

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

555.85± Acres, Steele County, North Dakota

Bidding starts | Wednesday, November 12, 2025, at 9:00 AM

Bidding closes | Thursday, November 13, 2025, at 1:00 PM

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

Highlights:

- Productive Steele County farmland in Sherbrooke and Franklin Townships
- Available for 2026 cropping season
- Tract 3 is former “Hill and Dale” golf course



For additional information, please contact:
Dale Weston, Broker | (701) 361-2023
DWeston@FarmersNational.com



Kyle Nelson, ARA/Agent | (701) 238-9385
KNelson@FarmersNational.com

Property Information

Directions to Property:

Tract 1: From junction of North Dakota Highway 32 and North Dakota Highway 200 in Finley, go east on Highway 200 for seven miles. Turn right (south) on gravel township road. Drive 1.5 miles south and this will put you at the northwest corner of the parcel.

Tracts 2 and 3: From junction of North Dakota Highway 32 and Steele County Road 7 at Sharon, drive south three miles. Turn left (east) and go one-half mile. Tracts will be on north and south side of the township road.

Legal Description:

Tract 1: Lots 3 and 4 and S½NW¼ (Frac. NW¼) of Section 4, T146 R55 (Sherbrooke Township)

Tract 2: NE¼ & E½NW¼ of Section 14, T147 R57 (Franklin Township)

Tract 3: SE¼, less tower site, of Section 11, T147 R57 (Franklin Township)

Property Description:

Steele County farmland with soil PI ratings in the 70’s for Sherbrooke Township and in the 60’s for Franklin Township. Part of Section 11 in Franklin Township is the former “Hill and Dale” golf course. Tower site and access road excluded on Tract 3. Offered as three individual tracts. Good access to all tracts by gravel township roads.

Tracts 1 and 2 ARE subject to US Fish and Wildlife easement.

Improvements: **Tract 2** has an old farmstead that contains a slant wall shed, older quonsets, and grain bins. Sold “as-is, where-is”.

Slant Wall Shed: 40’ x 60’ concrete floor and electricity.

Older Quonset: 36’ x 50’ concrete floor.

Storage Shed and Grain Bins

Farm Data:

Tract 1:	
Cropland	146.19 acres
Non-crop	13.63 acres
Total	159.82 acres

Tract 2:	
Cropland	185.73 acres
Non-crop	43.27 acres
Site	11.00 acres*
Total	240.00 acres

*Estimates

Tract 3:	
Cropland	72.59 acres
Non-crop	14.44 acres
Old Golf Course	69.00 acres*
Total	156.03 acres

*Estimates

FSA Information:

Tract 1:	Base	Yield
Wheat	49.9 acres	50 bushels
Soybeans	72.06 acres	31 bushels
Corn	5.59 acres	106 bushels

Tracts 2 and 3:	Base	Yield
Soybeans	81.71 acres	32 bushels
Wheat	57.09 acres	44 bushels
Corn	56.68 acres	111 bushels
Barley	9.15 acres	76 bushels

Taxes:

