

L-1800600

# FOR SALE BY BIDS

## 480± Acres, Barnes County, North Dakota

**SEALED BID DEADLINE: Tuesday, August 21, 2018 by 5:00 PM**

*Contact Agent for Additional Details!*

### Highlights:

- Good soils!
- 480 acres in close proximity to each other
- Close to State Highway 32
- Available for 2019 crop year



**Property Location:** 12 Miles north of Oriska, North Dakota, on Highway 32 to 22nd Street and go a half mile east to Tract 3. 12 Miles north of Oriska, North Dakota, on Highway 32 to 21st Street and go one mile east to Tract 1 and 2.

### Legal Descriptions:

- Tract 1: NE1/4 of Sec. 22 T142N R56W
- Tract 2: NW1/4 of Sec. 22 T142N R56W
- Tract 3: NE1/4 of Sec. 28 T142N R56W



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For additional information, please contact:

**Dale Haugen, Agent**

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# Property Information

**Property Description:** 480 Acres productive cropland within a half mile of each other. Tract 1 and 2 are contiguous to each other. Located only one mile from state Highway 32. Tract 3 is just a half mile from the other two tracts. Located only half mile from State Highway 32. Sellers are keeping 50% of the mineral rights they currently own.

## Farm Data:

### • Tract 1

Cropland 151.65 acres  
 Non-crop 8.35 acres  
 Total 160.00 acres

### • Tract 2

Cropland 143.00 acres  
 Non-crop 17.00 acres  
 Total 160.00 acres

### • Tract 3

Cropland 149.96 acres  
 Non-crop 6.04 acres  
 Right of Way 4.00 acres  
 Total 160.00 acres

## FSA Information:

• Tract 1	Base	Yield
Corn	10.63 acres	83 bushels
Soybeans	72.83 acres	30 bushels
Wheat	61.10 acres	33 bushels

• Tract 2	Base	Yield
Corn	10.63 acres	83 bushels
Soybeans	72.83 acres	30 bushels
Wheat	61.10 acres	33 bushels

• Tract 3	Base	Yield
Barley	26.10 acres	45 bushels
Soybeans	10.10 acres	20 bushels
Wheat	72.90 acres	28 bushels

## Taxes:

- **Tract 1:** \$1,577.95 or \$10.41 per acre
- **Tract 2:** \$1,442.79 or \$10.08 per acre
- **Tract 3:** \$1,221.93 or \$8.15 per acre

Tract 1 Aerial Map



Tract 1 Soil Map



MAP		NON IRR	Productivity	
SYMBOL	NAME	LCC	Index	ACRES
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	Ile	73	64.6
G143B	Barnes-Svea loams, 3 to 6 percent slopes	Ile	75	44.4
G144B	Barnes-Buse loams, 3 to 6 percent slopes	IIIe	69	12.3
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	IVe	55	11.6
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	Ile	64	10.8
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	Ile	63	8.1
G118A	Valliers loam, saline, 0 to 1 percent slopes	IVw	42	6.4
Total			69.5	158.3

### Tract 2 Aerial Map



### Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	Productivity Index	ACRES
G143B	Barnes-Svea loams, 3 to 6 percent slopes	Ile	75	82.8
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	IVe	55	38.2
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	Ile	64	20.2
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	Ile	73	12.6
G143F	Buse-Barnes loams, 15 to 35 percent slopes	Vlle	29	6.1
G523A	Quaquets, channeled complex, 0 to 2 percent slopes, frequently flooded	Iv	22	2.8
G118A	Vallers loam, saline, 0 to 1 percent slopes	IVw	42	2.1
<b>Total</b>			<b>65.8</b>	<b>164.8</b>

### Tract 3 Aerial Map



### Tract 3 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	Productivity Index	ACRES
G250A	Divide loam, 0 to 2 percent slopes	Ils	58	81.4
G275A	Renshaw loam, 0 to 2 percent slopes	IVs	44	33.4
G144B	Barnes-Buse loams, 3 to 6 percent slopes	IIIe	69	16.3
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	IVs	40	13.2
G25A	Marysland loam, 0 to 1 percent slopes	IVw	33	5.6
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	IVe	55	5.1
G143B	Barnes-Svea loams, 3 to 6 percent slopes	Ile	75	5.0
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	Ile	64	0.3
<b>Total</b>			<b>54.3</b>	<b>160.3</b>

# Auction by Sealed Bids

## (Invitation to Oral Bidding)

### Legal Description

Tract 1 - NE1/4 of Sec. 22 T142N R56W (160 Deeded Acres)  
Tract 2 - NW1/4 of Sec. 22 T142N R56W (160 Deeded Acres)  
Tract 3 - NE1/4 of Sec. 28 T142N R56W (160 Deeded Acres)

### Bid Procedure

Written bids will be received at the office of Farmers National Company, 12290 Valley Rd., Lisbon, ND 58054, until 5:00 PM, on Tuesday, August 21, 2018. Bids should be submitted by price per deeded acres x 160 acres per tract for the total dollar amount. Those submitting the 7 highest written bids on each tract will be notified and invited to participate in oral bidding to be held at 10:00 AM on Thursday, August 23, 2018, Valley City, ND. Auction venue will be announced to invited participants after bid opening. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

### Terms of Sale and Closing

Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing on or approximately October 1, 2018. Seller will furnish a continued abstract of title evidencing marketable title. The cost of escrow closing services will be shared equally between buyer and seller.

### For more information, contact:

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### Property Location Map

