

**SCAN THE QR CODE  
FOR MORE INFO!**



# FOR SALE BY BIDS

**898± Acres, Pembina County, North Dakota**

**Offered in five individual tracts.**

**Contact Agents for Additional Details!**

**BIDS DUE: February 11, 2026 by 1:00 PM**

## **Highlights:**

- **Exceptional Red River Valley land!**
- **Tracts 1-4 are in close proximity to American Crystal Sugar Plant in Drayton.**
- **All drains well. Tract 5 has 75 acres tiled located in the N1/2NE1/4.**



**For additional information, please contact:**

**Terry Longtin, AFM, Agent | (218) 779-0892  
[TLongtin@FarmersNational.com](mailto:TLongtin@FarmersNational.com)**

**Nick Watson, AFM, Agent | (701) 265-2611  
[NWatson@FarmersNational.com](mailto:NWatson@FarmersNational.com)**

**Hugh Hunt, AFM, Agent | (218) 843-1139  
[HHunt@FarmersNational.com](mailto:HHunt@FarmersNational.com)**

# Property Information

## Directions to Property:

Tracts 1-4 are located about 10 miles northwest of Drayton, North Dakota and Tract 5 is located two miles southwest of Mountain, North Dakota.

## Legal Description:

- Tract 1:** NE1/4 of Section 28, T160 R52
- Tract 2:** SW1/4 of Section 32, T160 R52
- Tract 3:** SE1/4, less farmstead, of Section 3, T159 R52
- Tract 4:** NE1/4 of Section 10, T159 R52
- Tract 5:** N1/2N1/2 & SE1/4NE1/4, less farmstead, and E1/2SE1/4 of Section 19, T160 R56

## Property Description:

Mainly all farmland with some woods on Tract 5.

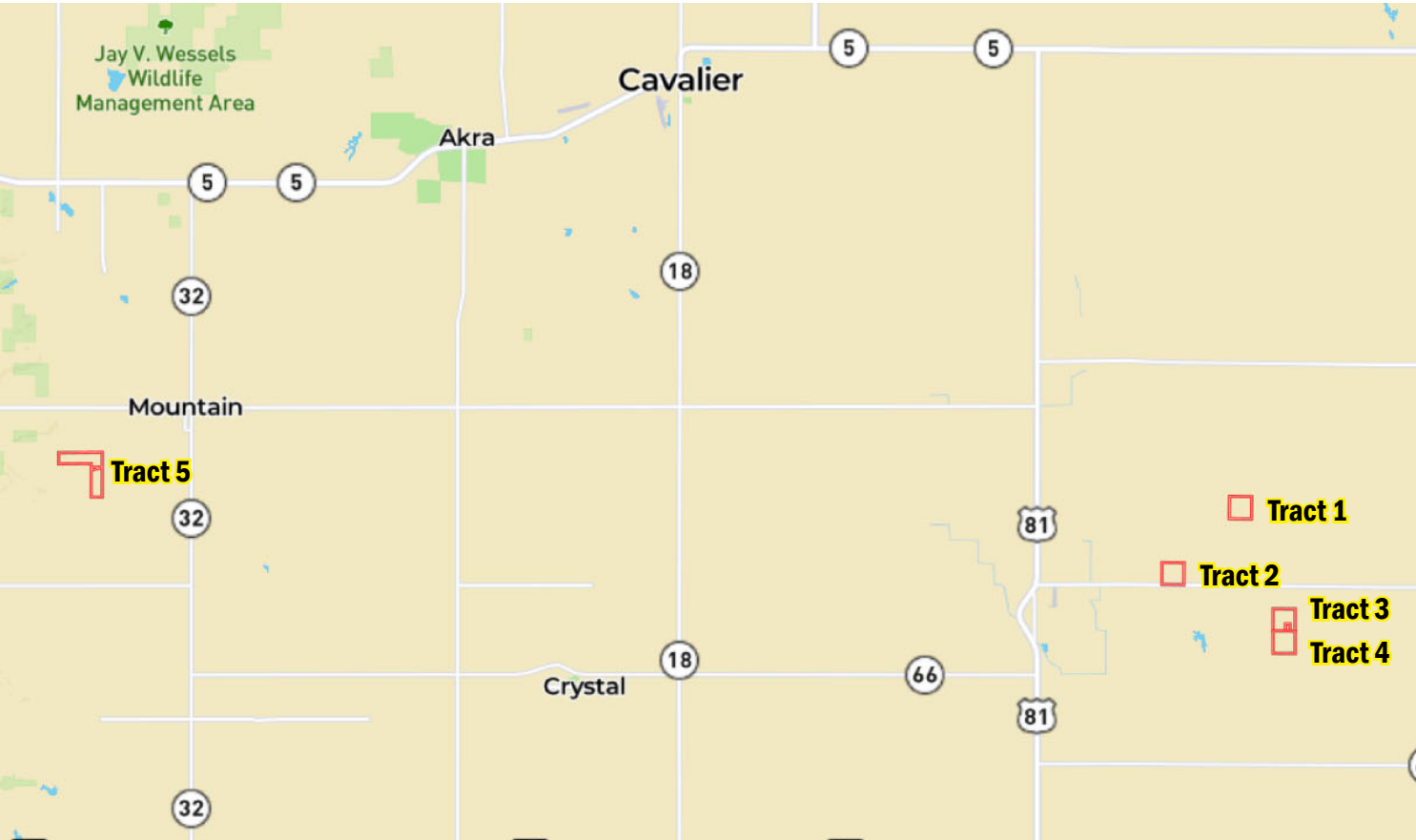
## Taxes:

