FARMERS NATIONAL COMPANY

L-2600663



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,605.34 Taxable Acres Offered in Four Tracts

Adams County, North Dakota and Perkins County, South Dakota

Thursday, December 10, 2026 | 11:00 AM

American Legion | 211 South Main Street, Hettinger, North Dakota

Highlights:

- Well Managed Grassland
- Productive Cropland
- Recreational Opportunities



For additional information, please contact:
Marshall Hansen, Broker, Auctioneer
(605) 360-7922
MHansen@FarmersNational.com

EQUAL HOUSING OPPORTUNITY

Bidding starts | Monday, December 7, 2026, at 8:00 AM
Bidding closes | Thursday, December 10, 2026 at close of live event.

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

Property Information

Directions to Property: This land is located just two miles south of Hettinger, North Dakota, at the intersections of Highway 8 and 3rd Avenue SE.

Property Description:
We are proud to offer this exceptional 1,605± acre property at public auction on December 10, 2026. This premier offering features a combination of well-maintained pastureland with quality fencing, rural water service, and productive cropland acres, creating an outstanding opportunity for agricultural producers and investors alike.

Ideally located just two miles south of Hettinger, North Dakota, with direct access to Highway 8, the property provides excellent transportation routes and convenient access to local grain markets, livestock facilities, and agricultural services. Large, contiguous tracts of highly productive land with this level of size, quality, and accessibility are increasingly difficult to find.

Beyond its agricultural value, the property offers excellent recreational opportunities, including hunting, wildlife habitat, and outdoor enjoyment. The diverse landscape supports abundant wildlife and a variety of recreational pursuits while enhancing the long-term value and appeal of the property.

Whether you are looking to expand your farming or ranching operation, secure a high-quality land investment, or enjoy the recreational benefits that North and South Dakota land have to offer, this property deserves serious consideration. With its exceptional location, productive soils, extensive acreage, and recreational appeal, this is a rare opportunity for producers, investors, and outdoor enthusiasts to acquire a truly premier landholding.

Legal Description:
Tract 1: S1/2NE1/4 (EX. .82 A RD). And SE1/4 (EX. 1.64 A RD). Section 19-129-95 Adams County, North Dakota.
Tract 2: NW1/4 (EX 1.40 A RD) And NE1/4 (EX 2.10 A RD. & 14.50 A Building Site) And the SE1/4 Section 25-129-96 And E1/2SW1/4; LOTS 3-4 And SE1/4 (EX. 1.64 A RD.) Section 30-129-35 Adams County, North Dakota.
Tract 3: The South Half of Section 36-129-96 Adams County, North Dakota.
Tract 4: The SNE, SNW Section 21-23N-12E And The SNE, SNW And NSW, NWSE Section 22-23N-12E Perkins County, South Dakota.

Farm Data:

Tract 1	
Cropland	67.52 acres
Pasture	168.03 acres
Other	1.99 acres
Total	237.54 acres
Tract 2	
Cropland	599.70 acres
Pasture	164.36 acres
Other	15.74 acres
Total	779.80 acres
Tract 3	
Cropland	244.35 acres
Pasture	68.87 acres
Other	6.78 acres
Total	320.00 acres
Tract 4	
Cropland	90.27 acres
Pasture	177.73 acres
Total	268.00 acres

FSA Information:

Tract 1	**Base**	**Yield**
Wheat	17.40 acres	21 bushels
Oats	1.40 acres	41 bushels
Corn	3.30 acres	54 bushels
Tract 3	**Base**	**Yield**
Wheat	138.66 acres	23 bushels
Corn	48.45 acres	42 bushels
Sunflowers	47.07 acres	851 pounds

Improvements:
Tracts 2 and 4 feature rural water.

