FOR SALE BY BIDS

452.8± Acres

Nelson and Griggs Counties, North Dakota

Highlight Features:
• Diverse multi-use parcels including highly productive cropland, hayland, and pasture
• To be sold in three individual tracts

SEALED BID DEADLINE: Tuesday, March 14, 2017 by 4:00 PM
Contact Agent for Additional Details!

For additional information, please contact:

Rob Loe, Agent
Cooperstown, North Dakota
Cell: (701) 261-3355
Office: (701) 797-3276
RLoe@FarmersNational.com
www.FarmersNational.com/RobLoe

Dale Weston, Agent
Fargo, North Dakota
Cell: (701) 361-2023
Office: (701) 237-0059
DWeston@FarmersNational.com

Serving America’s Landowners Since 1929
www.FarmersNational.com
Property Information

Property Location:
• Tract 1: One mile west and five miles south of McVille, North Dakota.
• Tract 2: From the intersection of North Dakota Highway 1 and the Red Willow Lake Road (County 2). Go east three and a half miles.
• Tract 3: From Tract 2, go two miles north and one and a half miles east.

Legal Description:
• Tract 1: Nelson County - NW¼, less 2.82 acre site and 1.64 acre easement, of Section 34, T149 R59
• Tract 2: Griggs County - SE¼ of Section 12, T148 R60
• Tract 3: Griggs County - W½W½ of Section 5, T148 R59

Property Description: Farmland, hayland, and pasture located in Nesheim Township of Nelson County and Willow Township and Pilot Mount Township of Griggs County, North Dakota. Abandoned farmstead located on Tract 3. All building improvements sold “as-is and where-is”.

Farm Data:
• Tract 1
  Cropland 122.76 acres
  Pasture 15.32 acres
  Other 17.46 acres
  Total 155.54 acres
• Tract 2
  Cropland 130.85 acres
  Other 29.15 acres
  Total 160.00 acres
• Tract 3
  Cropland 56.40 acres
  Hayland 23.60 acres
  Pasture 25.00 acres
  Building Site 6.00 acres
  Other 26.32 acres
  Total 137.32 acres

FSA Information:
• Tract 1 Base Yield
  Wheat 39.28 acres 50 bushels
  Soybeans 49.90 acres 28 bushels
  Barely 8.14 acres 72 bushels
• Tract 2 Base Yield
  Wheat 41.87 acres 50 bushels
  Soybeans 53.20 acres 28 bushels
  Barely 8.67 acres 72 bushels
• Tract 3N Base Yield
  Wheat 14.40 acres 37 bushels
  Corn 30.80 acres 56 bushels
• Tract 3S Base Yield
  Wheat 14.40 acres 37 bushels
  Soybeans 3.92 acres 28 bushels
  Barley .64 acres 72 bushels

Taxes:
• Tract 1: 848.92 or $5.46 per deeded acre
• Tract 2: $1,012.90 or $6.33 per deeded acre
• Tract 3: $288.46 or $2.10 per deeded acre

Aerial Overview
### Tract 1 Soil Map

**Symbo| Name | LCC | Index | Acres**
---|---|---|---|---
G143B | Barnes-Svea loams, 3 to 6 percent slopes | Ile | 75 | 59.4
G745A | Lankin loam, 0 to 2 percent slopes | Iic | 87 | 44.6
G125A | Cavour-Cresbard loams, 0 to 3 percent slopes | IVs | 50 | 20.8
G128A | Ferny-Cavour loams, 0 to 3 percent slopes | IVs | 30 | 13.9
G122A | Svea-Cresbard loams, 0 to 3 percent slopes | Iic | 79 | 11.6
G143A | Barnes-Svea loams, 0 to 3 percent slopes | Iic | 85 | 2.0
G144B | Barnes-Buse loams, 3 to 6 percent slopes | Ile | 69 | 1.6
**Total** | | | | **154.0**

### Tract 2 Soil Map

**Symbol| Name | LCC | Index | Acres**
---|---|---|---|---
G229B | Heimdal-Emrick loams, 3 to 6 percent slopes | Ile | 72 | 53.6
G254A | Divide loam, shaly, 0 to 2 percent slopes | Iie | 58 | 19.2
G523A | Lowe-Fluviaquents, channeled complex, 0 to 2 percent slopes, frequently flooded | Vw | 22 | 15.8
G431A | Bearden silt loam, 0 to 2 percent slopes | Ile | 81 | 15.2
G486B | Gardena-Eckman loams, 2 to 6 percent slopes | Ile | 80 | 12.7
G229A | Heimdal-Emrick loams, 0 to 3 percent slopes | Ile | 79 | 11.3
G805A | Bearden-Colvin silt loams, saline, 0 to 2 percent slopes | IVw | 49 | 10.4
G233D | Esmond-Heimdal-Darnen loams, 6 to 15 percent slopes | Vw | 46 | 8.0
G43A | Colvin silt loam, 0 to 1 percent slopes | IVw | 45 | 6.2
G229C | Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes | IVw | 54 | 3.1
G304A | Birndford-Coe complex, 0 to 2 percent slopes | Ile | 40 | 2.4
**Total** | | | | **157.9**
### Soil Productivity Map