- Tract 1:** \$2,764.60
- Tract 2:** \$2,809.91
- Tract 3:** \$2,567.15
- Tract 4:** \$2,731.77
- Tract 5:** \$3,080.55

## Farm Data:

<b>Tract 1:</b>	
Cropland	153.21 acres
Non-crop	6.79 acres
Total	160.00 acres
<b>Tract 2:</b>	
Cropland	153.75 acres
Non-crop	4.25 acres
Total	158.00 acres
<b>Tract 3:</b>	
Cropland	148.36 acres
Non-crop	.66 acres
Total	149.02 acres
<b>Tract 4:</b>	
Cropland	150.12 acres
Non-crop	9.88 acres
Total	160.00 acres
<b>Tract 5:</b>	
Cropland	214.69 acres
Woods	50.00 acres (estimated)
Non-crop	6.31 acres
Total	271.00 acres

## Location Map

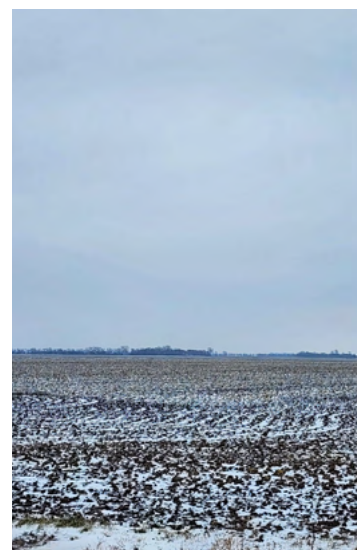




### Tract 1 Aerial Map



### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	147.65	92.7	83	56	2w
1644A	Grano silty clay, plane, 0 to 1 percent slopes	11.62	7.3	64	51	3w
TOTALS		159.27(*)	100%	81.61	55.64	2.07

### Tract 2 Aerial Map



### Tract 2 Soil Map

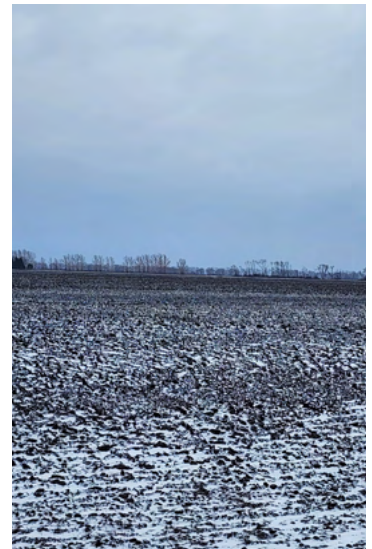


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	133.86	85.65	83	56	2w
1229A	Fargo silty clay, 0 to 1 percent slopes	9.38	6.0	86	56	2w
1119A	Bearden silty clay loam, 0 to 2 percent slopes	6.87	4.4	90	69	2e
1644A	Grano silty clay, plane, 0 to 1 percent slopes	3.39	2.17	64	51	3w
1601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	2.78	1.78	52	39	3s
TOTALS		156.28(*)	100%	82.52	56.16	2.04

