FARMERS NATIONAL COMPANY

L-2600596



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

150.13± Acres, Ward County, North Dakota

Wednesday, October 28, 2026 | 11:00 AM CST
Sleep Inn | 2400 10th Street SW, Minot, North Dakota 58701

EQUAL HOUSING OPPORTUNITY

Highlights:

- High Quality Farmland
- All Owned Mineral Interest Convey with the Property
- Power, Water, and Fiber Optic are on Site Offering Exceptional Development Potential

For additional information, please contact:



Cade Korslien, Agent
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Rex Korslien, Agent/Auctioneer
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Bidding starts | Wednesday, October 21, 2026 at 11:00 AM
Bidding closes | Wednesday, October 28, 2026 at close of live event.

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

Directions to Property:
From Trinity Hospital, travel south on 30th Street SW for two miles. Property is on the east side of the road.

Legal Description:
NW1/4 Less N 765' Of W 563' S15 TWP154 RGE83

Property Description:
Located just minutes from Minot, North Dakota, this exceptional property presents a rare opportunity to acquire productive agricultural land with strong long-term investment appeal. The tract features quality cropland, excellent access from public roads, power on site, nearby infrastructure including rural water and fiber optic, and an attractive setting highlighted by mature tree rows and expansive prairie views. The property's proximity to Minot, Trinity Health, Beaver Creek, and other growing areas enhances its desirability for a variety of future uses.

In addition to its agricultural productivity, the property offers significant potential as a strategic land investment. The combination of location, accessibility, surrounding development activity, and available infrastructure creates opportunities that extend beyond traditional farming. As an added benefit, the sellers are conveying all owned mineral interests with the property, providing additional value rarely offered in land sales. Whether purchased for farming, investment, development potential, or portfolio diversification, this property offers a unique opportunity in one of northwestern North Dakota's most sought-after markets.



Farm Data:

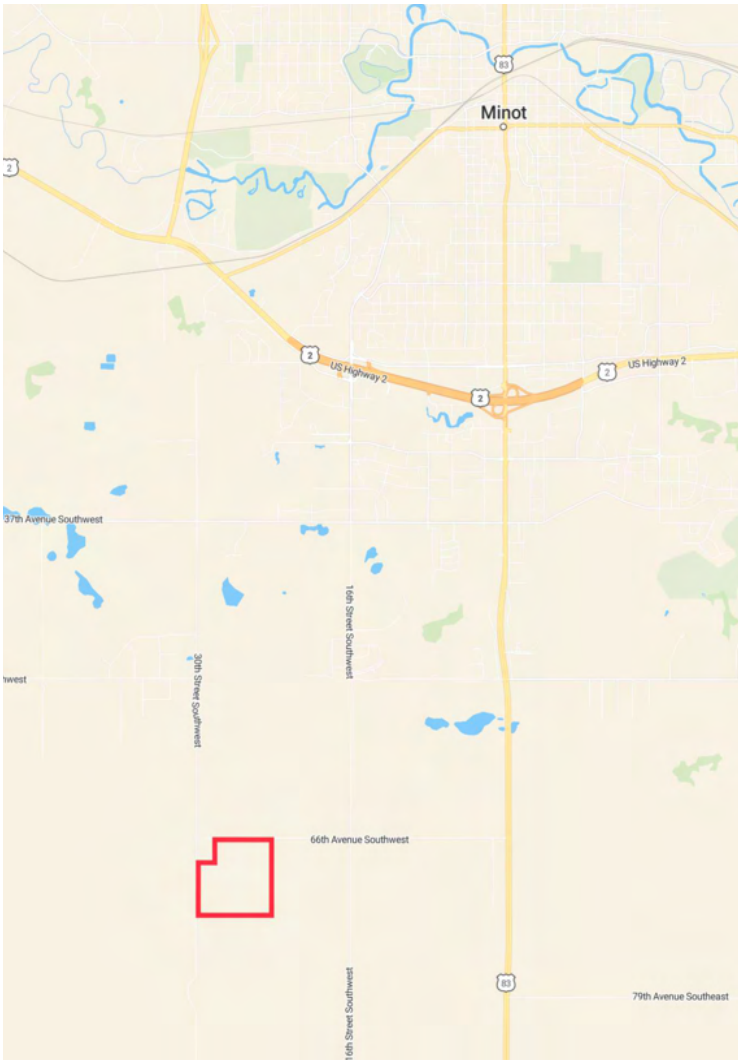
Cropland	135.42 acres
Non-crop	14.71 acres
Total	150.13 acres

FSA Information:

Tract 1374	Base	Yield
Wheat	101.68 acres	32 bushels
Flax	2.35 acres	14 bushels
Soybeans	4.85 acres	17 bushels
Barley	2.45 acres	43 bushels

2025 Taxes:
$1,293.44

Location Map



Aerial Map





Soil Map



80.9/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	F659A	Forman-Aastad-Tonka complex, west, 0 to 3 percent slopes	95.7%	143.9	2c	--	80.6
●	F658A	Forman-Aastad loams, west, 0 to 3 percent slopes	4.3%	6.5	2c	--	86.85



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 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 45 days after auction or such other date agreed to by parties. Subject to current lease expiring March of 2027.

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. The cost of any escrow closing services will be equally paid by the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is 45 days after the auction 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 in one individual tract. 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 the 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: Jon Jensen, Paul Jensen, Steve Jensen

Auctioneer: Rex Korslien

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 21, 2026 at 11:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Wednesday, October 28, 2026, with bidding concluding at the end of the live auction.

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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

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LEADERS IN LAND