

ONLINE AUCTION

318.81+/- Acres, Traill County, North Dakota

Highlights:

- Wold Township in Section 22
- Available for 2021
- Majority of the soils are loam
- Good access along gravel roads
- American Crystal Sugar located 7 miles southeast

L-2100261

L-2100264

Online bidding starts Monday, April 19, 2021 • 9:00 AM

Bidding closes Tuesday, April 20, 2021 • 1:00 PM

To Register and Bid on this Auction, go to:

<https://farmersnational.nextlot.com/public>



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For additional information, please contact:

Andy Gudajtes, Agent

Grand Forks, North Dakota

Cell: (218) 779-7305

AGudajtes@FarmersNational.com

www.FarmersNational.com/AndyGudajtes



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Property Information

Property Location: Southwest of Buxton five miles or 3.5 miles northwest of Cummings, North Dakota.

Legal Description: Traill County, Wold Township,
 Tract 1: NW1/4 of Section 22
 Tract 2: SE1/4 less part of Section 22,
 both in T147 R51

Property Description: 318.81 deeded acres split into two very nice quarters of land. Property is located in the Red River Valley in north-central Traill County, two miles north of Highway 200. There will be two separate closings, as parcels are not the same ownership. Tract 1 has a PI of 77.4 and Tract 2 a 76.3 PI. Tract 2 has CRP of 16.05 acres at \$116.98/acre until 2027.

Tract 1 Improvement: 36' x 80' shed

Tract 2 CRP: 16.05 acres enrolled at \$116.98/acre until 2027.

Farm Data:

Tract 1:

Cropland	152.75 acres
Non-crop*	3.05 acres*
Roads	3.90 acres
Site	0.30 acres
Total	160.00 acres

*3.05 acres not FSA cropland, but is farmed.

Tract 1



Tract 2



Tract 2:

Cropland	138.75 acres
CRP	16.05 acres
Roads	2.86 acres
Site	1.15 acres
Total	158.81 acres

FSA Information:

Tract 1 - NW1/4 22

Crop	Base	Yield
Wheat	37.40 acres	44 bushels
Corn	34.14 acres	87 bushels
Sunflowers	3.88 acres	1,044 pounds
Soybeans	31.24 acres	25 bushels
Barley	11.12 acres	50 bushels

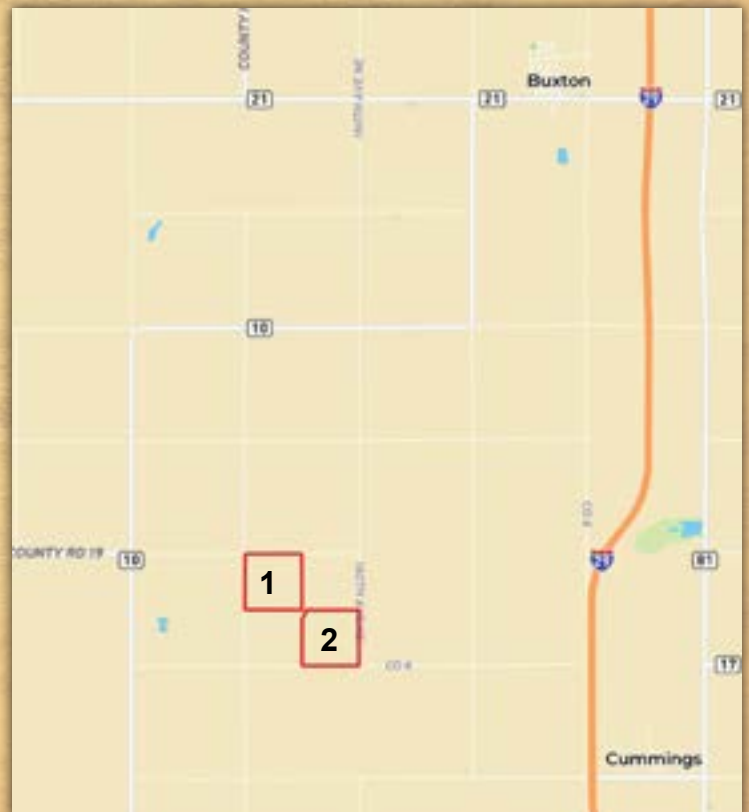
Tract 2 - SE1/4 22

Crop	Base	Yield
Corn	64.51 acres	107 bushels
Soybeans	62.48 acres	29 bushels

Taxes:

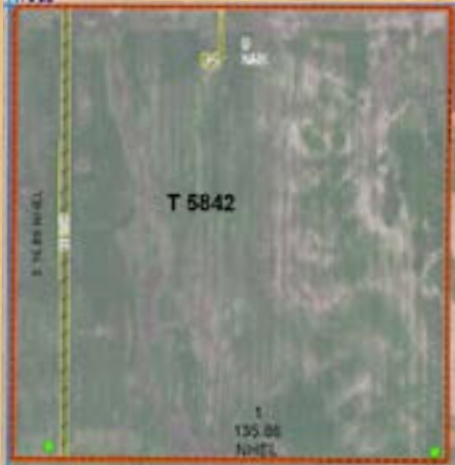
Tract 1: \$1,844.89 (5% discount applied)
 Tract 2: \$1,831.88 (5% discount applied)

Property Location Map



Tract 1

Aerial Map



Soil Map

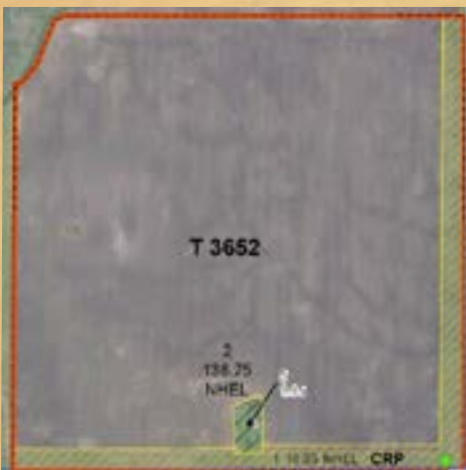


Area Symbol: ND097, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I400A	Gilby loam, 0 to 2 percent slopes	81.55	51.0%		Ile	78	60
I196A	Winger-Doran complex, 0 to 2 percent slopes	30.71	19.2%		Iiw	75	66
I201A	Glyndon silt loam, 0 to 2 percent slopes	18.42	11.5%		Ile	92	61
I231A	Dovray silty clay, 0 to 1 percent slopes	17.22	10.8%		Iiw	64	48
I324A	Gilby-Mustinka complex, 0 to 2 percent slopes	12.10	7.6%		Ile	76	65
Weighted Average						77.4	*n 65.2

Tract 2

Aerial Map



Soil Map



Area Symbol: ND097, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I400A	Gilby loam, 0 to 2 percent slopes	64.59	40.7%		Ile	78	60
I324A	Gilby-Mustinka complex, 0 to 2 percent slopes	59.25	37.3%		Ile	76	66
I196A	Embsen very fine sandy loam, 0 to 2 percent slopes	33.59	21.2%		Iiw	74	57
I231A	Dovray silty clay, 0 to 1 percent slopes	1.38	0.9%		Iiw	64	48
Weighted Average						76.3	*n 65.9

Online Auction Terms

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

Taxes: Real estate taxes will be prorated at closing.

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: Early possession will be granted at the completion of a fully signed purchase agreement or such other date agreed to by the parties.

Earnest Payment: A 15% 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 North Dakota Guaranty and Title Company.

Contract and Title: Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with North Dakota Guaranty and 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 both parties. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on May 28, 2021, 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 North Dakota Guaranty and Title in Grand Forks.

Sale Method: Offered in two individual tracts. All bids are open for advancement **starting Monday, April 19, 2021, at 9:00 AM until Tuesday, April 20, 2021, 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 minutes time frame.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

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". Farmers National Company and the 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(s): Ryan Johnson and Dale & Diane Johnson

Online Bidding Procedure:

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**To register and bid on this auction go to:
<https://farmersnational.nextlot.com/public>**

Bidders can also bid in person at the Farmers National Company office located at 4050 Garden View Dr #103, Grand Forks, ND 58201. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

All bids on the tracts will be visible on-line, 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.