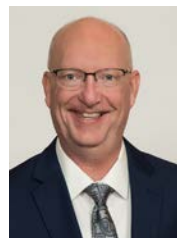


Highlights:

- Available to farm in 2025
- Tract 1 is near Hazelton
- Tract 2 is southwest of Linton, near the Missouri River



For additional information, please contact:
Kyle Nelson, Agent | (701) 238-9385
KNelson@FarmersNational.com



Dale Weston, Agent | (701) 361-2023
DWeston@FarmersNational.com

Property Information

Property Location:

Tract 1: From Hazelton, North Dakota, proceed three miles south on Highway 83, east on 68th Street SE (gravel) for nine miles, south on 16th Avenue SE (dirt/gravel) for one mile to arrive at the northeast corner of the property.

Tract 2: From Linton, North Dakota, proceed west on Highway 13 for 13.5 miles, turn south on Highway 1804 for six miles, turn east on 85th Street SW (trail) for one-half mile to the northwest corner of the property.

Legal Description:

Tract 1: NE $\frac{1}{4}$ of Section 22, T134 R75

Tract 2: NE $\frac{1}{4}$ of Section 12, T131 R79

Property Description: Tract 1 features a strong soil profile and consistent drainage with a tremendous soil Productivity Index of 82! Tract 2 is located one-half mile from a paved highway, has consistent slope and drainage with a soil Productivity Index of 67, and Class II soils comprising over 70% of the land. Available to farm in 2025, subject to 2024 lease and crop removal (Tract 1 Soybeans, Tract 2 Sunflowers).

Taxes:

Tract 1: \$1,116.91

Tract 2: \$918.55

*after 5% early pay discount

Farm Data:

Tract 1:

Cropland	160 acres
Non-crop	0 acres
Total	160 acres

*FSA indicates 160.66 tillable

Tract 2:

Cropland	149.67 acres
Hayland	10.03 acres
Non-crop	0.3 acres
Total	160 acres

FSA Information:

Tract 1:

	Base	Yield
Wheat	109.7 acres	46 bushels
Canola	36.6 acres	1,389 pounds

Tract 2:

	Base	Yield
Wheat	76.5 acres	16 bushels
Oats	36.7 acres	41 bushels
Corn	29.9 acres	41 bushels
Barley	1.5 acres	31 bushels

