



**FARMERS
NATIONAL**
C O M P A N Y

L-2600455

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

240± Acres, Burke County, North Dakota

Bidding starts | Friday, September 18, 2026 at 8:00 AM

Bidding closes | Wednesday, September 23, 2026 at 12:00 PM

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

Highlights:

- **Highly tillable farmland free of all USFW easements**
- **Predominantly loam soils with an overall PI of 70**
- **Available for 2027 farming year**



For additional information, please contact:
Cade Korslien, Agent | (701) 509-1247
CKorslien@FarmersNational.com

Thomas McClenahan, Agent | (218) 791-0431
TMcClenahan@FarmersNational.com



Property Information

Directions to Property: From Northgate, North Dakota, travel one-half mile south on Highway 8, turn west and travel eight miles west along 108th Street NW, turn north and travel one-quarter mile along the prairie trail road and you will be at the southeast corner of the property.

From Portal, North Dakota, travel one-half mile south on Highway 52, turn east and travel five miles east along 108th Street NW, turn north and travel one-quarter mile along the prairie trail road and you will be at the southeast corner of the property.

Legal Description: NE1/4, N1/2SE1/4 of Section 35, T164 R91.

Property Description: Burke County, Soo Township highly tillable farmland, free of all USFW easements. Offered as one tract featuring predominantly loam soils with an overall PI of 70. Located one-quarter mile north from good access via gravel township road. Great opportunity to expand your operation or diversify your investment portfolio!

Farm Data:

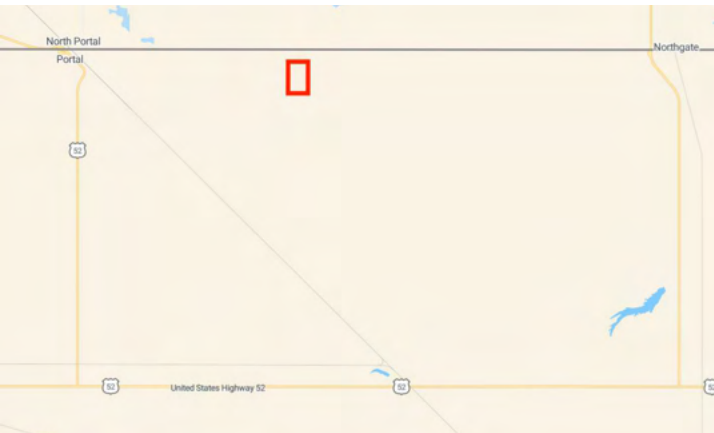
Cropland	232.25 acres
Non-crop	7.75 acres
Total	240.00 acres

FSA Information:

	Base	Yield
Wheat	146.27 acres	30 bushels
Oats	49.95 acres	65 bushels
Peas	26.78 acres	1,803 pounds

Taxes: \$1,089.62

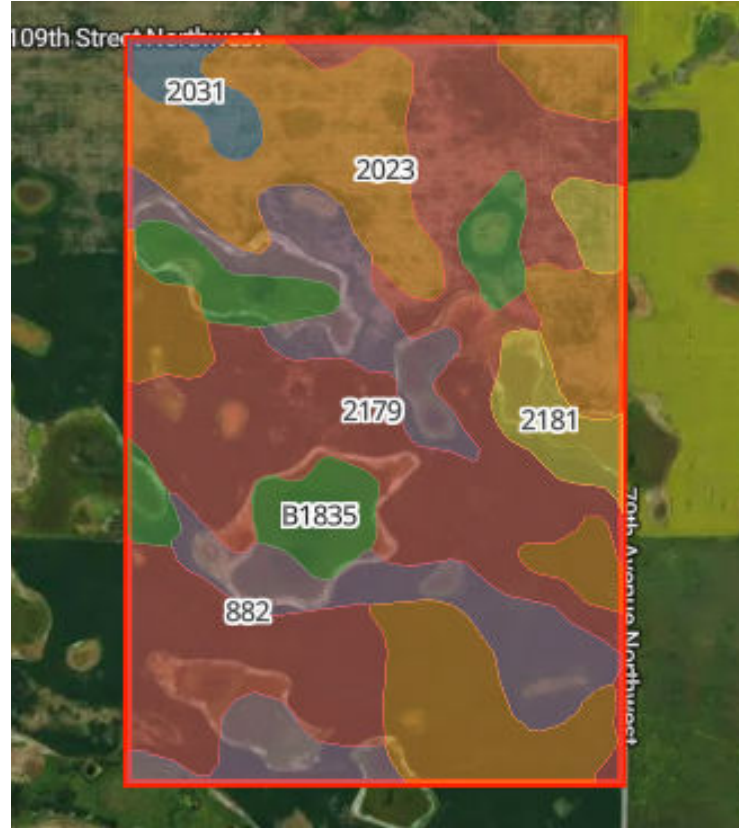
Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	2179	Noonan-Niobell loams, 0 to 6 percent slopes	38.9%	93.5	4s	--	57.09
●	2023	Williams-Niobell loams, 0 to 3 percent slopes	27.8%	66.8	2c	--	80.39
●	882	Hamerly-Tonka complex, 0 to 3 percent slopes	18.1%	43.6	2e	--	82.96
●	B1835	Tonka silt loam, 0 to 1 percent slopes	8.5%	20.5	2w	--	80.6
●	2181	Miranda-Noonan loams, 0 to 3 percent slopes	4.5%	10.9	6s	--	43.7

Online Auction Terms

Minerals: All mineral interests owned by Seller will be retained by Seller.

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 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 November 16, 2026, or such other date agreed to by the parties – subject to the tenant harvesting canola 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 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 will be on November 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.

Auction Sales: The real estate will be offered as a total unit. All bids are open for advancement starting **Friday, September 18, 2026, at 8:00 AM until Wednesday, September 23, 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 for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes 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 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: Cardwell Family

Online Bidding Procedure: The online bidding begins on **Friday, September 18, 2026, at 8:00 AM until Wednesday, September 23, 2026, at 12:00 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.