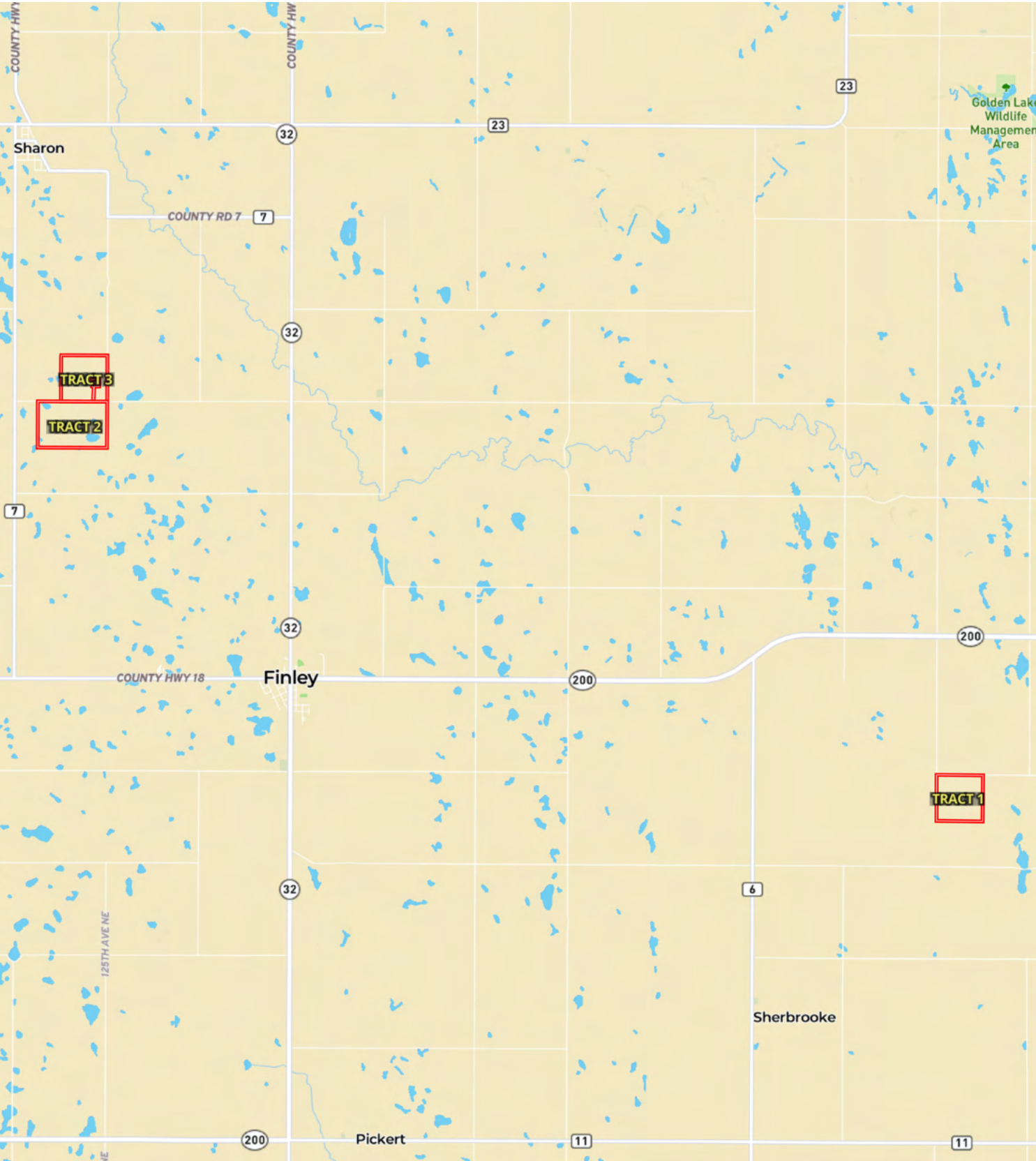
Tract 1: \$2,658.05 (includes \$727.66 drain special)

Tract 2: \$2,058.94

Tract 3: \$1,121.78

*Discounted amounts

Location Map



Tract 1:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	82.42	51.77	78	61	2e
G143B	Barnes-Svea loams, 3 to 6 percent slopes	67.16	42.19	76	63	2e
G144B	Barnes-Buse loams, 3 to 6 percent slopes	6.42	4.03	69	59	2e
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	3.2	2.01	32	32	4w
TOTALS		159.2(*)	100%	75.87	61.18	2.04

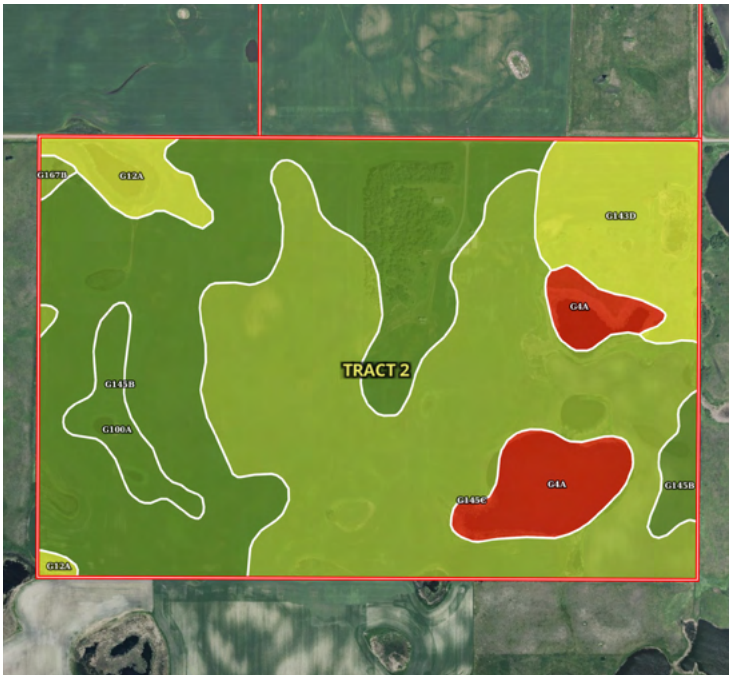


Tract 2:

