

ONLINE AUCTION

160+/- Acres, Steele County, North Dakota

Highlights:

- Broadlawn Township farmland
- Highly productive Heimdal-Emrick loam soils
- Available for 2022

L-2200184

For additional information, please contact:

ONLINE BIDDING

Starts Tuesday, March 1, 2022 at 9:00 AM

Closes Wednesday, March 2, 2022 at 1:00 PM

To Register and Bid on this Auction, go to:

www.FNCBid.com



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Property Information

Property Location: From the intersection of County Highway 1 and Highway 16, on the south side of Galesburg, North Dakota, go three miles west and one mile south. This will place you at the northwest corner of the quarter section.

Legal Description: NW1/4 of Section 36, T144 R54

Property Description: Great farmland located near Galesburg with a Productivity Index rating of 72.

Farm Data:

Cropland	151.85 acres
Non-crop	<u>8.15 acres</u>
Total	160.00 acres

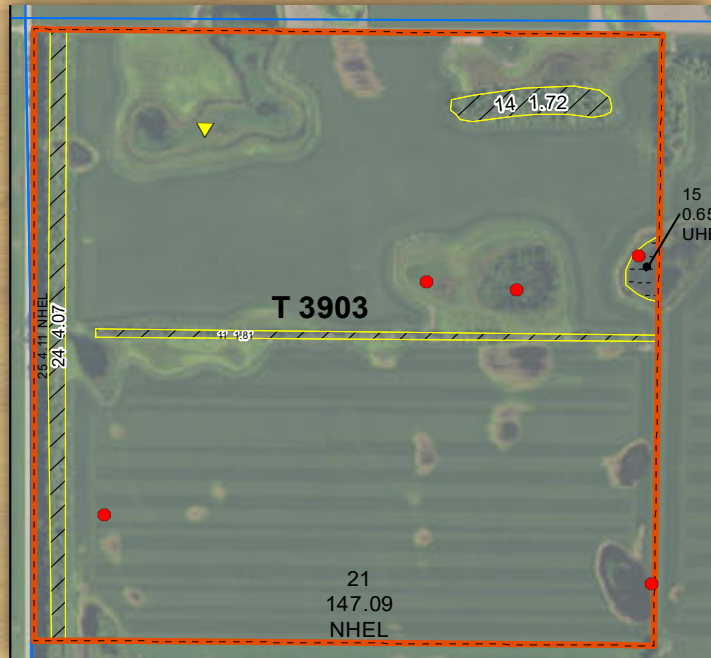
FSA Information:

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Corn	40.34 acres	125 bushels
Soybeans	39.94 acres	35 bushels
Wheat	24.26 acres	55 bushels

2022 Taxes: \$1,824.04 (discounted rate)

Location Map





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	64.31	40.38	80	54	2e
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	45.01	28.26	73	53	2e
G210A	Fram-Tonka complex, 0 to 3 percent slopes	20.15	12.65	63	43	2e
G231A	Embden-Heimdal complex, 0 to 3 percent slopes	16.88	10.6	72	56	3e
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	12.9	8.1	55	46	3e
TOTALS		159.27(*)	100%	72.99	51.88	2.19

(*) 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 for 2021 payable in 2022 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, 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 11, 2022 or such other date agreed to by the parties. Subject to easements of record.

Earnest Payment: A 10% 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 The Title Company, the closing agent.

Contract and Title: The high bidder(s) will enter into a real estate contract and deposit with The Title Company, the closing agent, 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 paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 11, 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 The Title Company.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement **starting Tuesday, March 1, 2022 at 9:00 AM until Wednesday, March 1, 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 minutes time frame. All decisions of Farmers National Company 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". 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: DCK Trust

Online Bidding Procedure:

This online auction begins on Tuesday, March 1, 2022 at 9:00 AM. Bidding closes Wednesday, March 2, 2022 at 1:00 PM.

**To register and bid on this auction go to:
www.FNCBid.com**

Bidders can also bid in person at the Farmers National Company office located at 4141 31st Avenue S., Suite 101, Fargo, North Dakota 58104. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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. Email notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.