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FOR MORE INFO!



ONLINE AUCTION

159.60± Acres, Pembina County, North Dakota

Bidding starts: September 24, 2025, at 8:00 AM

Bidding closes: September 25, 2025, at 1:00 PM

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

Highlights:

- **Highly productive soils ideal for sugar beets, corn, and edible beans**
- **Excellent drainage**
- **Available for the 2026 crop year**

For additional information, please contact:

Nick Watson, Agent | (701) 265-2611

NWatson@FarmersNational.com



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Property Information

Directions to Property:

From Cavalier, heading north on Division Avenue follow the curve to Highway 5 heading east for three miles. Turn north on Highway 18 and continue for three miles then turn east on 99th Street NE for one-half mile. This will bring you to the northwest corner of the property.

Property Description:

Prime Red River Valley farm with a Soil Productivity Index of 85. The land is well-drained and easily accessible by gravel roads on two sides and half a mile from a paved highway. It's suitable for sugar beets, corn, and edible beans.

Legal Description:

NE1/4 of Section 19, T162 R53

Farm Data:

Cropland	154.31 acres
Non-crop	<u>5.29 acres</u>
Total	159.60 acres

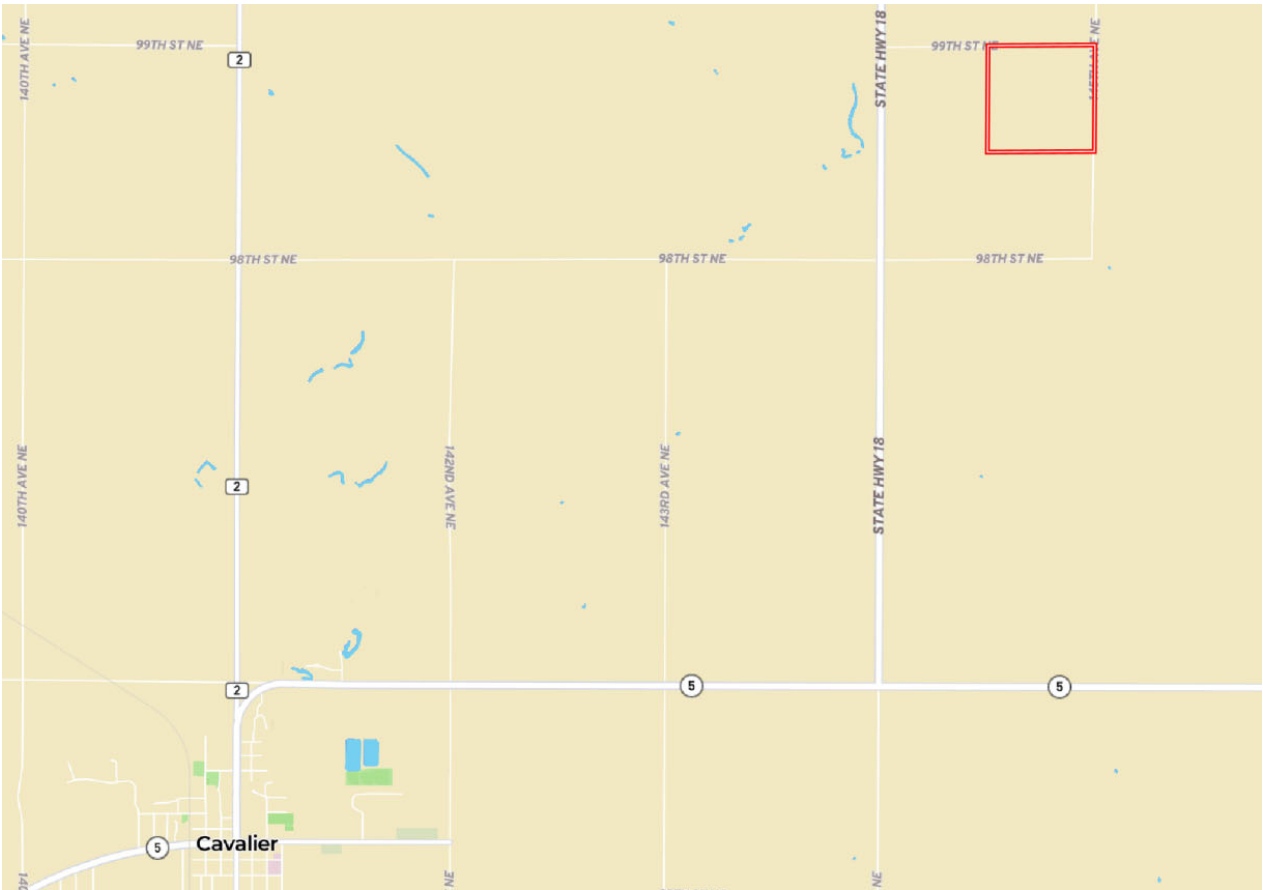
FSA Information:

