

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

312.27 Acres, Traill County, North Dakota

Bidding starts | Tuesday, March 4, 2025, at 9:00 AM

Bidding closes | Wednesday, March 5, 2025, at 1:00 PM

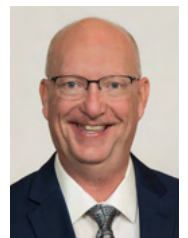
To register and bid go to: www.fnbid.com

Highlights:

- Excellent cropland between Mayville and Blanchard, ND
- Blanchard Township
- Offered in two tracts
- Strong soil profile and good outlets for drainage



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



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

Property Information

Directions to Property:

Tract 1: From Mayville, North Dakota, proceed seven miles south on Highway 18, take 1st Street SE (gravel) for two miles to the southwest corner of Tract #1.

Tract 2: From Mayville, North Dakota, proceed nine miles south on Highway 18, take 3rd Street SE (grass/dirt) to the northwest corner of Tract #2.

Legal Description:

Tract 1: SW¹/₄, less drain, of Section 3, T145 R52

Tract 2: NW¹/₄ of Section 21, T145 R52 Blanchard Township

Property Description:

High quality Red River Valley tillable land with an overall soil Productivity Index of 86! Each tract has a history of raising sugar beets and dry edible beans. Drain 23-40 has recently been improved at the south end of Tract #1 and FSA maps have not been updated; tillable acres are estimated at 143.

Several tree shelterbelts have recently been cleared in Tract #2 and FSA maps have not been updated; tillable acres are estimated at 145. Tract #2 is subject to a U.S. Fish & Wildlife easement on 17.5 acres (12.2 tillable) -easement and maps available online. Available to farm for 2025.

Additional Comments: Fertilizer was applied to Tract #1 for wheat in 2025. Buyer is required to reimburse tenant. Contact Agent for details.

Farm Data:

Tract 1:
 Cropland 143.00 acres*
 Non-crop 9.27 acres
 Total 152.27 acres

*Estimates

Tract 2:
 Cropland 145.00 acres*
 Non-crop 15.00 acres
 Total 160.00 acres

*Estimates

FSA Information:

Tract 1:

	Base	Yield
Wheat	55.7 acres	59 bushels
Oats	0.2 acres	65 bushels
Barley	42.8 acres	81 bushels

Tract 2:

	Base	Yield
Wheat	23.8 acres	59 bushels
Barley	100.6 acres	81 bushels

Taxes:

Tract 1: \$4,063.29*

Tract 2: \$2,743.17

*Includes \$1,674.26 annual drain special assessment to year 2042

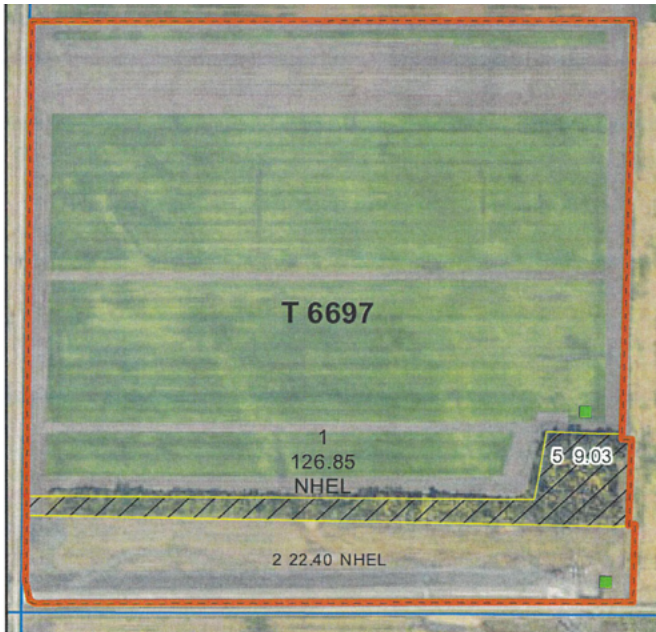
Property Location Map



Aerial Map

Tract 1

Soil Map

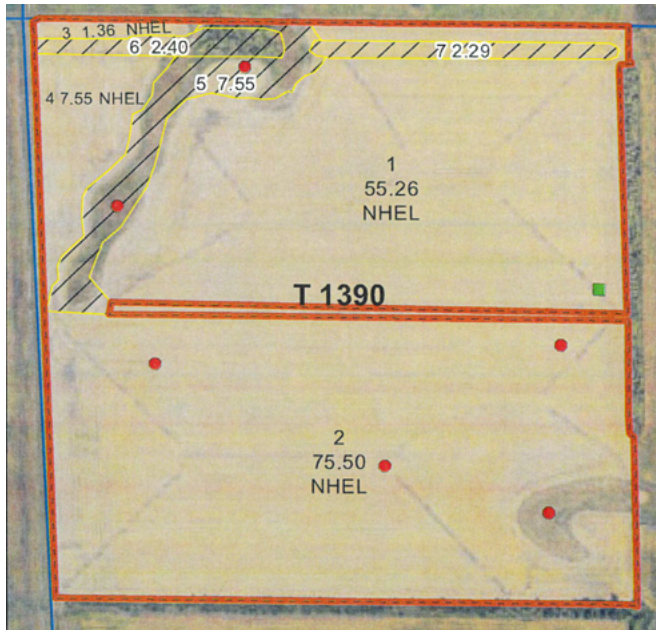


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	66.81	43.53	85	53	2w
I229A	Fargo silty clay, 0 to 1 percent slopes	57.23	37.29	86	53	2w
I628A	Bearden-Overly silty clay loams, 0 to 2 percent slopes	29.43	19.18	94	65	2e
TOTALS		153.47(*)	100%	87.1	55.3	2.0

Aerial Map

Tract 2

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I243A	Doran clay loam, 0 to 2 percent slopes	80.26	50.38	89	58	2c
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	33.84	21.24	93	60	2e
I195A	Bearden silt loam, moderately saline, 0 to 2 percent slopes	13.59	8.53	53	38	3s
I201A	Glyndon silt loam, 0 to 2 percent slopes	10.93	6.86	92	55	2e
I231A	Dovray silty clay, 0 to 1 percent slopes	8.31	5.22	64	38	3w
I400A	Gilby loam, 0 to 2 percent slopes	7.51	4.71	78	65	2e
I185A	Viking clay, 0 to 1 percent slopes	4.86	3.05	80	50	2w
TOTALS		159.3(*)	100%	84.89	55.56	2.14

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 April 16, 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. The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 16, 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 two individual tracts. All bids are open for advancement starting Tuesday, March 4, 2025, at 9:00 AM until Wednesday, March 5, 2025, 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: Rebecca Dura, Kathryn Anderson, Amy Richau

Online Bidding Procedure: This online auction begins on Tuesday, March 4, 2025, at 9:00 AM. Bidding closes on Wednesday, March 5, 2025, at 1:00 PM.

To register and bid on this auction go to: www.FNCBid.com

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.

www.FarmersNational.com

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