



L-2600210  
L-2600211  
L-2600212  
L-2600213  
L-2600214

SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**790.02± Acres, Steele County, North Dakota**

March 30, 2026 | 10:00 AM

American Legion | 600 Lincoln Ave. S | Finley, ND 58230

## Highlights:

- Five productive tracts of land near Finley, ND offered at one auction
- Available to farm in 2026
- High bidder “choice” on tracts



For additional information, please contact:  
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# Online Bidding starts | March 27, 2026 at 8:00 AM

## Live Bidding closes | March 30, 2026 at end of live event

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

### Property Information

#### Directions to Property:

Five tracts of land located both northeast and southeast of Finley in Golden Lake and Finley Townships.

#### Legal Description:

**Tract 1:** NW1/4 of Section 8, T147 R55 (Golden Lake Twp.)

**Tract 2:** SW1/4 of Section 4, T147 R55 (Golden Lake Twp.)

**Tract 3:** NW1/4 of Section 12, T147 R56 (Finley Twp.)

**Tract 4:** SW1/4, less parcels, of Section 34, T147 R56 (Finley Twp.)

**Tract 5:** SE1/4 of Section 34, T147 R56 (Finley Twp.)

#### Property Description:

Here is an incredible opportunity to secure five quality parcels of land at one auction. Three tracts are northeast of Finley with two tracts just east of Finley, south of Highway 200. The parcels were formerly owned by Darwin Windloss and are quality tracts of land for the area, featuring productive loam soils. **High bidder "choice" method will be utilized, meaning the high bidder can take one or all of the tracts at the high bid.** Don't miss this opportunity to expand your farm operation!

#### Farm Data:

##### Tract 1:

Cropland	158.68 acres
Non-crop	1.32 acres
Total	160.00 acres

##### Tract 2:

Cropland	143.40 acres
Non-crop	16.60 acres
Total	160.00 acres

##### Tract 3:

Cropland	147.42 acres
Non-crop	12.58 acres
Total	160.00 acres

##### Tract 4 and 5 combined:

Cropland	289.42 acres
Non-crop	20.60 acres
Total	310.02 acres

#### FSA Information:

<u>Tract 1</u>	<u>Base</u>	<u>Yield</u>
Soybeans	75.05 acres	33 bushels
Wheat	43.01 acres	62 bushels
Corn	6.53 acres	122 bushels

<u>Tract 2</u>	<u>Base</u>	<u>Yield</u>
Soybeans	66.54 acres	33 bushels
Wheat	38.13 acres	62 bushels
Corn	5.79 acres	122 bushels

<u>Tract 3</u>	<u>Base</u>	<u>Yield</u>
Corn	65.15 acres	122 bushels
Soybeans	25.07 acres	33 bushels
Wheat	13.45 acres	62 bushels
Sunflowers	10.49 acres	1,442 pounds

<u>Tract 4 &amp; 5</u>	<u>Base</u>	<u>Yield</u>
Soybeans	137.75 acres	33 bushels
Wheat	78.94 acres	62 bushels
Corn	11.98 acres	122 bushels

#### Taxes:

**Tract 1:** \$1,957.44 (with discount)

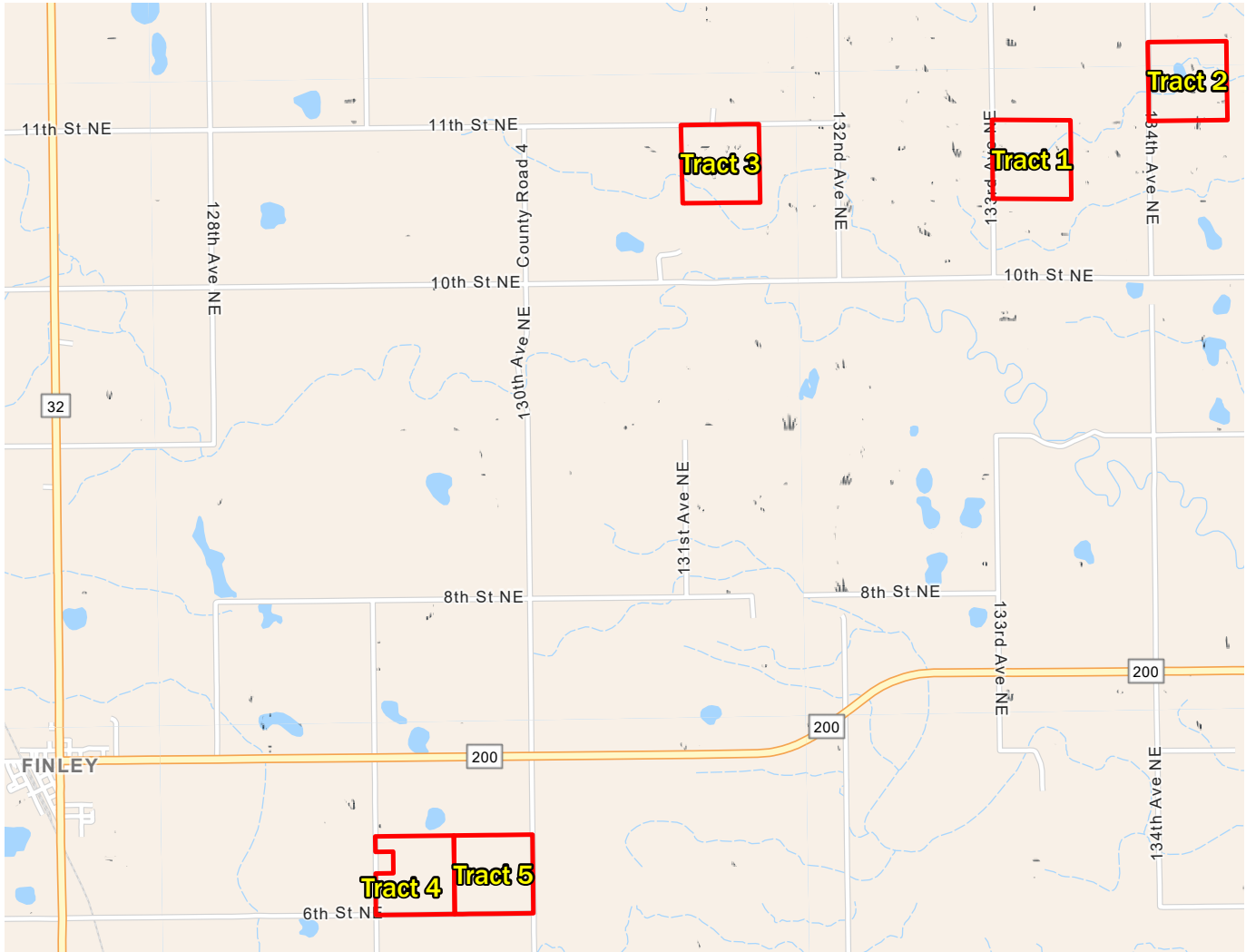
**Tract 2:** \$1,724.71 (with discount)