Taxes:
Tract 1: $925
Tract 2: $3,678 estimated
Tract 3: $793
Tract 4: $1,054

Tract 1

Aerial Map





Soils Map



48.4/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	E16...	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	36.9%	88.5	3e	--	61.9
	E14...	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	16.8%	40.4	6e	--	26.05
	E14...	Flasher-Rock outcrop-Vebar complex, 9 to 70 percent slopes	13.7%	32.8	7e	--	11.57
	E28...	Amor-Shambo loams, 3 to 6 percent slopes	10.5%	25.2	2e	--	81.98
	E40...	Harriet loam, 0 to 2 percent slopes, occasionally flooded	10.3%	24.7	6s	--	26.5
	E21...	Shambo loam, 0 to 2 percent slopes	4.9%	11.7	2c	--	86.95
	E04...	Belfield-Daglum complex, 0 to 2 percent slopes	3.7%	9	2s	--	58.75
	E45...	Stady loam, 0 to 2 percent slopes	2.3%	5.4	2e	--	61.48
	E41...	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes,...	0.9%	2.2	6w	--	43.36



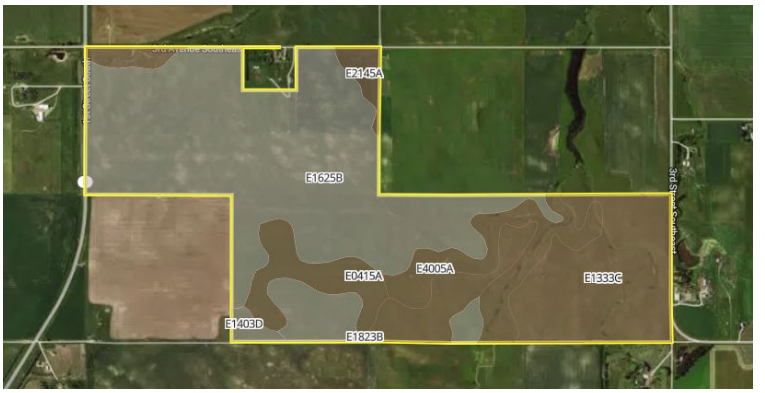


Tract 2

Aerial Map

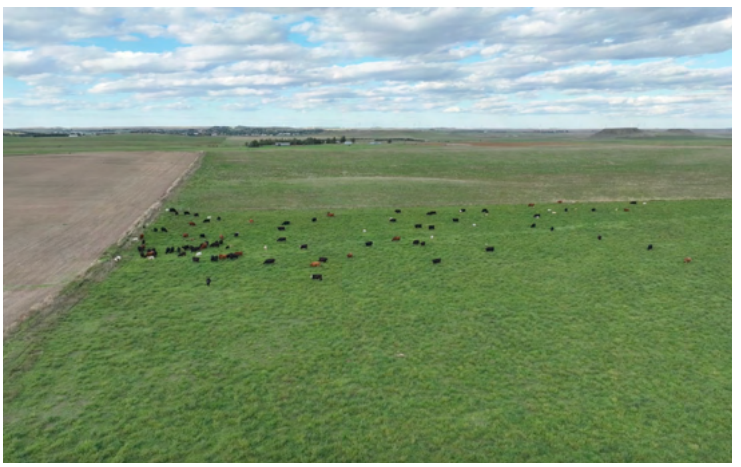


Soils Map

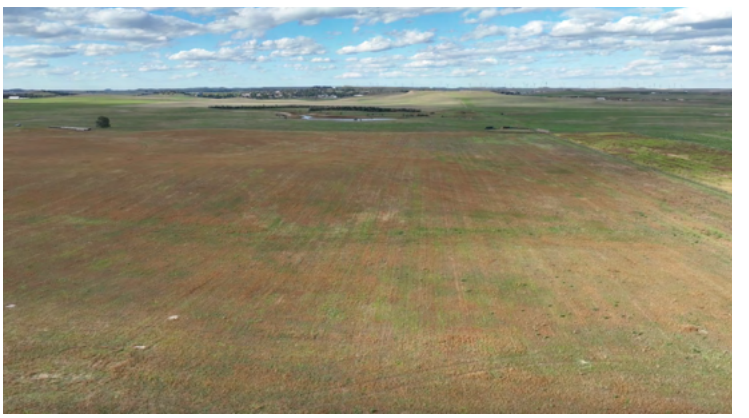


52.3/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	E16...	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	56.5%	443.4	3e	--	61.9
	E13...	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	23.3%	182.5	4e	--	37.84
	E40...	Harriet loam, 0 to 2 percent slopes, occasionally flooded	11.0%	86.6	6s	--	26.5
	E04...	Belfield-Daglum complex, 0 to 2 percent slopes	6.2%	48.9	2s	--	58.75
	E21...	Shambo loam, 0 to 2 percent slopes	1.8%	13.9	2c	--	86.95
	E14...	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	1.1%	8.4	6e	--	26.05
	E18...	Parshall fine sandy loam, 2 to 6 percent slopes	0.1%	0.8	3e	--	65.81