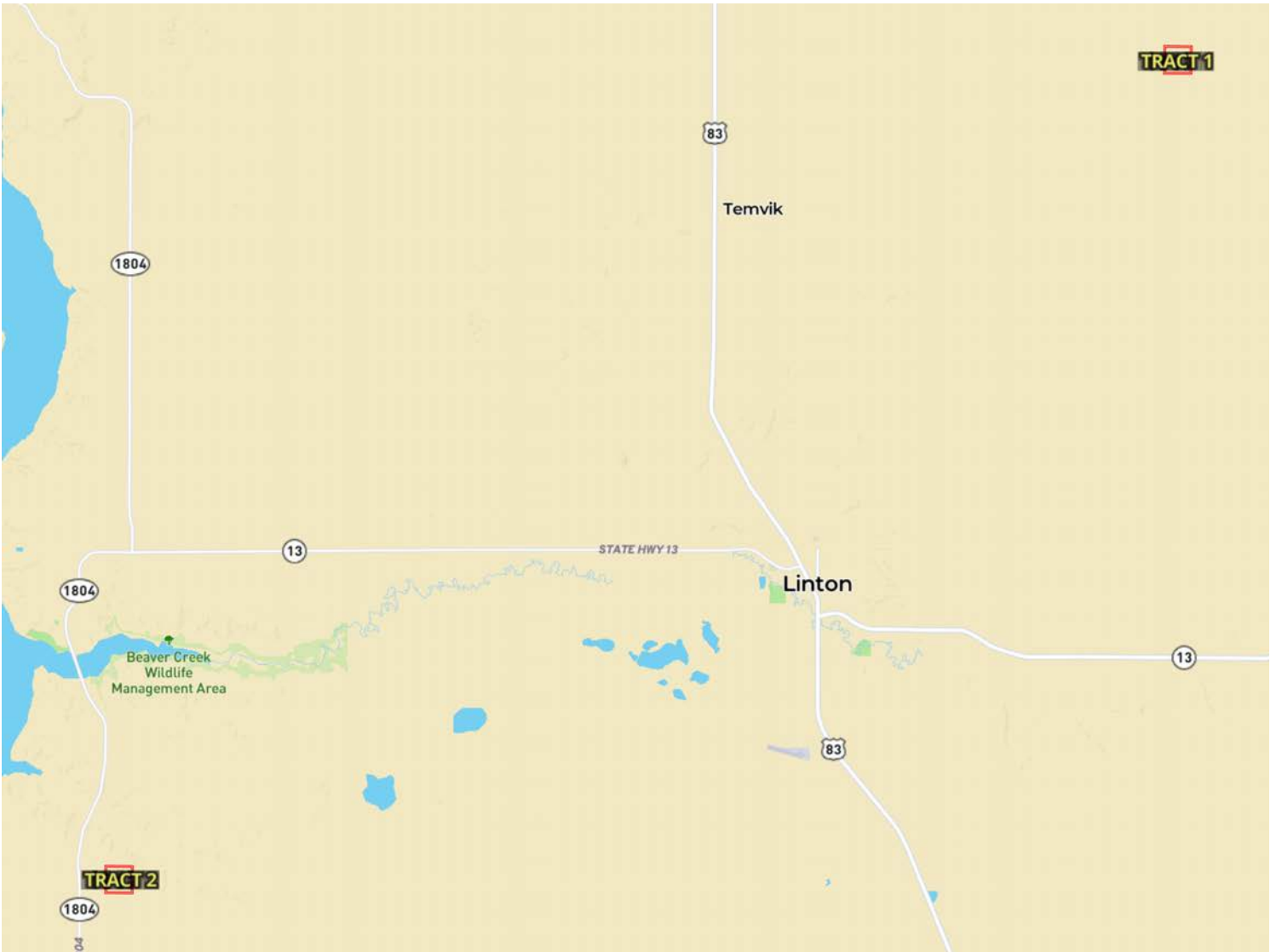
Tract 1



Tract 2



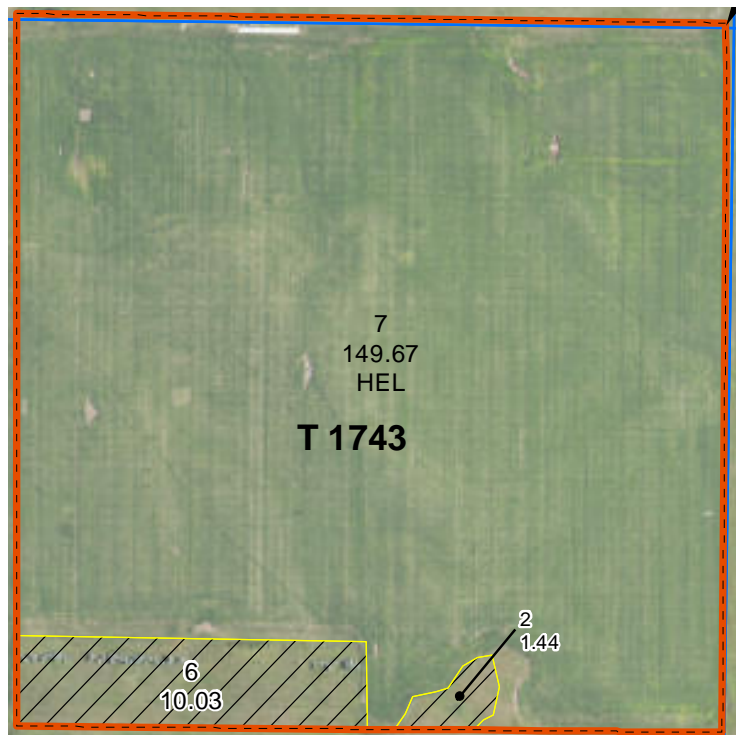
Location Map



Tract 1: FSA Map



Tract 2: FSA Map



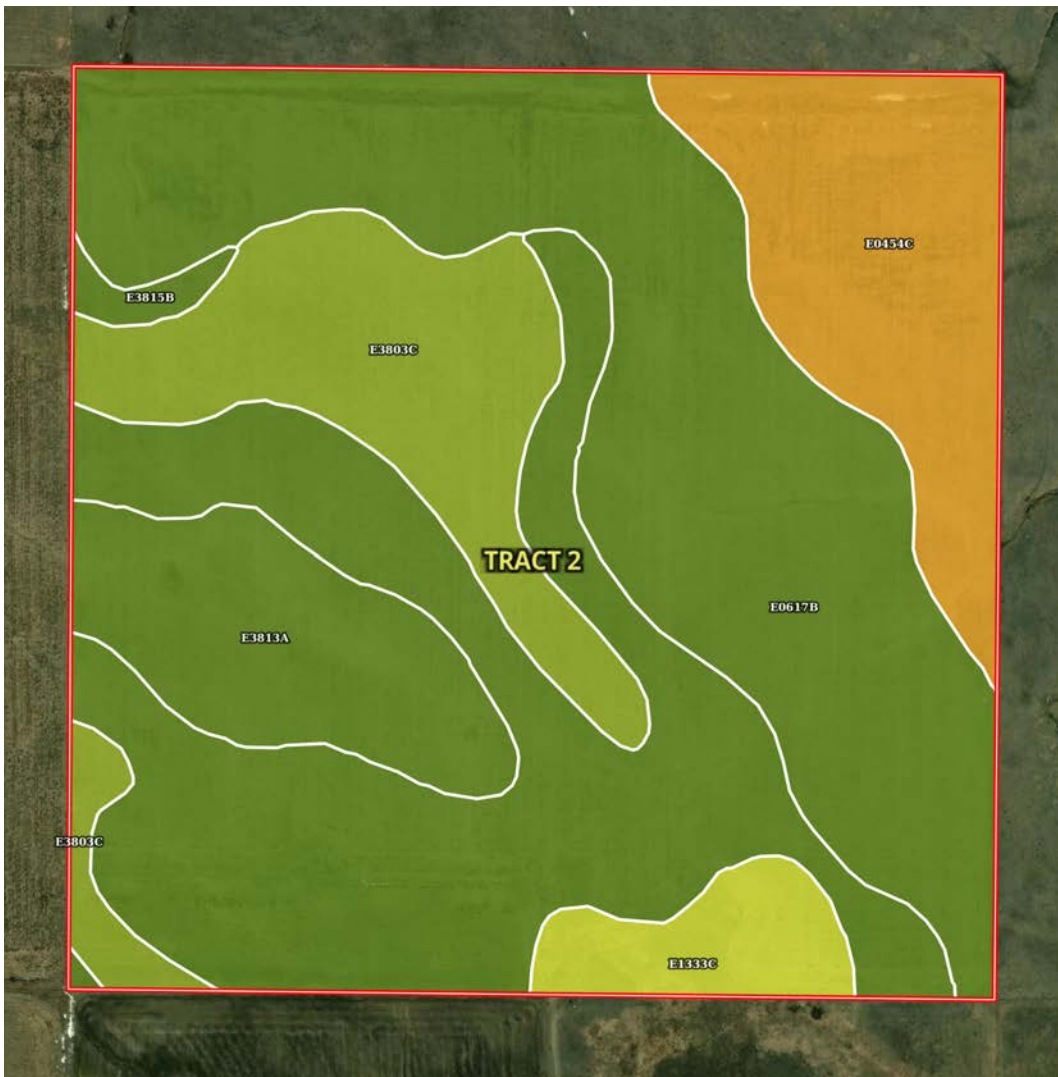
Tract 1: Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C725B	Omio-Amor complex, 3 to 6 percent slopes	95.92	58.81	81	41	2e
C724A	Omio-Grassna silt loams, 0 to 3 percent slopes	52.13	31.96	88	47	2s
C901B	Amor-Arnegard loams, 3 to 6 percent slopes	11.36	6.97	79	41	2e
C956C	Vebar fine sandy loam, 6 to 9 percent slopes	3.69	2.26	47	31	4e
TOTALS		163.1(*)	100%	82.33	42.69	2.05

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 2: Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	51.15	31.65	65	30	2e
E3815B	Bryant silt loam, 2 to 6 percent slopes	47.13	29.16	85	41	2e
E3803C	Linton-Sutley silt loams, 6 to 9 percent slopes	22.4	13.86	60	43	3e
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	20.28	12.55	28	21	6s
E3813A	Grassna silt loam, loess, 0 to 2 percent slopes	14.67	9.08	98	49	2c
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	5.97	3.69	41	25	4e
TOTALS		161.6(*)	100%	67.6	35.42	2.71

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Online Auction Terms

Minerals: All Minerals will be Retained by Sellers

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 December 18, 2024, or such other date agreed to by the parties. Subject to current lease and crop removal.

Earnest Payment: A 10% earnest money payment is required by the successful high bidder. 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 the required earnest payment with The Title Team. 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 December 18, 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 in two tracts. All bids are open for advancement starting Tuesday, November 12, 2024 at 9:00 AM until Wednesday, November 13, 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: John Turgeon-Schramm, Janae Schramm, Jeffrey Schramm, Julie Rohde

Online Bidding Procedure: Online bidding begins Tuesday, November 12, 2024, at 9:00 AM. Bidding ends on Wednesday, November 13, 2024, at 1:00 PM.

To register and bid on this auction go to: 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.

www.FarmersNational.com

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