

ONLINE AUCTION

475+/- Acres, Pembina County, North Dakota

Highlights:

- Elora & Crystal Townships
- Tract 1 has a PI of 92
- Tracts 2 & 3 have a PI of 89
- Excellent land for potato, sugar beet and edible bean production

A-20963

Online bidding starts Tuesday, January 17, 2023 at 9:00 AM
Bidding closes Wednesday, January 18, 2023 at 1:00 PM

To Register and Bid on this Auction, go to: www.fncbid.com



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For additional information, please contact:

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Property Location:

Tract 1: Two and one-half miles north of Hoople, North Dakota on Highway 18, then two and one-half miles east on 80th Street NE.

Tract 2: Two and one-half miles west of Crystal, North Dakota on Highway 66, then two miles south on County Highway 12.

Tract 3: Two and one-half miles west of Crystal, North Dakota on Highway 66, then two and one-half miles south on County Highway 12.

Legal Description:

Tract 1: NE1/4 of Section 26, T159N R54W

Tract 2: E1/2NE1/4 of Section 28, T159N R55W

Tract 3: E1/2SW1/4, SE1/4 Ex pt NE1/4SE1/4 all in Section 28, T159N R55W

Property Description:

Tract 1: Productive Glyndon silt loam soils with excellent crop production history. Great for potato production along with edible beans, sugar beets, and corn. Excellent drainage. Opportunity to own some of the best soil in the area.

Tracts 2 & 3: Bearden silty clay loam soils along with Hegne-Fargo and Glyndon soils. Excellent productivity and great access along County Highway 12.

Farm Data:

Tract 1

Cropland	147.35 acres
Non-crop	7.42 acres
Timber	<u>5.23 acres</u>
Total	160.00 acres

Tract 2

Cropland	74.26 acres
Non-crop	<u>5.74 acres</u>
Total	80.00 acres

Tract 3

Cropland	222.52 acres
Non-crop	<u>12.48 acres</u>
Total	235.00 acres

FSA Information:

Tract 1

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Wheat	75.12 acres	62 bushels
Soybeans	9.88 acres	26 bushels

Tracts 2 & 3

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Wheat	145.48 acres	62 bushels
Soybeans	19.13 acres	26 bushels

2022 Taxes:

Tract 1 \$2,258.82

Tract 2 \$1,260.50

Tract 3 \$3,745.12



Location Map



Tract 1 Aerial Map



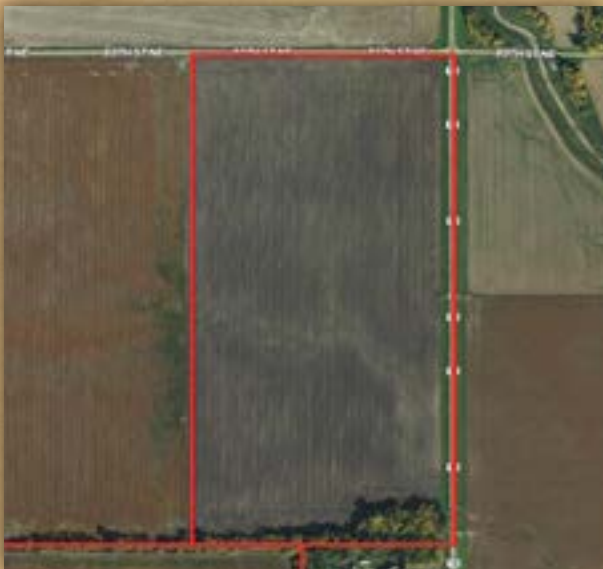
Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I201A	Glyndon silt loam, 0 to 2 percent slopes	156.35	97.99	92	65	2e
I318A	Borup silt loam, 0 to 1 percent slopes	3.21	2.01	72	68	2w
TOTALS		159.56(*)	100%	91.6	65.06	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I119A	Bearden silty clay loam, 0 to 2 percent slopes	71.46	89.41	90	77	2e
I561A	Neché silty clay loam, 0 to 1 percent slopes, occasionally flooded	4.77	5.97	86	76	2c
I376A	Colvin silty clay loam, 0 to 1 percent slopes	2.42	3.03	69	73	2w
I383A	Overly silty clay loam, 0 to 2 percent slopes	1.27	1.59	97	71	2c
TOTALS		79.92(*)	100%	89.24	76.72	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I119A	Bearden silty clay loam, 0 to 2 percent slopes	175.85	74.79	90	77	2e
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	31.14	13.24	83	56	2w
I201A	Glyndon silt loam, 0 to 2 percent slopes	20.97	8.92	92	65	2e
I376A	Colvin silty clay loam, 0 to 1 percent slopes	7.17	3.05	69	73	2w
TOTALS		235.12(*)	100%	88.61	73.03	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2022, payable in 2023, 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, and restrictions of record. 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 March 1, 2023 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required with the signed purchase agreement. 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, the closing agent.

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 paid equally by the Seller(s) and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on March 1, 2023 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 in three individual tracts. All bids are open for advancement **starting, Tuesday, January 17, 2023, at 9:00 AM until Wednesday, January 18, 2023, at 1:00 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 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 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.

Sellers: John Halvor Gryte Rev. Trust & Karen Jeanne Bradford Trust

Online Bidding Procedure:

This online auction begins on Tuesday, January 17, 2023 at 9:00 AM and closes Wednesday, January 18, 2023, at 1:00 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.