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>NAME</th>
<th>LCC</th>
<th>INDEX</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>G304A</td>
<td>Binford-Coe complex, 0 to 2 percent slopes</td>
<td>IIIe</td>
<td>40</td>
<td>48.5</td>
</tr>
<tr>
<td>G384B</td>
<td>Maddock-Hecla loamy fine sands, 0 to 6 percent slopes</td>
<td>IVe</td>
<td>46</td>
<td>26.0</td>
</tr>
<tr>
<td>G119A</td>
<td>Vallers-Hamerly loams, saline, 0 to 3 percent slopes</td>
<td>IVw</td>
<td>45</td>
<td>19.7</td>
</tr>
<tr>
<td>G304B</td>
<td>Binford-Coe complex, 2 to 6 percent slopes</td>
<td>IIIe</td>
<td>38</td>
<td>15.0</td>
</tr>
<tr>
<td>G523A</td>
<td>Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded</td>
<td>VIlw</td>
<td>22</td>
<td>11.5</td>
</tr>
<tr>
<td>G4A</td>
<td>Southam silty clay loam, 0 to 1 percent slopes</td>
<td>VIIIw</td>
<td>9</td>
<td>8.6</td>
</tr>
<tr>
<td>G546A</td>
<td>Lowe loam, saline, 0 to 1 percent slopes, occasionally flooded</td>
<td>IVw</td>
<td>36</td>
<td>3.1</td>
</tr>
<tr>
<td>G6A</td>
<td>Vallers loam, 0 to 1 percent slopes</td>
<td>IVw</td>
<td>46</td>
<td>2.7</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>38.2</strong></td>
</tr>
</tbody>
</table>
Farmland for Sale on Bids
L-1700286
Nesheim Township, Nelson County, North Dakota
Willow & Pilot Mound Townships, Griggs County, North Dakota

Legal Description
Tract 1: NW¼, less 2.82 acre site and 1.64 acre easement, of Section 34, T149 R59 (Nelson County)
Tract 2: SE¼ of Section 12, T148 R60 (Griggs County)
Tract 3: W½W½ of Section 5, T148 R59 (Griggs County)

Bid Procedure
Written bids will be received at the office of Farmers National Company, 501 9th St. SE; PO Box 586
Cooperstown, ND 58425 until 4:00 PM on Tuesday, March 14, 2017. Bids should be for the total
dollar amount and not per acre. Those submitting the highest written bids will be notified and
invited to participate in an oral bidding to be held at 10 a.m. on Thursday, March 16, 2017, at the
Pizza Ranch in Cooperstown.

Terms of Sale and Closing
Terms of the sale are cash. A 10% earnest money check will be required of the successful bidder on
the date of the sale, with the balance due in full in 30 days. Seller will furnish a continued abstract
of title evidencing marketable title. Seller will convey title by warranty deed at closing. Seller
reserves the right to reject any and all bids and modify oral bidding requirements.

For more information, contact:

Rob Loe
Farmers National Company
501 9th St. SE
PO Box 586
Cooperstown, ND 58425

Telephone (701) 797-3276 | Office
(701) 261-3355 | Cell

Fax (701) 797-3277
Bid Form
L-1700286
Nesheim Township, Nelson County, North Dakota
Willow and Pilot Mound Townships, Griggs County, North Dakota

I/we hereby offer the following amount(s) for the parcels listed below:

<table>
<thead>
<tr>
<th>Tract</th>
<th>Description</th>
<th>Bid amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 1</td>
<td>NW¼, less 2.82 acre site and 1.64 acre easement of Section 34, T149 R59 (Nelson County)</td>
<td>$___________</td>
</tr>
<tr>
<td>Tract 2</td>
<td>SE¼ of Section 12, T148 R60 (Griggs County)</td>
<td>$___________</td>
</tr>
<tr>
<td>Tract 3</td>
<td>W½W½ of Section 5, T148 R59 (Griggs County)</td>
<td>$___________</td>
</tr>
</tbody>
</table>

Bids are for the total price and **NOT** per acre. If I am one of the successful bidders I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale.

__________________________________________________________
Signature

__________________________________________________________
Date

Print name__________________________________________________________

Address__________________________________________________________

City_________________________ State _____ ZIP code ________

Telephone number ________________________ Cell phone number ________________________

Email__________________________________________________________

Return no later than 4:00 PM, Tuesday, March 14, 2017, to:
Farmers National Company
501 9th St. SE
PO Box 586
Cooperstown, ND 58425

Telephone   (701) 797-3276 | Office
(701) 261-3355 | Cell

Fax  (701) 797-3277