	Base	Yield
Wheat	64.64 acres	55 bushels
Corn	1.92 acres	97 bushels
Soybeans	38.64 acres	33 bushels
Barley	7.49 acres	64 bushels

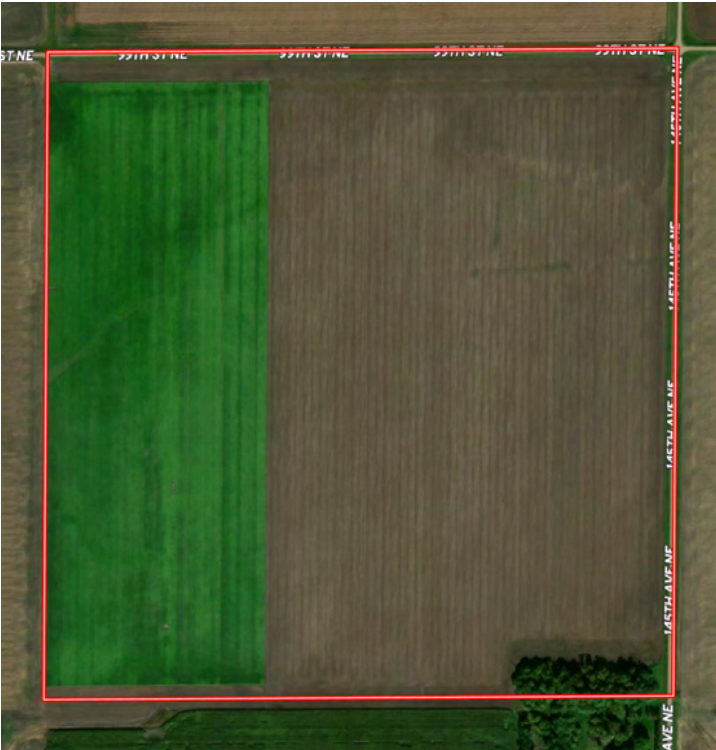
2024 Taxes:

\$4,338.18 (taxes include 5% discount)

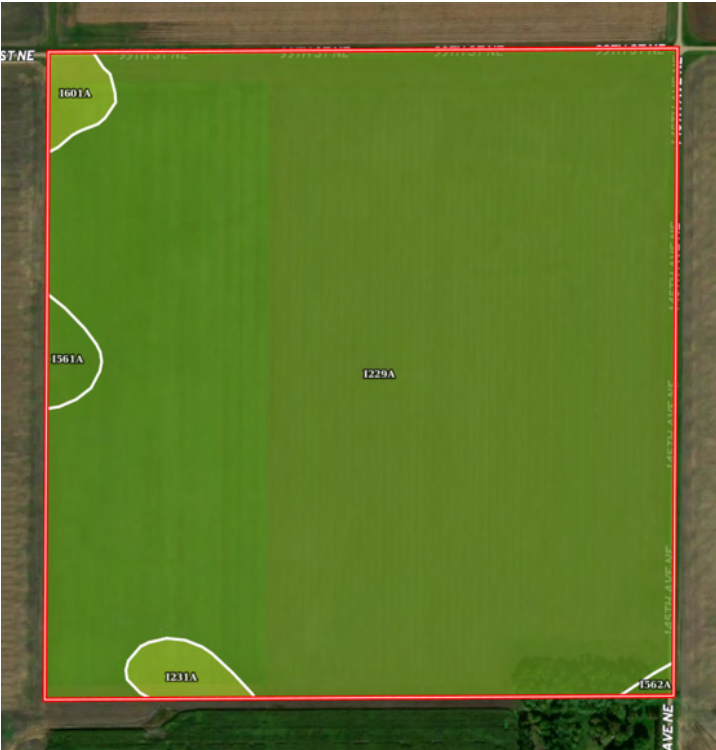
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I229A	Fargo silty clay, 0 to 1 percent slopes	153	96.17	86	56	2w
I231A	Dovray silty clay, 0 to 1 percent slopes	2.14	1.35	64	38	3w
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	1.93	1.21	52	39	3s
I561A	Neches silty clay loam, 0 to 1 percent slopes, occasionally flooded	1.66	1.04	86	68	2c
I562A	Neches silty clay, 0 to 1 percent slopes, occasionally flooded	0.37	0.23	80	63	2c
TOTALS		159.1(*)	100%	85.28	55.69	2.03



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 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 November 7, 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 Team (Grand Forks).

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 Team (Grand Forks) the required earnest payment. The Seller will provide a current abstract if title at their expense. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on November 7, 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 Team (Grand Forks).

Auction Sales: The real estate will be offered as one tract. All bids are open for advancement starting **September 24, 2025, at 8:00 AM until September 25, 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 for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes 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.

Seller: Devitt Land Company

Online Bidding Procedure: The online bidding begins on **September 24, 2025, at 8:00 AM until September 25, 2025, 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 4050 Garden View Drive, Suite 103, Grand Forks, ND 58201. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

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.