**Tract 3:** \$1,709.72 (with discount)

**Tract 4:** \$1,906.39 (with discount)

**Tract 5:** \$1,733.14 (with discount)

## Property Location Map



### Tract 1 Aerial Map

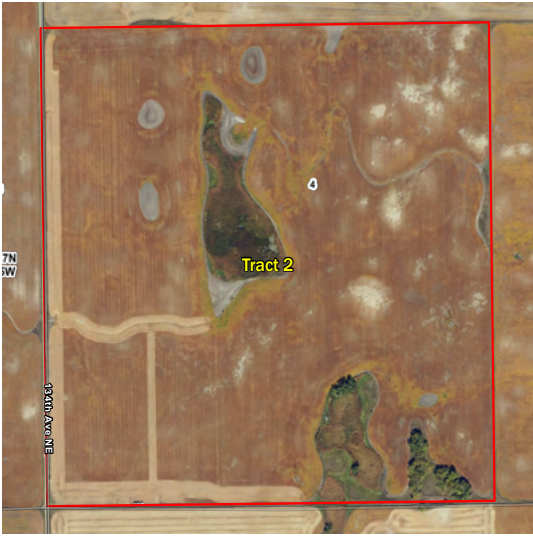


### Tract 1 Soil Map

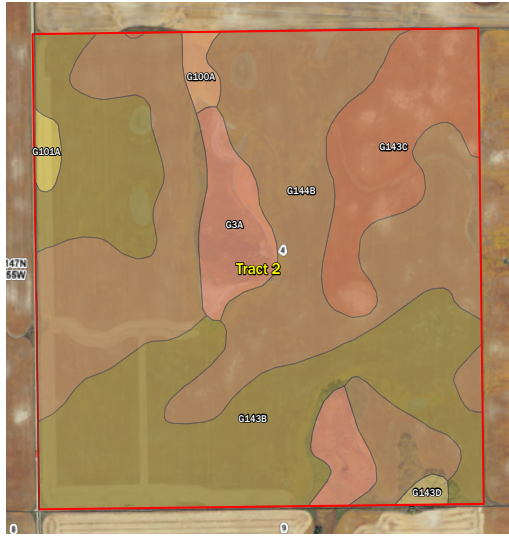


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2e	74	71.9
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2e	79	50.2
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2e	61	37.9
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3e	57	0.2
TOTAL			72.5	160.3

