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ONLINE AUCTION

160± Acres, Walsh County, North Dakota

Bidding starts | Tuesday, March 10, 2026 at 9:00 AM

Bidding closes | Wednesday, March 11, 2026 at 12:00 PM

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



Highlights:

- Excellent soils with a Productivity Index of 89
- Class II Lankin Loam with great access and drainage
- Property subject to offers and sale prior to the auction



For additional information, please contact:

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Property Information

Directions to Property:

One-half mile north of Pisek, North Dakota, on County Highway 12A.

Legal Description:

NW1/4 of Section 22, T156 R55

Property Description:

Excellent opportunity to own a productive parcel of farmland in Walsh County with great drainage and access. Beautiful loam soils excellent for the production of sugar beets, potatoes, edible beans, corn and many other crops.

Farm Data:

Cropland	148.38 acres
Non-crop	4.37 acres
CRP	6.11 acres
Woods	<u>1.14 acres</u>
Total	160.00 acres

FSA Information:

	Base	Yield
Wheat	38.17 acres	50 bushels
Corn	40.01 acres	127 bushels
Soybeans	33.36 acres	33 bushels

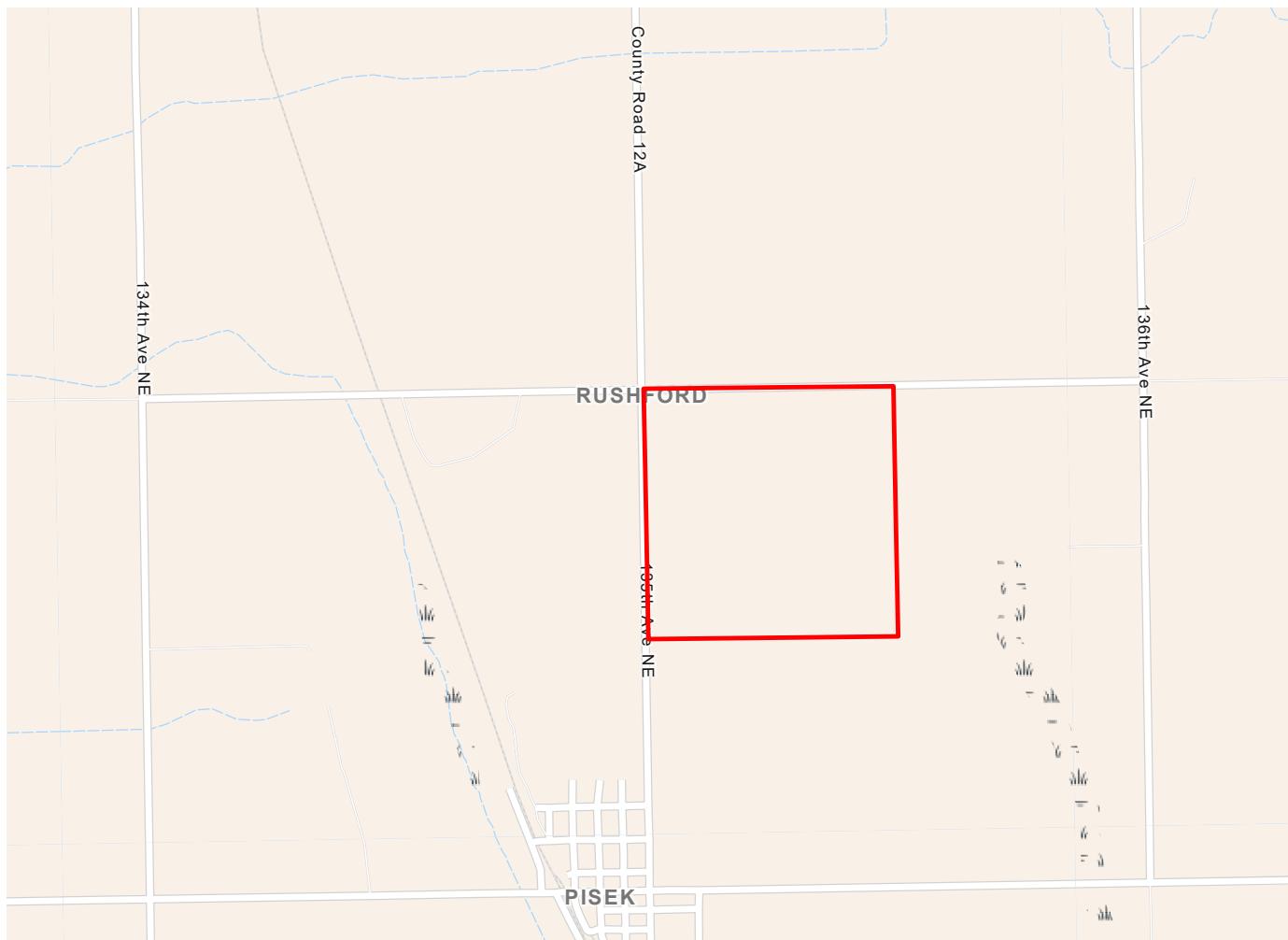
CRP:

6.11 acres enrolled with an annual payment of \$525.00, expiring September 30, 2027.

2025 Taxes: \$2,939.36



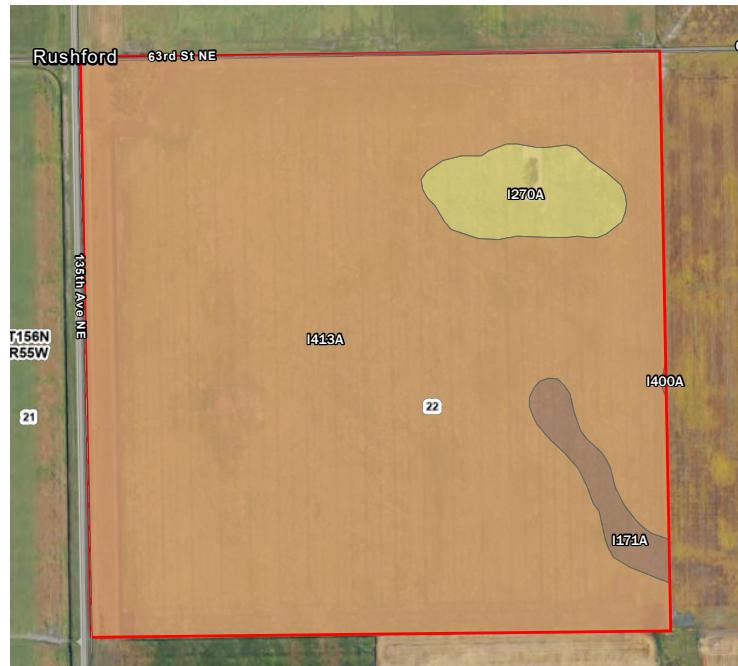
Location Map



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I413A	Lankin loam, 0 to 2 percent slopes	2c	91	148.8
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	3s	65	7.3
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	2w	51	3.7
I400A	Gilby loam, 0 to 2 percent slopes	2e	78	0.1
TOTAL			88.9	159.8



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 April 10, 2026, 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.

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 the required earnest payment. The Seller will provide a current abstract of title at their expense. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 10, 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 as a total unit. **All bids are open for advancement starting Tuesday, March 10, 2026, at 9:00 AM until Wednesday, March 11, 2026, at 12:00 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 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: K-Bro Farms

Online Bidding Procedure: This online auction begins on Tuesday, March 10, 2026, at 9:00 AM. Bidding closes on Wednesday, March 11, 2026, at 12:00 PM.

Bidders can also bid in-person at the Farmers National Company office located at 4050 Garden View Drive, Suite 103, Grand Forks, North Dakota. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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

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.



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