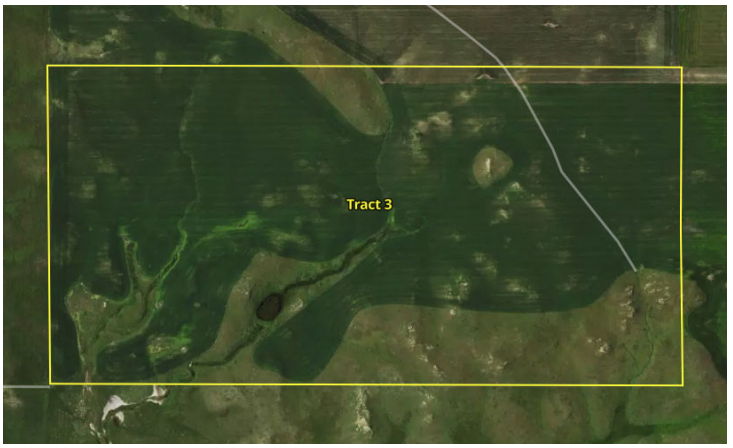




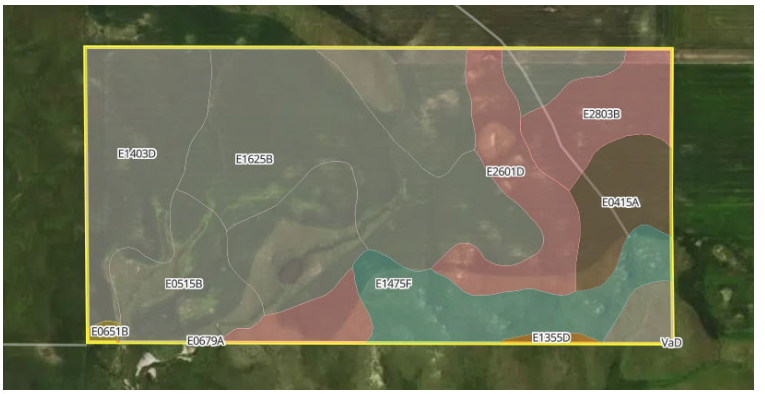


Tract 3

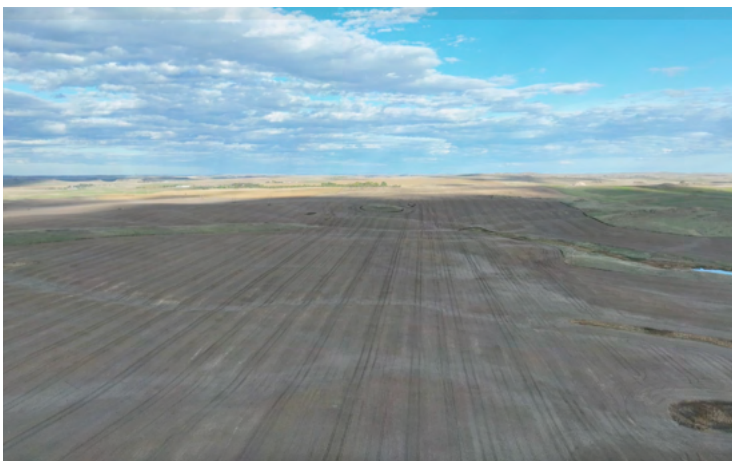
Aerial Map



Soils Map



42.7/100 CPI





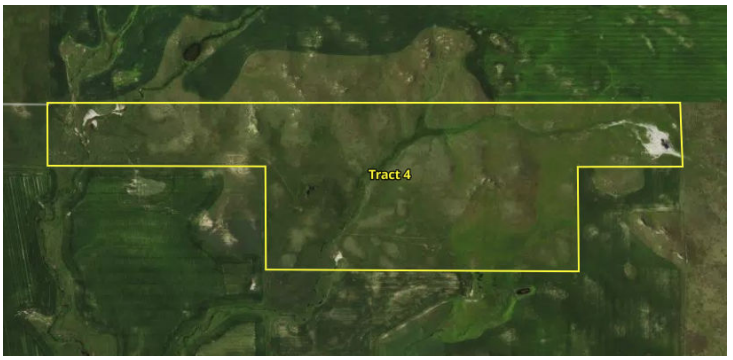
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	E14...	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	30.2%	96.4	6e	--	26.05
	E16...	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	25.8%	82.4	3e	--	61.9
	E26...	Amor-Cabba loams, 9 to 15 percent slopes	11.6%	36.9	4e	--	49.19
	E14...	Flasher-Rock outcrop-Vebar complex, 9 to 70 percent slopes	10.3%	32.9	7e	--	11.57
	E05...	Rhoades-Daglum complex, 0 to 6 percent slopes	8.2%	26.1	6s	--	28.42
	E28...	Amor-Shambo loams, 3 to 6 percent slopes	6.9%	22	2e	--	81.98
	E04...	Belfield-Daglum complex, 0 to 2 percent slopes	6.0%	19.3	2s	--	58.75
	E13...	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	0.4%	1.3	6e	--	32.91
	E06...	Regent-Janesburg complex, 3 to 6 percent slopes	0.3%	1.1	2e	--	50.66
	VaD	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	0.1%	0.4	6e	--	32.91
	E06...	Wyola-Daglum complex, 0 to 2 percent slopes	<0.1%	0.1	2s	--	63.81



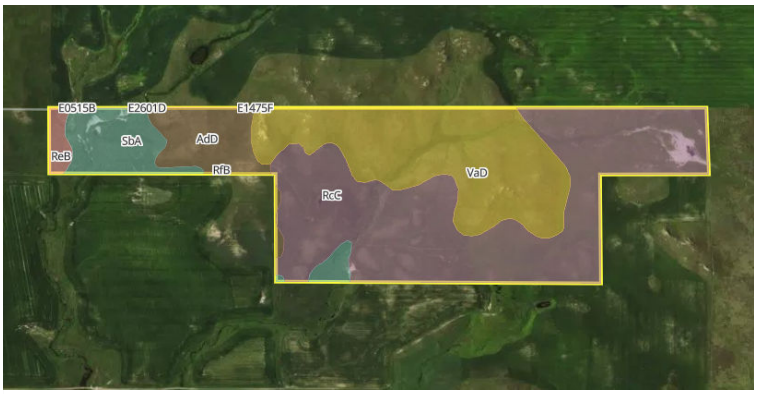


Tract 4

Aerial Map



Soils Map







55.2/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	RcC	Reeder-Lantry loams, 2 to 9 percent slopes	50.3%	136.1	2e	--	66.51
