ONLINE AUCTION

160± Acres, Stutsman County, North Dakota

Bidding starts | Wednesday, September 2, 2026 at 8:00 AM
Bidding closes | Wednesday, September 9, 2026 at 12:00 PM

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

Highlights:

- Productive farmland free of all USFW easements
- Predominantly Williams-Bowbells loams soil type with PI of 81
- Available for 2027 farming year

EQUAL HOUSING OPPORTUNITY

For additional information, please contact:
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Property Information

Directions to Property: From a quarter mile east of Cleveland, North Dakota (intersection of 36th Street SE and 64th Avenue SE) travel three miles north along 64th Ave. SE, turn west and travel three miles along 33rd St. SE, turn south and travel a half mile along 61st Avenue SE and you will be at the northwest corner of the property.

Legal Description: SW1/4 of Section 20, T140 R67.

Property Description: Stutsman County, Weld Township farmland consisting of predominantly Williams-Bowbells loams free of all USFW easements. Good access along west side of property via gravel township road. Great opportunity to expand your operation or diversify your investment portfolio.

Farm Data:

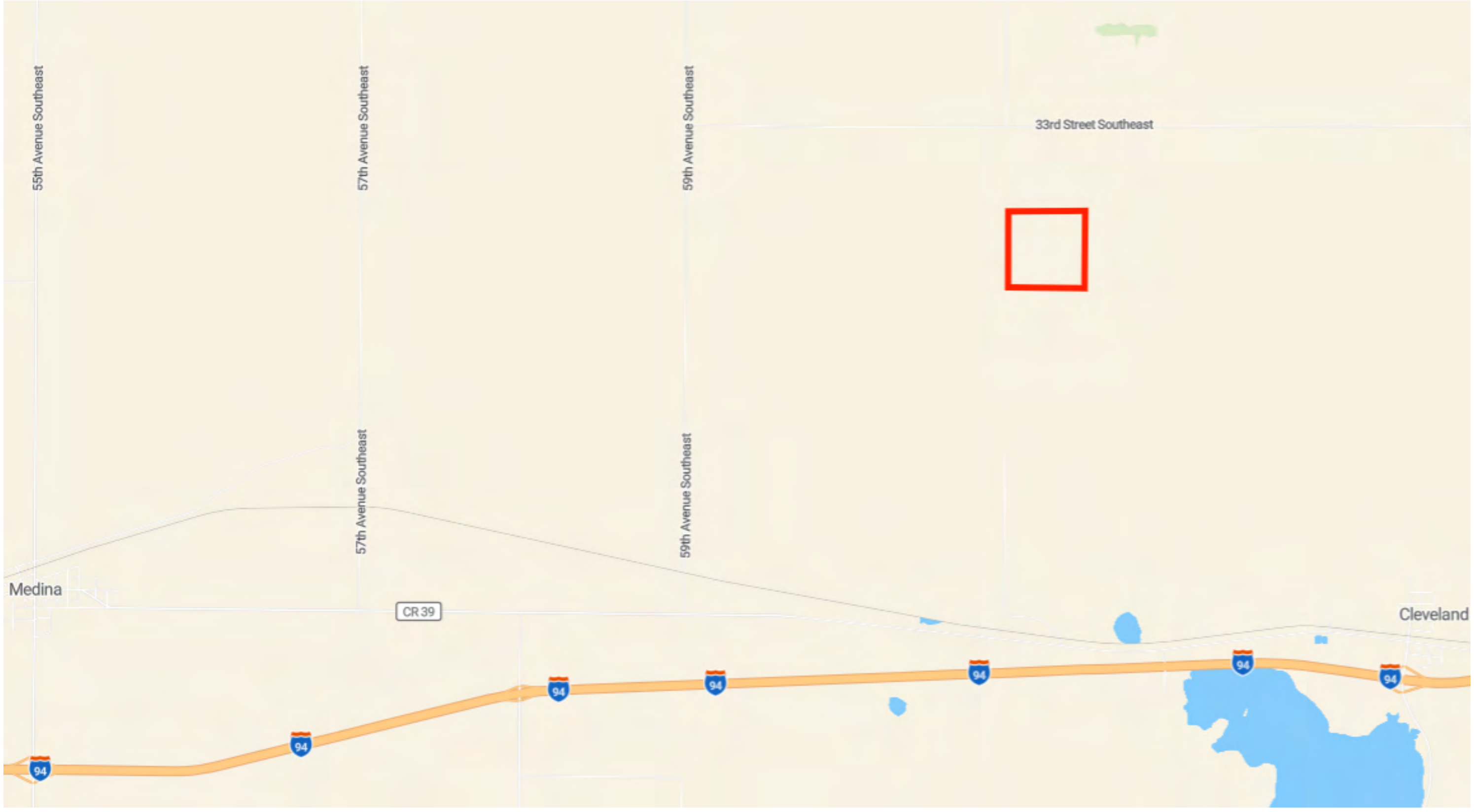
Cropland	123.37 acres
Non-Crop	36.63 acres
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	27.95 acres	89 bushels
Soybeans	86.85 acres	29 bushels

2025 Taxes: $1,589.73

Location Map



Aerial Map

Soil Map

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	C21…	Williams-Bowbells loams, 3 to 6 percent slopes	41.3%	66.9	2e	--	80.6
●	C13…	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	20.6%	33.4	3e	--	60.1
●	C25A	Southam silty clay loam, 0 to 1 percent slopes, Missouri Coteau	20.5%	33.2	8w	--	8.6
●	C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	10.3%	16.7	5w	--	23.93
●	C13…	Williams-Zahl loams, 3 to 6 percent slopes	4.5%	7.2	2e	--	75.3
●	C66…	Williams-Niobell loams, 0 to 3 percent slopes	1.1%	1.7	2c	--	81.11
●	C33A	Parnell-Vallers complex, 0 to 1 percent slopes	0.7%	1.2	5w	--	29.89
●	C996	Water	0.6%	1	8w	--	
●	C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes,…	0.4%	0.6	4w	--	32.25
●	C13…	Zahl-Williams loams, 9 to 15 percent slopes	<0.1%	0	6e	--	44.47

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 2026 payable in 2027 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 November 2, 2026, or such other date agreed to by the parties - subject to current tenant harvesting soybean crop.

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

Closing: The sale closing is on November 2, 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 as a total unit. All bids are open for advancement starting Wednesday, September 2, 2026, at 8:00 AM until Wednesday, September 9, 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 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: Odegaard Family Trust

Online Bidding Procedure: This online auction begins on Wednesday, September 2, 2026, at 8:00 AM. Bidding closes on Wednesday, September 9, 2026, at 12:00 PM.

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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.