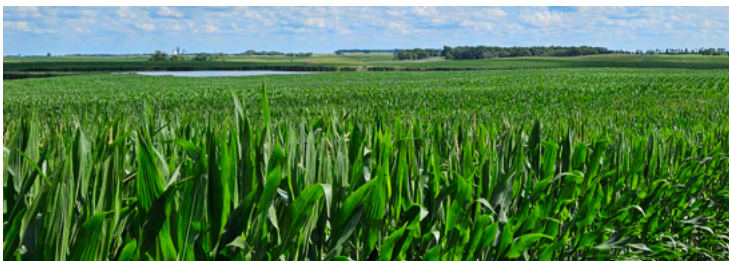
Aerial Map



Soil Map

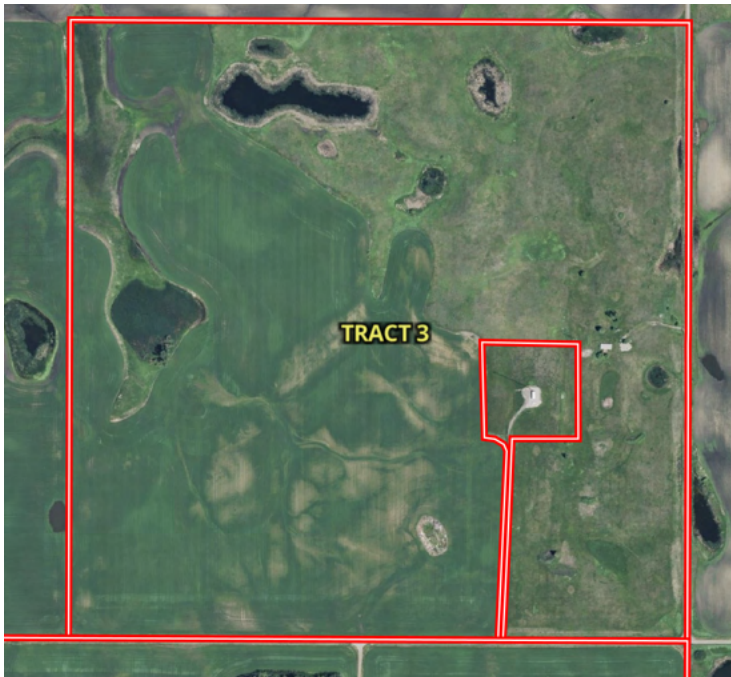


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G145C	Svea-Buse-Tonka complex, 0 to 9 percent slopes	97.47	40.75	61	60	3e
G145B	Svea-Buse-Tonka complex, 0 to 6 percent slopes	88.46	36.98	69	60	2e
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	21.1	8.82	42	53	4e
G4A	Southam silty clay loam, 0 to 1 percent slopes	15.87	6.64	9	9	8w
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	7.9	3.3	32	32	4w
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	7.2	3.01	64	54	2e
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	1.17	0.49	74	64	3e
TOTALS		239.17(*)	100%	58.03	54.91	3.05



Tract 3:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G145C	Svea-Buse-Tonka complex, 0 to 9 percent slopes	80.56	51.92	61	60	3e
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	40.27	25.95	42	53	4e
G145B	Svea-Buse-Tonka complex, 0 to 6 percent slopes	20.47	13.19	69	60	2e
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	9.79	6.31	32	32	4w
G4A	Southam silty clay loam, 0 to 1 percent slopes	4.07	2.62	9	9	8w
TOTALS		155.16(*)	100%	53.93	55.08	3.32



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 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 6, 2026, or such other date agreed to by the parties. Subject to Tenant has right to remove 2025 crop.

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, Fargo, North Dakota.

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 January 6, 2026, 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 three individual tracts. All bids are open for advancement starting Wednesday, November 12, 2025, at 9:00 AM until Thursday, November 13, 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: Frojen Family

Additional Comments: Building site on Tract 2 and any buildings on Tract 3 are being sold "as is, where is" by the Sellers and with no guarantees of condition.

Online Bidding Procedure: This online auction begins on Wednesday, November 12, at 9:00 AM. Bidding closes on Thursday, November 13, 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

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**