

# ONLINE AUCTION

106.67+/- Acres, Pembina County, North Dakota

## Highlights:

- Excellent ground for potatoes, edible beans, corn, and small grains
- Tiffany fine sandy loam and Glyndon silt loam soils
- Great natural drainage

A-21378

For additional information, please contact:

Online bidding starts Wednesday, March 9, 2022 • 9:00 AM

Bidding closes Thursday, March 10, 2022 • 1:00 PM

To Register and Bid on this Auction, go to:

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



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**Hugh Hunt, AFM, CCA, Agent**

Hallock, Minnesota

Phone: (218) 843-1139

[HHunt@FarmersNational.com](mailto:HHunt@FarmersNational.com)

[www.FarmersNational.com/HughHunt](http://www.FarmersNational.com/HughHunt)



**Nick Watson, AFM, Agent**

Grand Forks, North Dakota

Phone: (701) 265-2611

[NWatson@FarmersNational.com](mailto:NWatson@FarmersNational.com)

[www.FarmersNational.com/NickWatson](http://www.FarmersNational.com/NickWatson)



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# Property Information

**Property Location:** Four miles east of Mountain, North Dakota on County Highway 3; one-half mile south on 133rd Avenue NE.

**Legal Description:** Part of SE1/4 of Section 18, except the West 880 ft, T160N R55W

**Property Description:** Excellent farmland in the potato growing area of Pembina County. Highly desirable fine sandy loam and silt loam soils. Located a half mile from paved road.

## Farm Data:

Cropland	94.53 acres
<u>Non-Crop</u>	<u>12.14 acres</u>
Total	106.67 acres

## FSA Information:

	Base	Yield
Wheat	44.51 acres	53 bushels
Soybeans	15.73 acres	33 bushels
Corn	1.08 acres	86 bushels

**2021 Taxes:** \$1,349.61

## Property Location Map





## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I307A	Tiffany fine sandy loam, 0 to 1 percent slopes	87.52	82.33	72	41	3w
I201A	Glyndon silt loam, 0 to 2 percent slopes	18.78	17.67	92	65	2e
TOTALS		106.3(*)	100%	75.53	45.24	2.82

(\*) 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.





# 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 to 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:** Possession will be granted at closing on April 12, 2022 or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required on the day 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 Grand Forks Guaranty & Title.

**Contract and Title:** Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with Grand Forks Guaranty & Title 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 April 12, 2022, 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 Grand Forks Guaranty & Title.

**Sale Method:** Offered in one individual tract. All bids are open for advancement **starting Wednesday, March 9, 2022, at 9:00 AM. Bidding closes on Thursday, March 10, 2022, 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.

**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 make 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):** Richard Ralston, Ross Ralston, Martha and/or Dr. Steve Penkhus, Michael and/or Lynne Greenwood

## 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.



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