### Tract 3 Aerial Map

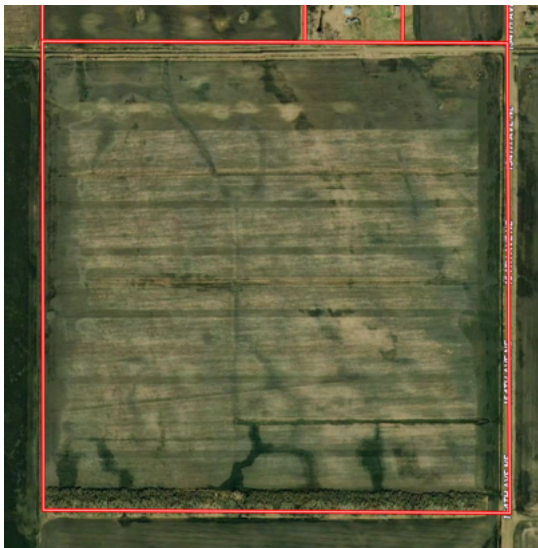


### Tract 3 Soil Map

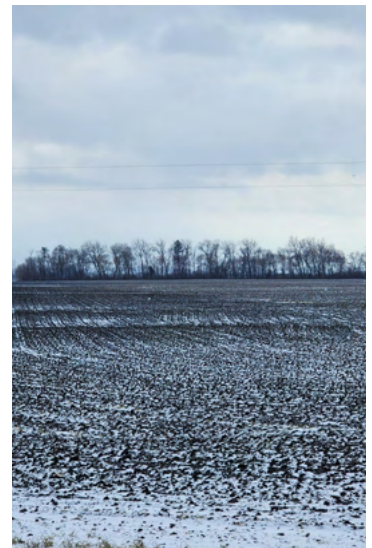


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	95.96	65.12	83	56	2w
I119A	Bearden silty clay loam, 0 to 2 percent slopes	25.77	17.49	90	69	2e
I644A	Grano silty clay, plane, 0 to 1 percent slopes	23.35	15.84	64	51	3w
I229A	Fargo silty clay, 0 to 1 percent slopes	2.29	1.55	86	56	2w
TOTALS		147.37(*)	100%	81.26	57.48	2.16

### Tract 4 Aerial Map



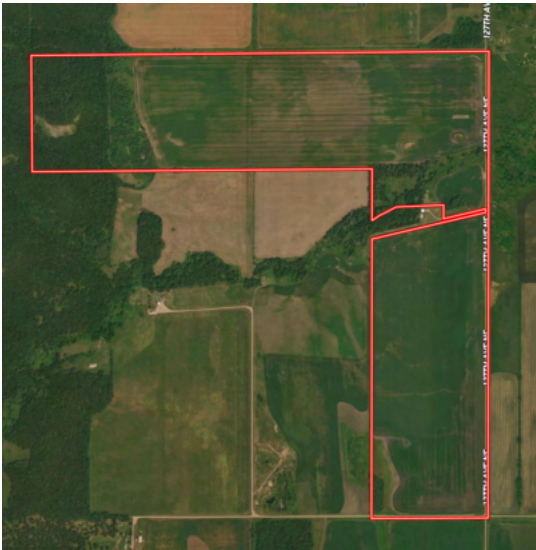
### Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	136.9	86.12	83	56	2w
I119A	Bearden silty clay loam, 0 to 2 percent slopes	11.27	7.09	90	69	2e
I644A	Grano silty clay, plane, 0 to 1 percent slopes	10.8	6.79	64	51	3w
TOTALS		158.97(*)	100%	82.21	56.58	2.07



**Tract 5 Aerial Map**



**Tract 5 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I589B	Olga silty clay loam, 3 to 6 percent slopes	93.22	34.41	74	53	2e
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	28.98	10.7	83	56	2w
I587A	Rolette clay loam, 0 to 3 percent slopes	26.88	9.92	87	56	2s
F594D	Olga silty clay loam, 9 to 15 percent slopes	24.33	8.98	49	45	4e
I557A	Walsh-Vang loams, 0 to 2 percent slopes	21.8	8.05	85	69	2c
F590F	Olga silty clay loam, 15 to 35 percent slopes	16.01	5.91	28	12	7e
I242A	Ryan-Fargo silty clays, 0 to 1 percent slopes	14.2	5.24	50	37	6e
I256B	La Prairie-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	12.37	4.57	60	30	2c
I376A	Colvin silty clay loam, 0 to 1 percent slopes	10.48	3.87	69	50	2w
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	8.67	3.2	52	39	3s
I585B	Fairdale silty clay loam, 2 to 6 percent slopes, occasionally flooded	5.55	2.05	77	80	2e
F203B	Waukon loam, 3 to 6 percent slopes	4.68	1.73	76	54	2e
F591F	Olga-Kloten complex, 9 to 75 percent slopes	2.08	0.77	13	10	7e
I472A	Perella silty clay loam, 0 to 1 percent slopes	1.67	0.62	88	54	2w
TOTALS		270.9 2(*)	100%	69.09	49.56	2.76

# For Sale By Bid Terms

**Minerals:** Sellers will retain 50% of the mineral interests they own.

**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 March 16, 2026, or such other date agreed to by the parties. Subject to current lease on Tracts 1, 3, and 4.

**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.

**Contract and Title:** Upon acceptance of the high bids, the bidder(s) will enter into a real estate contract and 10% deposit to The Title Team. 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 the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on March 16, 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 Team.

**Sale Method:** The real estate will be offered in five individual tracts. **Written bids will be received at the office of Farmers National Company, Attention Terry Longtin, 4050 Garden View Dr., Suite 103, Grand Forks, ND 58201, up to February 11, 2026, at 1:00 PM.** Bids should be for the total dollar amount and not per acre.

**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:** Phil & Corliss Longtin and Rod & Nicole Longtin. The Sellers are relatives of agent, Terry Longtin.



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