

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

154.41± Acres, Cass County, North Dakota

Bidding starts | Tuesday, December 10, 2024, at 9:00 AM

Bidding closes | Wednesday, December 11, 2024, at 1:00 PM

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



Highlights:

- Beautiful Red River Valley land in Gunkel Township
- One-half of a mile south of Cass County Highway 26
- Available for 2025



For additional information, please contact:
Dale Weston, Broker | (701) 361-2023
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Kyle Nelson, ARA, Agent | (701) 238-9385
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Property Information

Directions to Property:

From Gardner, North Dakota, at the I-29 interchange, go seven and one-half miles west to 159th Avenue SE. Turn left (south) and go one-half of a mile. This will put you at the northwest corner of the property.

Legal Description:

SE1/4, less 7 acre site, of Section 3, T142 R51 (Gunkel Township)

Property Description:

Productive Red River Valley land located near Northern Cass School. Fargo silty clay soils.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Soybeans	114.75 acres	31 bushels
Sunflowers	38.25 acres	2,723 pounds

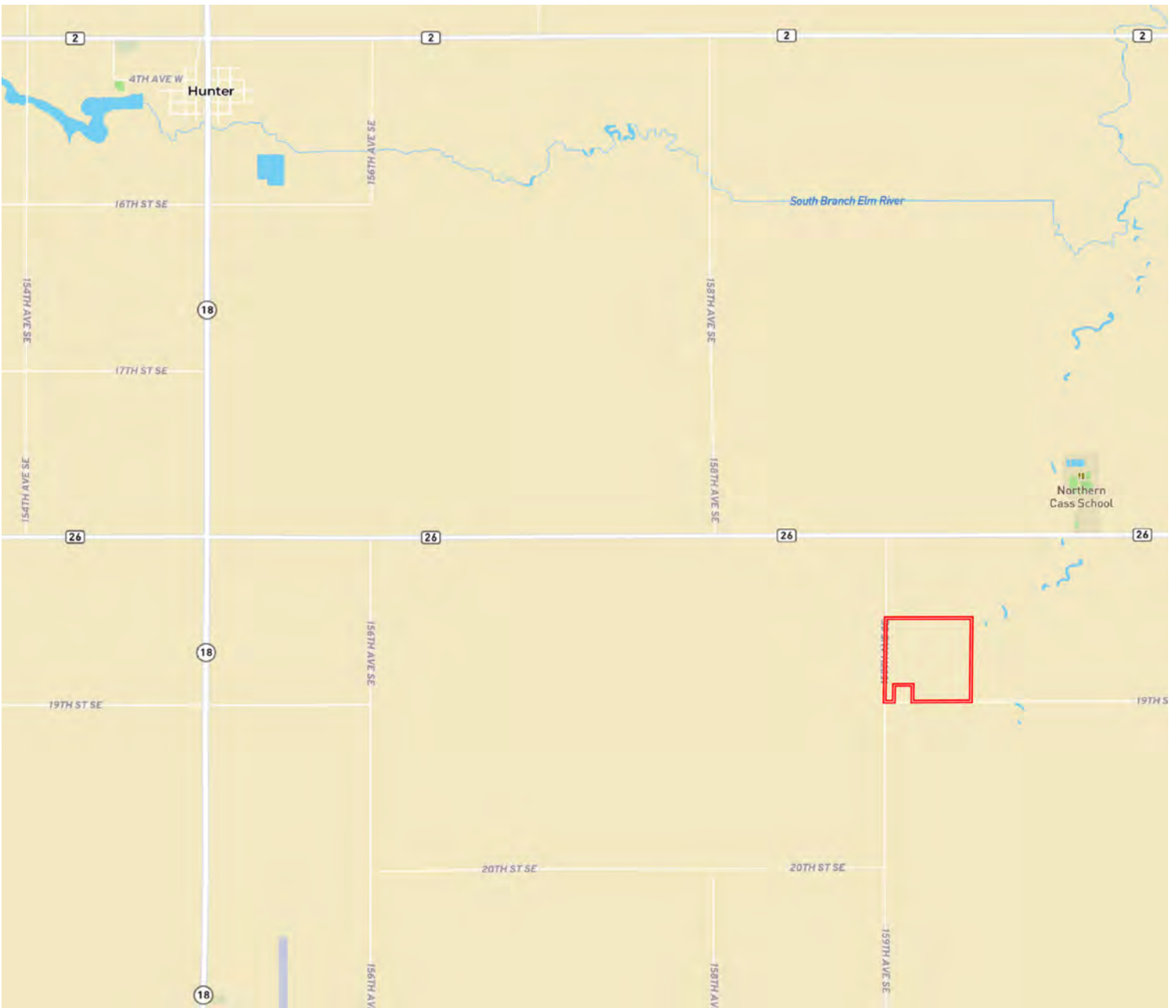
Farm Data:

Cropland	153.63 acres
Non-crop	<u>0.78 acres</u>
Total	154.41 acres

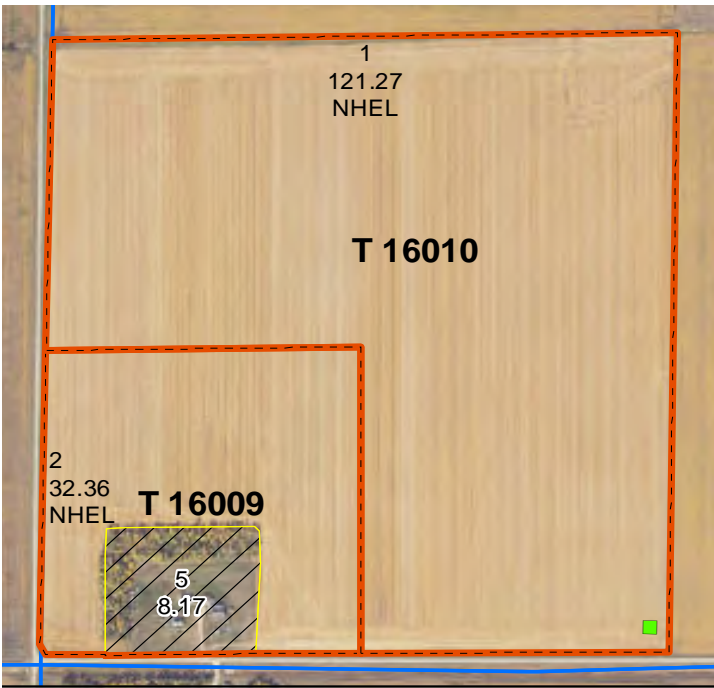
Taxes:

- \$2,040.38 (with 5% discount)

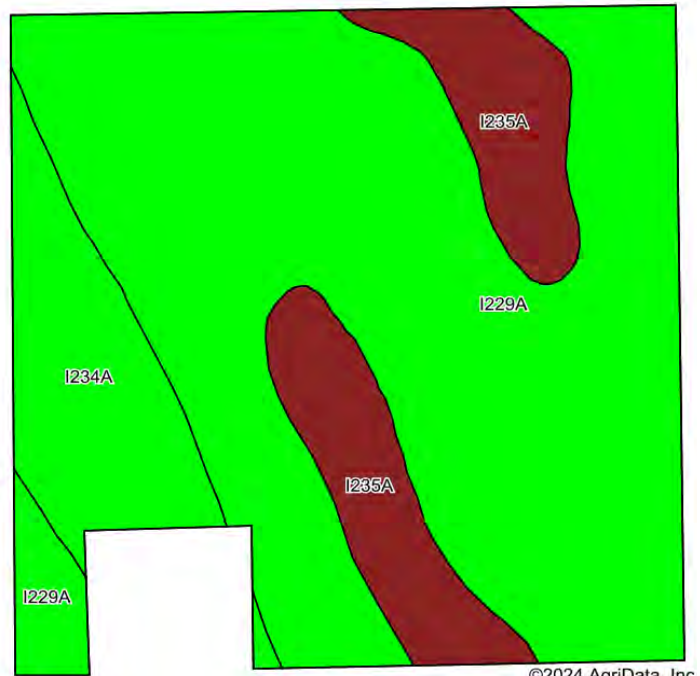
Property Location



Aerial Map



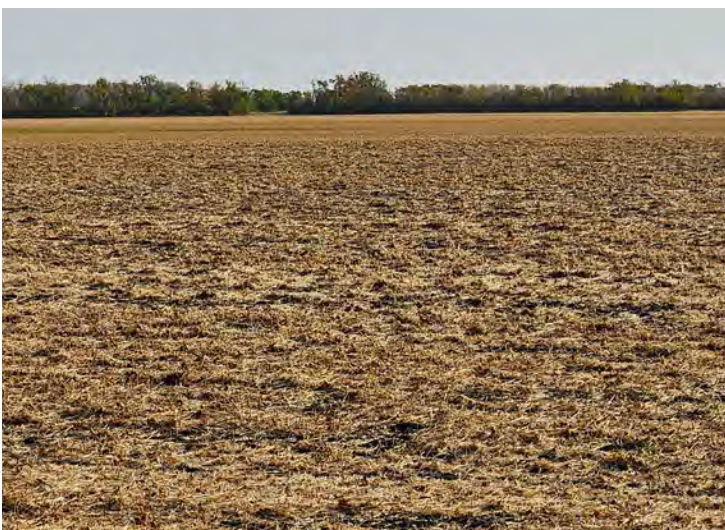
Soil Map



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Area Symbol: ND017, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I229A	Fargo silty clay, 0 to 1 percent slopes	111.29	72.1%		IIw	86	50
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	23.99	15.5%		IIIw	86	20
I234A	Fargo-Nutley silty clays, 0 to 2 percent slopes	19.13	12.4%		IIw	81	46
Weighted Average					2.16	85.4	*n 44.8



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 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 January 20, 2025, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the final 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 January 20, 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 individual tract. All bids are open for advancement starting Tuesday, December 10, 2024, at 9:00 AM until Wednesday, December 11, 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: Hoag Family

Online Bidding Procedure: This online auction begins on Tuesday, December 10, 2024, at 9:00 AM. Bidding closes on Wednesday, December 11, 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.