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L-2500013



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# ONLINE AUCTION

**160± Acres, Steele County, North Dakota**

**Bidding starts | Tuesday, December 3, 2024 at 9:00 AM**

**Bidding closes | Wednesday, December 4, 2024 at 1:00 PM**

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

## Highlights:

- Productive Golden Lake Township farmland
- Barnes-Svea and Hamerly-Tonka soils
- Available for 2025 crop year



For additional information, please contact:  
**Dale Weston, Agent | (701) 361-2023**  
[DWeston@FarmersNational.com](mailto:DWeston@FarmersNational.com)



**Kyle Nelson, Agent | (701) 238-9385**  
[KNelson@FarmersNational.com](mailto:KNelson@FarmersNational.com)

# Property Information

## Property Location:

From Highway 200 and Highway 32 in Finley, North Dakota, go six miles east on Highway 200. Turn north on 133rd Avenue NE. Go two and one-half miles north. This will put you at the southwest corner of the property.

## Legal Description:

SW1/4 of Section 8, T147N R55W

## Property Description:

Golden Lake Township farmland with predominantly Class II soils. Nice drains running through the property to aid in removal of water. Consistent corn and soybean rotation. Good gravel road access. Corn stubble on the property. There will be no fall tillage provided by current tenant.

## Farm Data:

Cropland	149.25 acres
Non-crop	<u>10.75 acres</u>
Total	160.00 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Soybeans	82.38 acres	27 bushels
Corn	33 acres	123 bushels
Wheat	16.42 acres	45 bushels

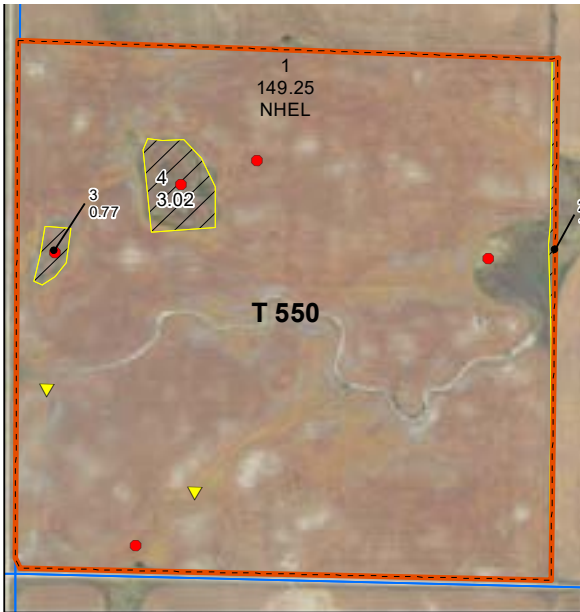
## 2023 Taxes:

\$1,999.74 (with 5% discount)

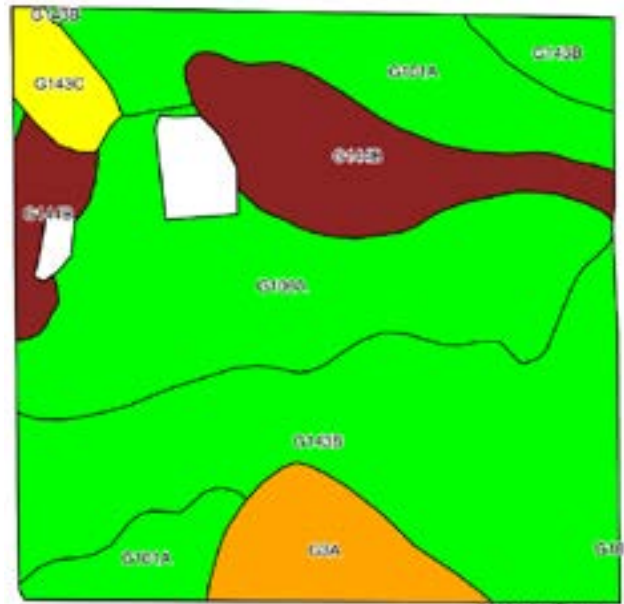
## Property Location Map



**Aerial Map**



**Soil Map**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G143B	Barnes-Svea loams, 3 to 6 percent slopes	50.34	33.8%		Ile	75	58
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	38.59	25.9%		Ile	64	46
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	25.13	16.8%		Ile	77	57
G144B	Barnes-Buse loams, 3 to 6 percent slopes	20.64	13.8%		IIle	69	57
G3A	Parnell silty clay loam, 0 to 1 percent slopes	10.17	6.8%		Vw	25	14
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	4.38	2.9%		IVe	55	53
<b>Weighted Average</b>					<b>2.40</b>	<b>67.7</b>	<b>*n 51.4</b>



# 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 January 10, 2025, 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 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 January 10, 2025, 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, December 3, 2024 at 9:00 AM until Wednesday December 4, 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.

**Sellers:** Vareberg Family

## Online Bidding Procedure

Online bidding begins Tuesday, December 3, 2024, at 9:00 AM. Bidding ends on Wednesday, December 4, 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.

