



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

L-2600522

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ONLINE AUCTION

251.3± Acres, Grand Forks County, North Dakota

Bidding starts | Friday, September 25, 2026 at 8:00 AM

Bidding closes | Wednesday, September 30, 2026 at 12:00 PM

To register and bid go to: fnbid.com

Highlights:

- **Highly tillable farmland with excellent paved road access**
- **Predominantly Antler-Mustinka silt loam with PI of 81**
- **Available for 2027 farming year**



For additional information, please contact:

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Property Information

Directions to Property: From Reynolds, North Dakota, travel five miles west on County Road 25 and you will be at the southwest corner of the property.

Legal Description: Tract A in S1/2 of Section 32, T149 R51

Property Description: Michigan Township, Grand Forks County highly tillable farmland consisting of predominantly Antler-Mustinka silt loams. Excellent access along south side of property via paved County Road 25. Offered as one unit, this is a great opportunity to expand your operation or diversify your investment portfolio!

Farm Data:

Cropland	245.02 acres
Non-Crop	6.28 acres
Total	251.3 acres

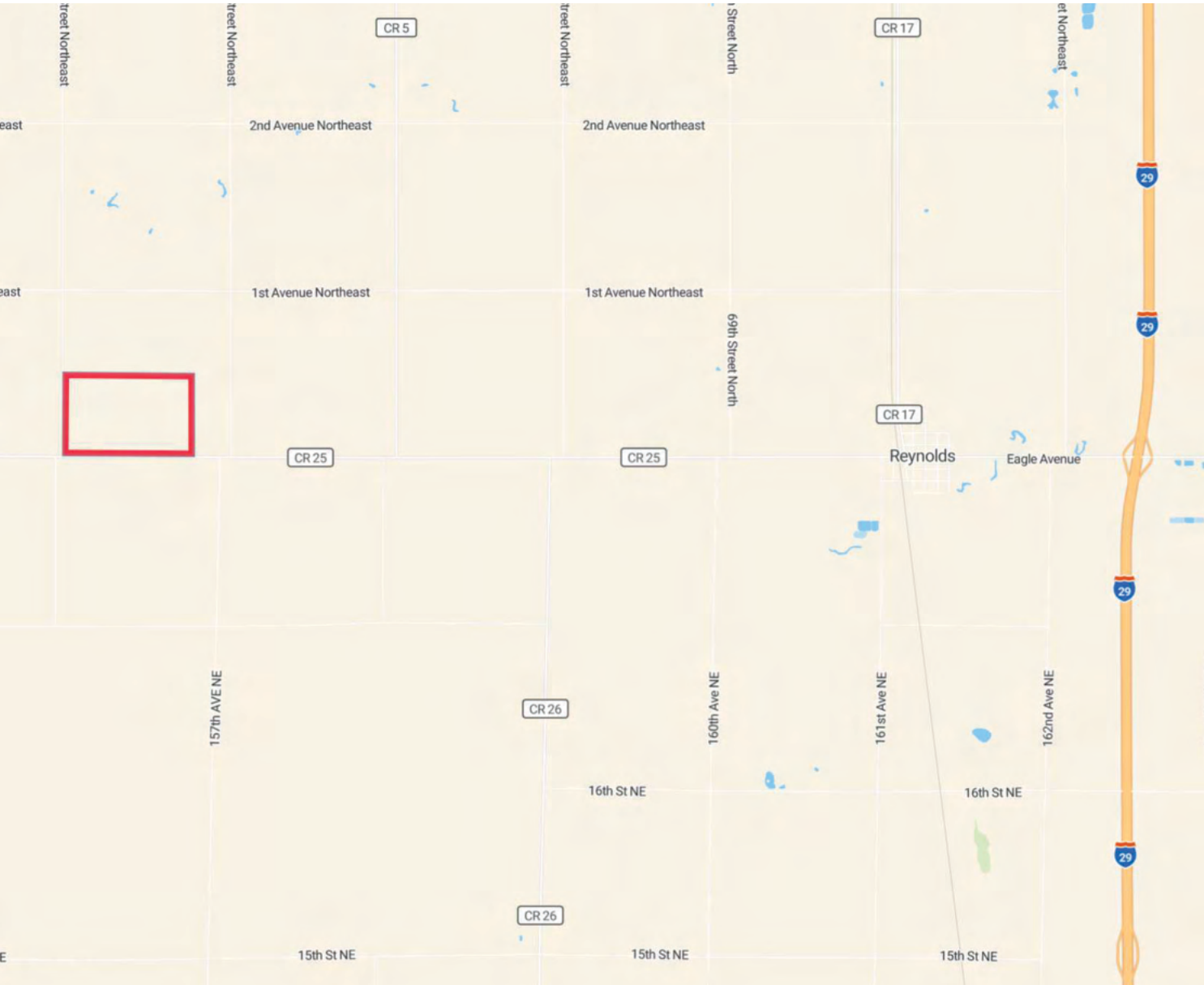
FSA Information:

	Base	Yield
Wheat	89.3 acres	54 bushels
Corn	20 acres	54 bushels
Soybeans	4 acres	17 bushels
Barley	23.5 acres	64 bushels

Taxes: \$2,809.31 (estimated);
\$489.33 specials (estimated)

*Base acres and yields are based on entire half section;
FSA will determine final base acres and yields

Location Map



Aerial Map



Soil Map



●	I199A	Antler-Mustinka silt loams, 0 to 2 percent slopes	78.4%	197	2e	--	81.15
●	I400A	Gilby loam, 0 to 2 percent slopes	21.1%	53	2e	--	77.7
●	I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	0.5%	1.2	3e	--	65.6
●	I422D	Sioux loam, 2 to 15 percent slopes	<0.1%	0	6s	--	28.66







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 23, 2026, or such other date agreed to by the parties – subject to current tenant harvesting 2026 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 is on November 23, 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 Friday, September 25, 2026 at 8:00 AM until Wednesday, September 30, 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: Breidenbach Farm

Online Bidding Procedure: This online auction begins on Friday, September 25, 2026 at 8:00 AM. Bidding closes on Wednesday, September 30, 2026 at 12:00 PM.

To register and bid on this auction go to: **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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