	VaD	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	30.6%	82.7	6e	--	32.91
	SbA	Wyola-Daglum complex, 0 to 2 percent slopes	9.1%	24.6	2c	--	72.03
	AdD	Amor-Cabba loams, 9 to 15 percent slopes	8.1%	21.9	4e	--	49.19
	ReB	Regent-Daglum complex, 3 to 6 percent slopes	1.6%	4.3	3e	3e	56.05
	RfB	Regent-Wyola silty clay loams, 3 to 6 percent slopes	0.2%	0.5	2e	--	79.02
	E26...	Amor-Cabba loams, 9 to 15 percent slopes	0.1%	0.1	4e	--	49.19
	E05...	Rhoades-Daglum complex, 0 to 6 percent slopes	<0.1%	0.1	6s	--	28.42
	E14...	Flasher-Rock outcrop-Vebar complex, 9 to 70 percent slopes	<0.1%	0	7e	--	11.57
	E06...	Regent-Janesburg complex, 3 to 6 percent slopes	<0.1%	0.1	2e	--	50.66
	E06...	Wyola-Daglum complex, 0 to 2 percent slopes	<0.1%	0.1	2s	--	63.81





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 on January 27, 2027, or such other date agreed to by the parties. Subject to current lease.

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 Southwest Abstract & Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Southwest Abstract & Title Co. the required earnest payment. The Seller will provide a current abstract of title at their expense. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on January 27, 2027, 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 Southwest Abstract & Title Co.

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.

