Farmers National Company™

www.FarmersNational.com

L-2500347

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

320± Acres, Hettinger County, North Dakota

Wednesday, October 22, 2025 | 10:00 AM

Astoria Hotel and Event Center | 363 15th St. W, Dickinson, North Dakota 58601

EQUAL HOUSING OPPORTUNITY

Highlights:

- 320 acres of productive farmland
- Gentle slope to the land provides good drainage
- High-yield cropland suitable for wheat, canola, sunflowers, corn, and hay production

For additional information, please contact:

Scott Huether, AFM/Agent | (701) 793-6789
SHuether@FarmersNational.com

Cade Korslien, Agent | (701) 509-1247
CKorslien@FarmersNational.com

Online Bidding starts | Tuesday, October 21, 2025 at 8:00 AM
Bidding closes | Wednesday, October 22, 2025 at close of live event.

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

Directions to Property: From New England, North Dakota, travel northeast on Highway 22 for approximately one mile. Turn east onto 59th Street SW (also known as Bomber Club Road) and continue for 10 miles. Then, head north on 106th Avenue SW for three miles—this will bring you to the southwest corner of the property.

Legal Description: W1/2 Section 9, Township 136, Range 95.

Property Description: This 320 acre parcel of productive farmland in Hettinger County, North Dakota, features gently sloping terrain that ensures good natural drainage. The high-quality cropland is well-suited for growing wheat, canola, sunflowers, corn, and hay, offering strong yield potential across a variety of crops. Selling as a single, contiguous tract, this property presents a valuable opportunity for both seasoned producers and ag investors.

Taxes: $2,117.49

FSA Information:

	Base	Yield
Wheat	196.90 acres	42 bushels
Sunflowers	42.55 acres	1,328 pounds

Farm Data:

Cropland	270.94 acres
Non-crop	49. 06 acres
Total	320.00 acres

Additional Comments: Owners are reserving the minerals.

Aerial Map

Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	78.06	24.42	82	34	2s
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	53.54	16.75	80	33	2e
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	35.32	11.05	84	38	2s
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	28.88	9.04	44	14	6w
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	22.99	7.19	51	31	2e
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	19.44	6.08	60	34	2s
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	17.85	5.58	78	38	2e
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	16.5	5.16	27	29	4w
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	11.23	3.51	53	27	3e
E1025A	Regent-Wyola silty clay loams, 0 to 3 percent slopes	10.27	3.21	85	33	2s
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	8.24	2.58	36	30	4s
E2143B	Felor loam, terrace, 0 to 6 percent slopes	7.23	2.26	83	42	2e
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	4.75	1.49	85	37	2e
E4711A	Dimmick silty clay, 0 to 1 percent slopes	4.24	1.33	31	8	5w
E2145A	Shambo loam, 0 to 2 percent slopes	1.11	0.35	87	45	2c
TOTALS		319.65(*)	100%	69.13	31.76	2.59

Simulcast Auction Terms

Taxes: Real estate taxes for 2025, payable in 2026, 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 11, 2025, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at the end 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 Company.

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 Company 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on November 11, 2025, 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 Company.

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. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: 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 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: David & Margaret Swartz/Ken & Athena Kaiser

Auctioneer: Marshall Hansen - License #67-99

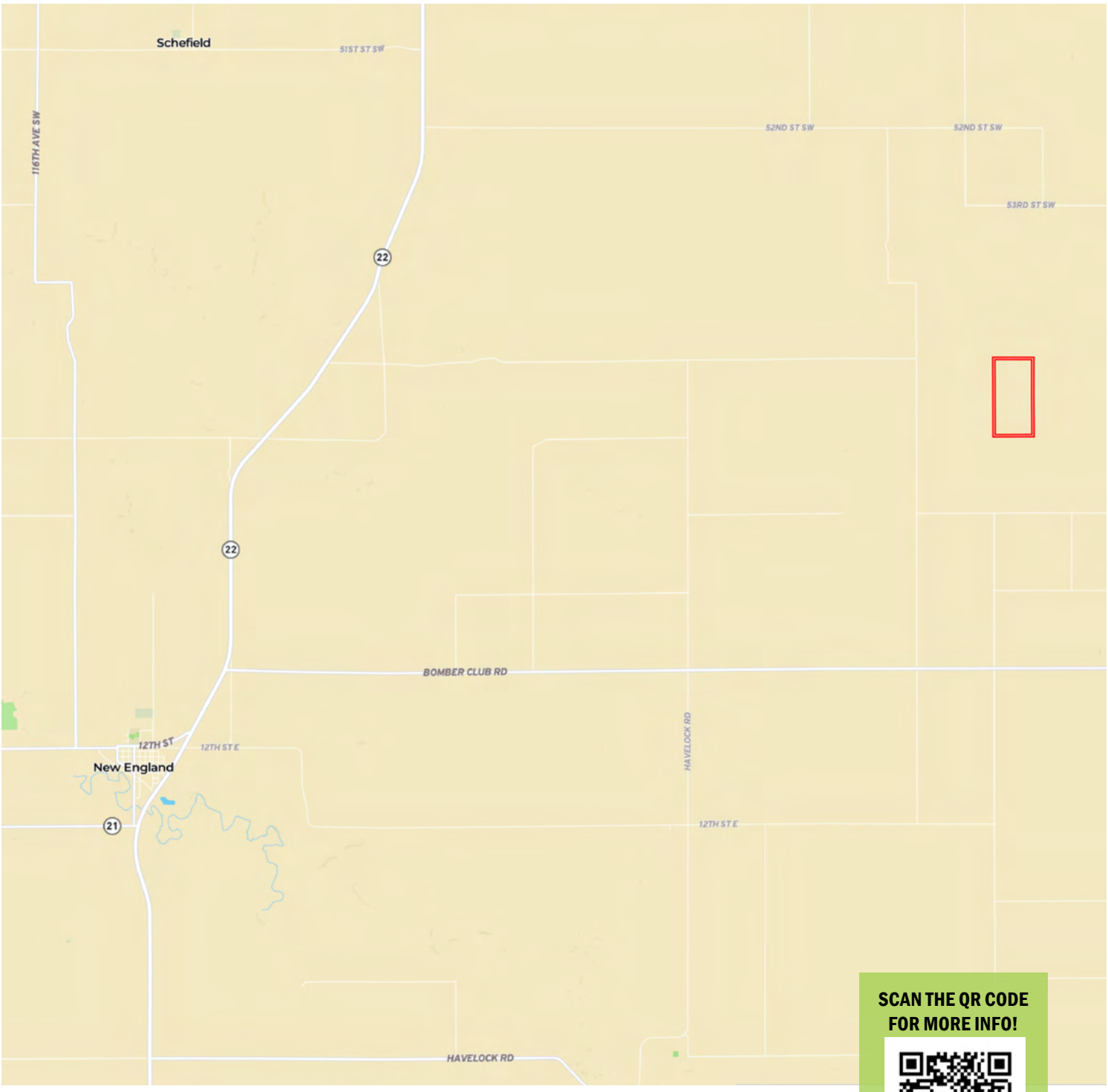
Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, October 21, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, October 22, 2025, with bidding concluding at the end of the live auction.

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.

Location Map



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