

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

240± Acres, Richland County, North Dakota

Thursday, October 23, 2025 | 10:00 AM

Bagg Farm Event Center | 8025 169th Avenue Southeast, Mooreton, North Dakota 58061

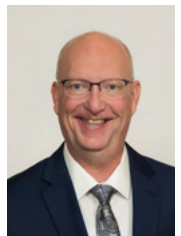
Highlights:

- Mooreton Township
- Offered as two tracts
- Close to interstate exchange
- Strong soil profile with a PI of 86



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

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



Online Bidding starts | Wednesday, October 22, 2025 at 8:00 AM
Live Bidding closes | Thursday, October 23, 2025 at end of live event

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

Property Information

Directions to Property: From the Wahpeton, North Dakota Interstate 29 exchange, proceed west one-half mile to 170th Avenue Southeast and turn south. Proceed 2.5 miles to the property, on the west side of the road.

Legal Description:

Tract #1: S1/2SE1/4 of Section 20, T132 R49

Tract #2: NE1/4 of Section 29, T132 R49

Property Description: High quality Red River Valley farmland with a Productivity Index of 86! Fargo silty clay soils and good gravel road access. Interstate 29 exchange is located 2.5 miles north. Offered as two tracts. High Bidder Choice.

Farm Data:

Cropland	235.95 acres
Other	4.05 acres
Total	240.00 acres

FSA Information:

	Base	Yield
Corn	107.32 acres	117 bushels
Soybeans	107.28 acres	33 bushels

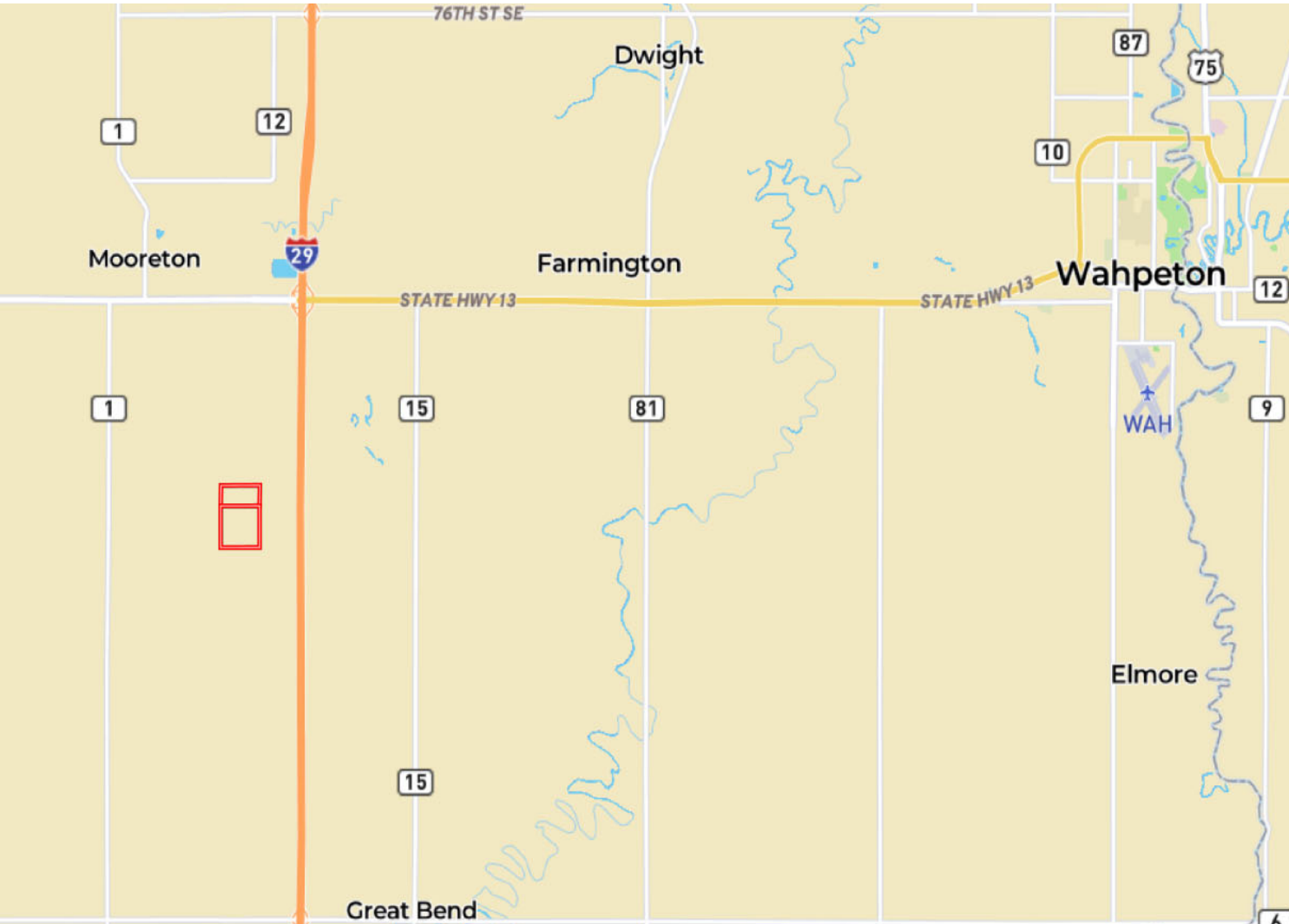
Taxes:

Tract 1: \$1,711.23

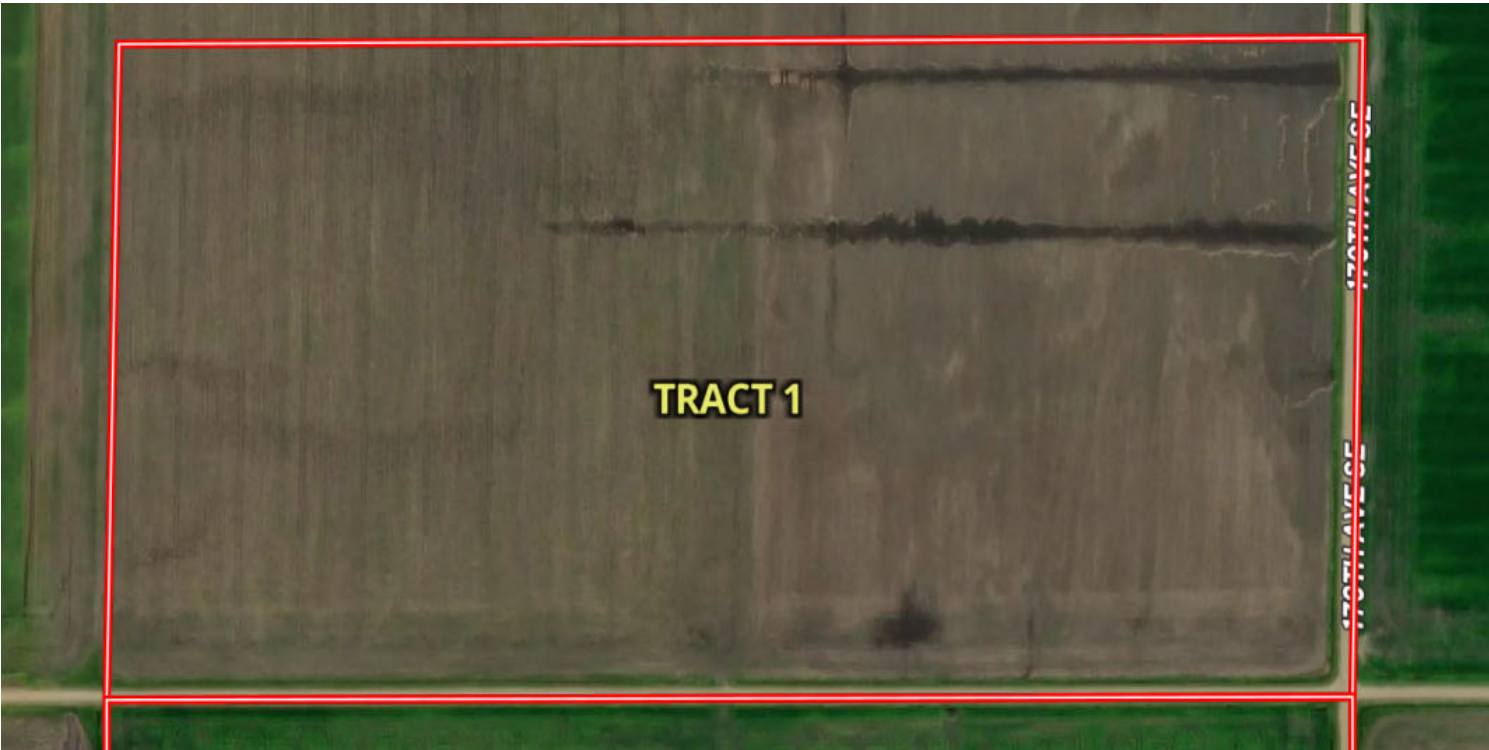
Tract 2: \$3,328.40

**Both amounts are after early payment discount*

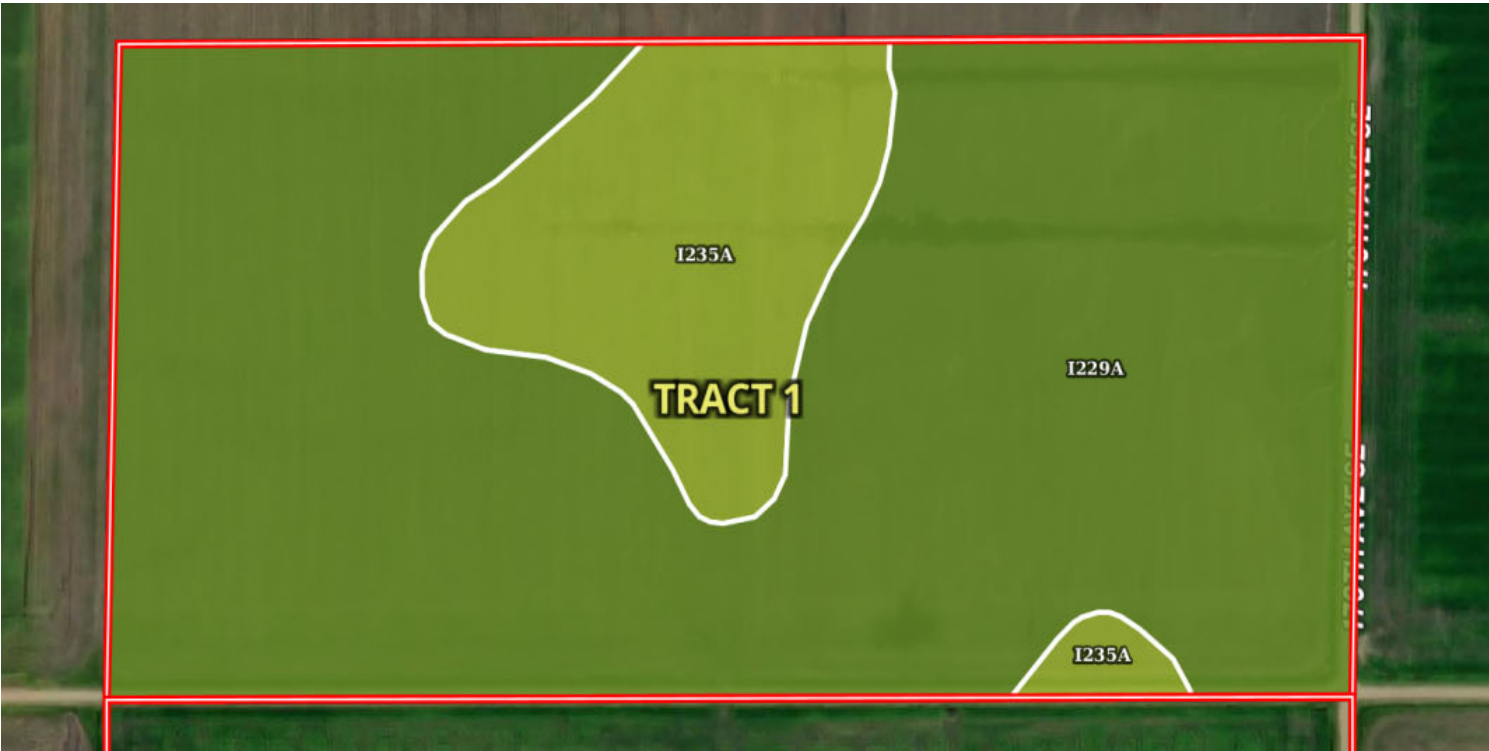
Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I229A	Fargo silty clay, 0 to 1 percent slopes	65.11	82.21	86	52	2w
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	14.08	17.78	86	36	3w
TOTALS		79.19(*)	100%	85.99	49.15	2.18

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I229A	Fargo silty clay, 0 to 1 percent slopes	114.69	71.37	86	52	2w
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	46.01	28.63	86	36	3w
TOTALS		160.7(*)	100%	86.0	47.42	2.29



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 2025, payable in 2026, 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 December 11, 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. The cost of title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 11, 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 multiple tracts. 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: Weniger Trust

Auctioneer: Marshall Hansen | License #2020

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 22, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, October 23, 2025, with bidding concluding at the end of the live auction.

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

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