Sale Method: The real estate will be offered in four individual tracts or any combination using the **High Bidder Choice** method. 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 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: STENBERG BYPASS TRUST & MARQUESS STENBERG SD LLP

Auctioneer: Marshall Hansen

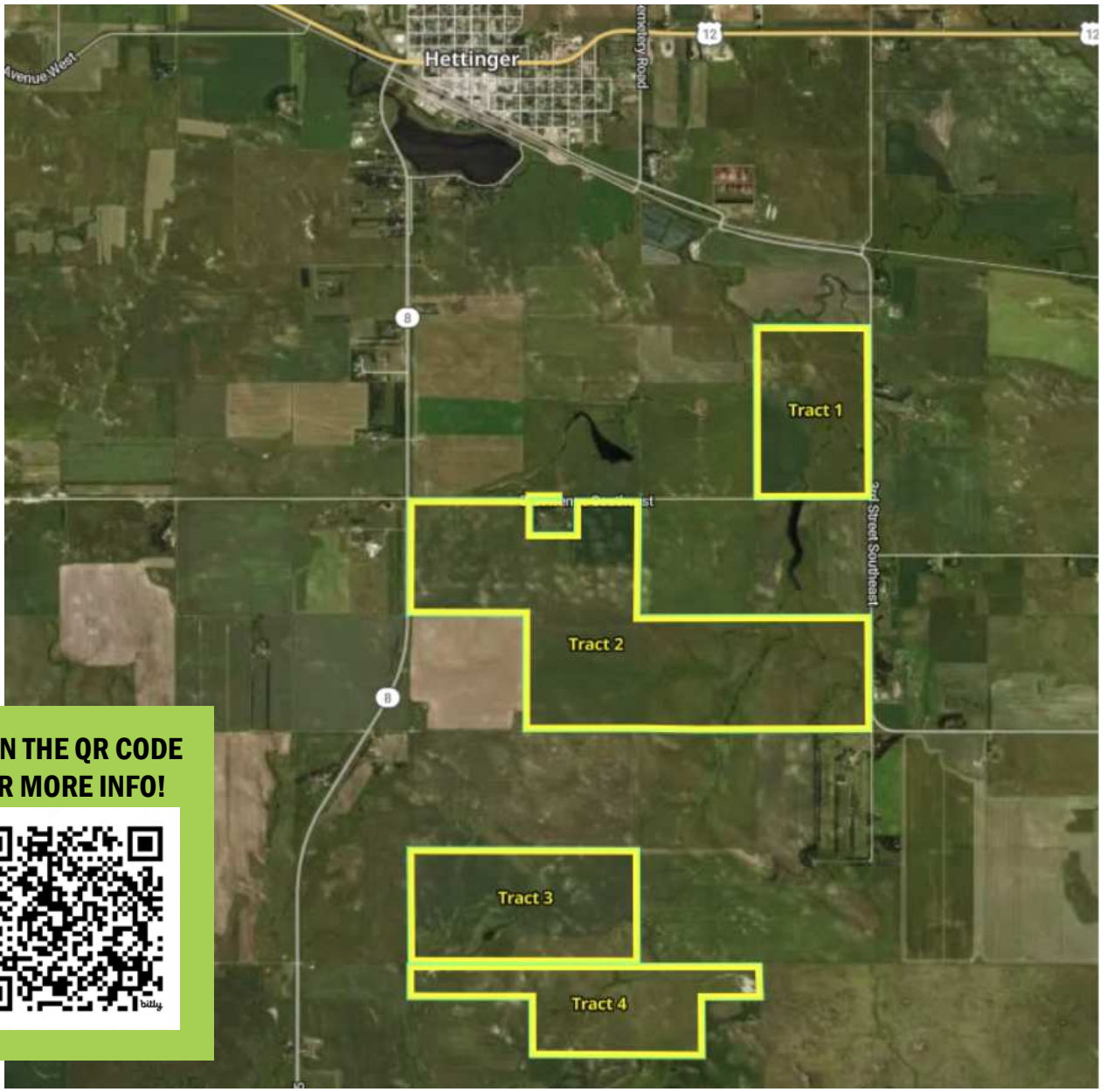
Agent Comments: Property is being sold as-is with no guarantees of any kind other than marketable title. No personal property of any kind is included with this sale. Property is being sold based on Taxable Acres. The new buyer will receive full possession and right to farm for the 2027 crop year.

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, December 7, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Thursday, December 10, 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 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.



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SIMULCAST AUCTION

1,605.34 Taxable Acres | Adams County, North Dakota and Perkins County, South Dakota

FARMERS NATIONAL COMPANY

LEADERS IN LAND

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