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FOR MORE INFO!



ONLINE AUCTION

296.66± Acres, Traill County, North Dakota

Bidding starts | Monday, November 4, 2024, at 9:00 AM

Bidding closes | Tuesday, November 5, 2024, at 1:00 PM

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

Highlights:

- **Outstanding cropland between Mayville and Hillsboro, North Dakota**
- **Norway Township; close to Highway 200 and Interstate 29 exchange**
- **Strong soil profile and excellent drainage**



For additional information, please contact:
Kyle Nelson, Agent | (701) 238-9385
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Property Information

Directions to Property:

From Mayville, North Dakota, proceed four miles east on Highway 200, and take 156th Avenue NE (gravel) for one mile to the northwest corner of the property. From Interstate 29 and Highway 200 exchange, proceed west five and one-half miles, and take 157th Avenue NE (gravel) one mile south to the northeast corner of the property.

Legal Description:

N1/2 of Section 7 (less four acres site) T146 R51

Property Description:

Prime Red River Valley tillable land with an overall soil Productivity Index of 85. Over 85% of the soils contain a PI of 85 or higher! Primary soils are Glyndon silt loam and Wheatville silt loam, which are excellent for raising edible beans and sugar beets. A branch of the Goose River passes through the land, bordered by established woods. Close proximity to Highway 200 and Interstate 29. Access easement on driveway to the excluded site. Available to farm for 2025.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	69.52 acres	77 bushels
Soybeans	70.64 acres	40 bushels
Barley	63.59 acres	85 bushels

Farm Data:

Cropland	274.15 acres
Non-crop	8.51 acres
Habitat	<u>14.00 acres</u>
Total	296.66 acres

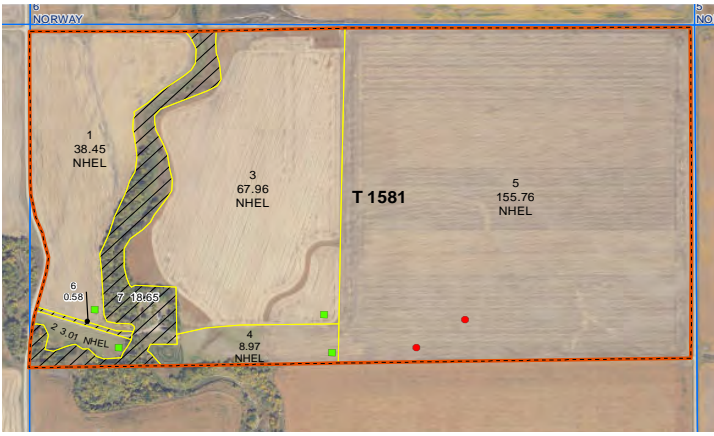
Taxes:

- \$4,352.15 (five percent early pay discount)

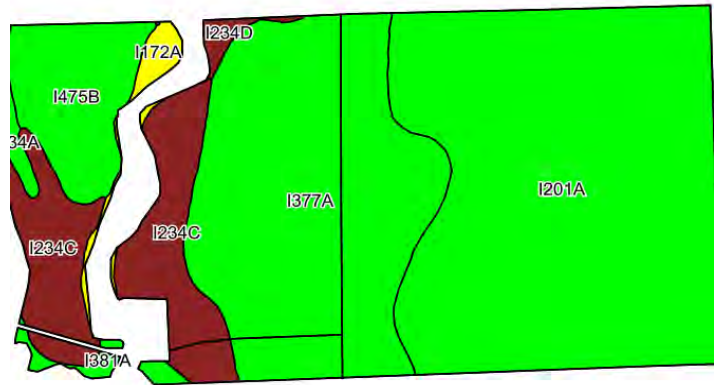
Property Location



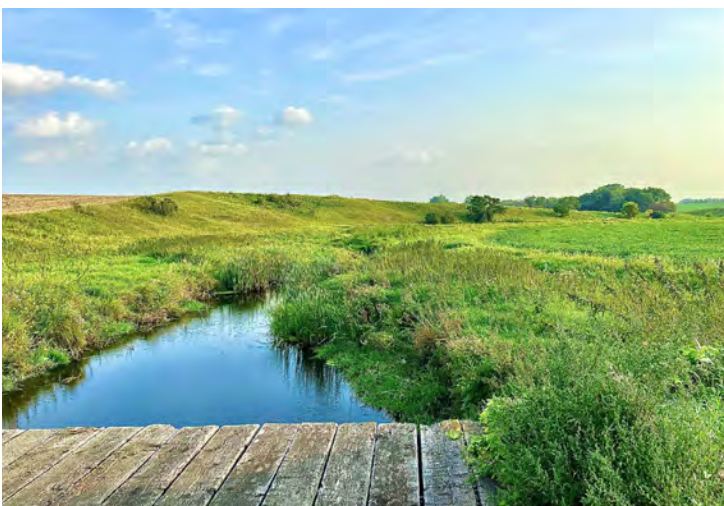
Aerial Map



Soil Map



Area Symbol: ND097, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Soybeans	
I201A	Glyndon silt loam, 0 to 2 percent slopes	126.96	46.3%			Ile	92	54	53
I377A	Wheatville silt loam, 0 to 2 percent slopes	83.89	30.6%			Ile	85	57	56
I234C	Nutley silty clay, 6 to 9 percent slopes	32.96	12.0%			IIle	64	42	41
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	20.47	7.5%			Ile	88	48	45
I172A	Playmoor silty clay loam, 0 to 1 percent slopes, occasionally flooded	3.45	1.3%			IVw	35	39	32
I381A	LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.58	0.9%			IIc	90	66	66
I234A	Fargo-Nutley silty clays, 0 to 2 percent slopes	1.98	0.7%			IIw	81	47	47
I234D	Nutley silty clay, 9 to 15 percent slopes	1.86	0.7%			IIle	52	40	39
Weighted Average						2.15	85.1	*n 52.8	*n 51.6



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 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 19, 2024, or such other date agreed to by the parties. Subject to the 2024 lease and crop removal.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding 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 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. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about December 19, 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, November 4, 2024, at 9:00 AM until Tuesday, November 5, 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Peggy Strand, Lori Nelson, William Wolden

Online Bidding Procedure: This online auction begins on Monday, November 4, 2024, at 9:00 AM. Bidding closes on Tuesday, November 5, 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 South, Suite 101, Fargo, North Dakota. Farmers National Company personnel will walk through the online bidding process through the main office computer.

All bids on the tracts 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.