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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**189.9± Acres, Cass County, North Dakota**

**Wednesday, January 15, 2025 | 10:00 AM**

**Holiday Inn (2nd floor Mezzanine IV) | 3803 13<sup>th</sup> Avenue South, Fargo, North Dakota**

## Highlights:

- Beautiful Cass County farmland with a PI of 93.2
- Predominant soil is Kindred-Bearden silty clay loam
- Available for 2025 crop year



**For additional information, please contact:**  
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**Kyle Nelson, Agent | (701) 238-9385**  
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# Online Bidding starts | Tuesday, January 14, 2025 at 9:00 AM

## Live Bidding closes | Wednesday, January 15, 2025 at end of live event

### Property Information

#### Directions to Property:

From intersection of Cass County Highway 15 and County Road 36, north of Kindred: go 5.5 miles west on County Road 36. This will put you at the northeast corner of the property.

#### Legal Description:

NW $\frac{1}{4}$  and N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ , less site and ROW, of Section 21, T137 R51 (Davenport Township)

#### Property Description:

Productive Red River Valley land with sugar beet history. Close proximity to Kindred and Davenport. Located on a county gravel road.

#### Farm Data:

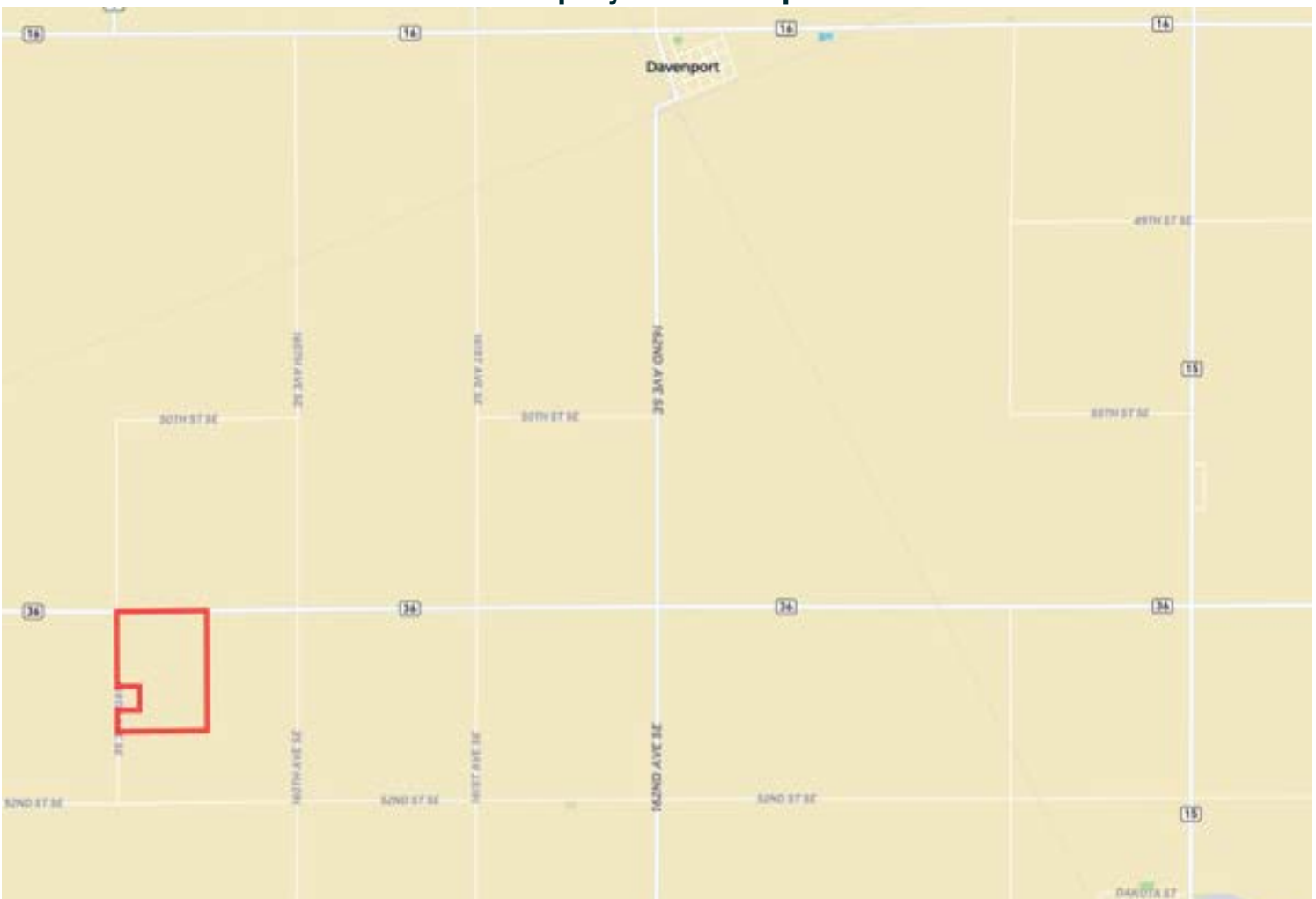
Cropland	185.6 acres
Non-crop	4.3 acres
Total	189.9 acres

#### FSA Information:

	Base	Yield
Corn	58.39 acres	112 bushels
Soybeans	63.24 acres	33 bushels
Wheat	36.58 acres	52 bushels

**Taxes:** \$4,489.61 (including special assessments)

### Property Location Map





**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I373A	Kindred-Bearden silty clay loams, 0 to 2 percent slopes	129.19	68.11	93	65	2c
I233A	Fargo silty clay loam, 0 to 1 percent slopes	51.82	27.32	94	54	2w
I492A	Bearden-Lindaas silty clay loams, 0 to 2 percent slopes	8.66	4.57	93	60	2e
TOTALS		189.67(*)	100%	93.27	61.77	2.0



# Simulcast 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 February 21, 2025, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required at the end 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 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 will be on February 21, 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 until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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:** DCK Trust

**Auctioneer:** Marshall Hansen - License #2020

**Additional Comments:** Seller will transfer property via Trustee's Deed.

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, January 14, 2025, at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, January 15, 2025, with bidding concluding at the end of the live auction.

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

All bids on the tract 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

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