**Tract 2 Aerial Map**

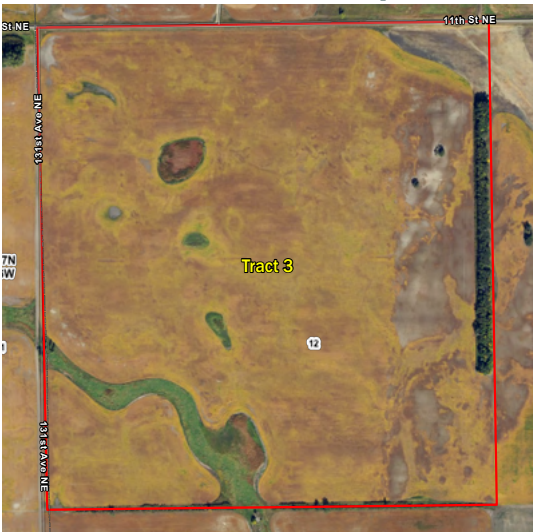


**Tract 2 Soil Map**

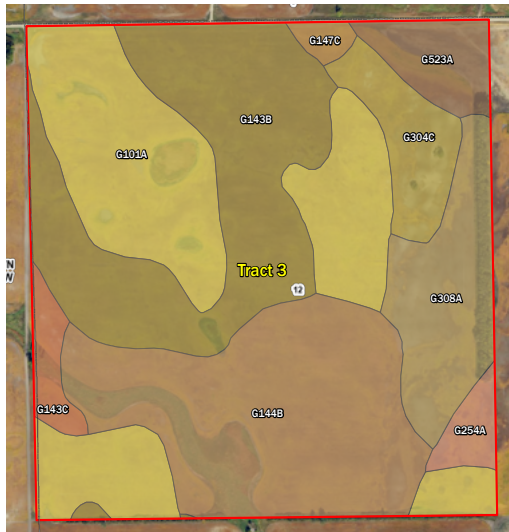


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G144B	Barnes-Buse loams, 3 to 6 percent slopes	2e	71	72
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2e	79	55
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3e	57	17.5
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5w	25	11.6
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2e	61	1.7
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2e	74	1.4
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	4e	41	0.9
TOTAL			68.6	160.2

**Tract 3 Aerial Map**

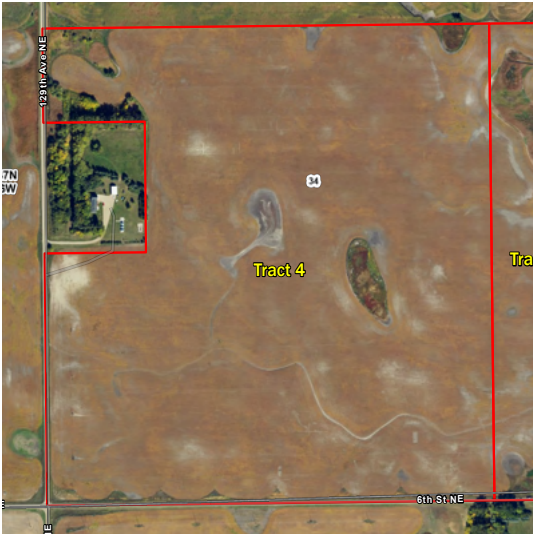


**Tract 3 Soil Map**



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2e	74	44
G144B	Barnes-Buse loams, 3 to 6 percent slopes	2e	71	38.9
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2e	79	37.4
G308A	Brantford loam, 0 to 2 percent slopes	4s	48	15.3
G304C	Coe-Binford complex, 6 to 9 percent slopes	6s	29	8.4
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	6w	21	6.3
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3e	57	3.4
G254A	Divide loam, shaly, 0 to 2 percent slopes	2s	58	2.9
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	4e	64	1.4
TOTAL			66.7	158.1

### Tract 4 Aerial Map



### Tract 4 Soil Map

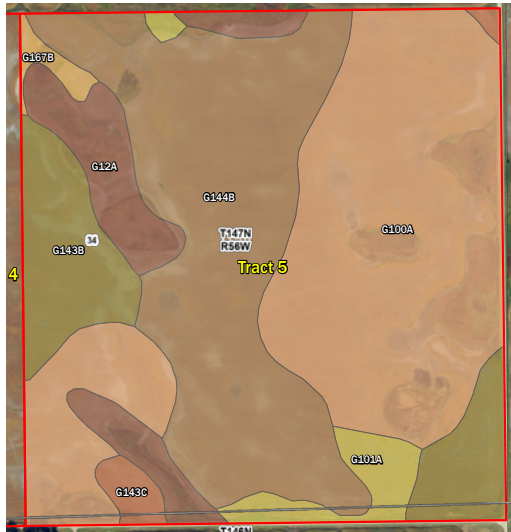


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2e	79	108.5
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2e	61	22.3
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2e	74	12.5
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	3e	73	5.3
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5w	25	1.2
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3e	57	0.7
TOTAL			75.2	150.6

### Tract 5 Aerial Map



### Tract 5 Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2e	61	65.9
G144B	Barnes-Buse loams, 3 to 6 percent slopes	2e	71	51.8
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2e	79	18.6
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	4w	31	14.3
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2e	74	5.8
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3e	57	2.5
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	3e	73	1.6
TOTAL			64.2	160.4

# 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 May 1, 2026, 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 the Seller and the Buyer(s).

**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on May 1, 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.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres. *No Survey will be provided on Tract 1 and 2.*

**Sale Method: The real estate will be offered in five tracts with "high bidder choice" method, meaning the high bidder can select one or all of the tracts at the high bid.** 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:** Windloss Family Trust/Windloss Heirs

**Auctioneer:** Marshall Hansen - License #2020

**Additional Comments:** Seller will transfer property via Warranty Deed.

**Online Simultaneous Bidding Procedure:** The online bidding begins on March 27, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on March 30, 2026, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fnccbid.com](http://www.fnccbid.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.