

# ONLINE AUCTION

320+/- Acres, Renville County, North Dakota

## Highlights:

- Excellent cropland in Ivanhoe Township
- Soil composition predominantly Class II soils with a Productivity Index of 78.8
- Available for 2023 crop year

L-2200317

Online Bidding starts Wednesday, August 17, 2022 • 9:00 AM

Bidding closes Thursday, August 18, 2022 • 1:00 PM

To Register and Bid on this Auction, go to: [www.FNCBid.com](http://www.FNCBid.com)

For additional information, please contact:



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## Property Information

**Property Location:** From the intersection of North Dakota Highway 28 and US Highway 52 at Carpio, go eight miles north on North Dakota Highway 28, to 79th Street NW. Go west three miles on 79th Street NW. Go south one mile on 49th Avenue NW, go east one mile on 78th Street NW, this will put you in the southwest corner of the half section and there will be an old steel Cenex grain bin located in the southwest corner of the property being sold.

**Legal Description:** S1/2 of Section 35, T159 R86 Ivanhoe Township

**Property Description:** This property features excellent soils with predominantly Class II soils such as Hamlet-Souris-Tonka complex, Hamlet-Souris loams, and Hamlet-Tonka-Wyard complex soils. There are no U.S. Fish & Wildlife easements. Large amount of cropland in one offering.

***Oil and gas and subsurface minerals are being reserved by the family.***

### Farm Data:

Cropland 320.00 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	316.28 acres	45 bushels

### 2022 Taxes:

**SW1/4** \$1,042.45

**W1/2SE1/4** \$628.32

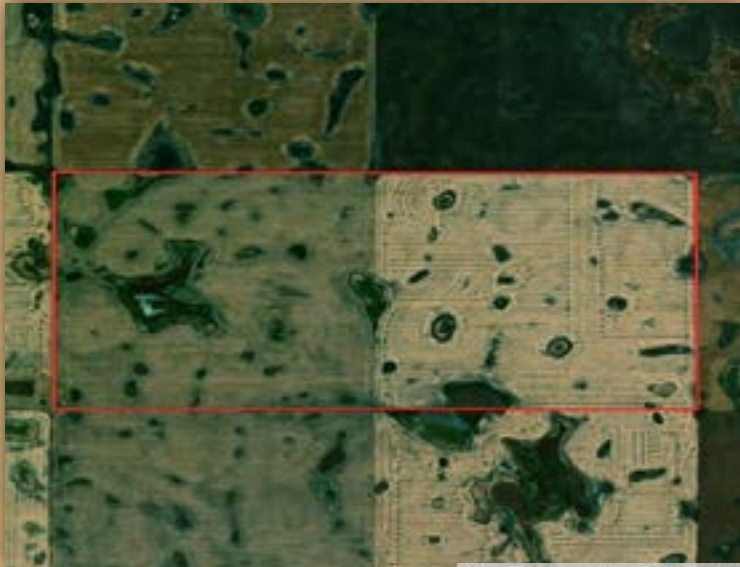
**E1/2SE1/4** \$612.30

### Location Map



## Aerial Map

## Soils Map



### Common Land Unit

- Tract Boundary
- Cropland
- PLS5

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	253.6 2	80.19	80	49	2c
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	26.26	8.3	81	52	2e
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	23.83	7.53	74	47	2c
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	5.48	1.73	79	57	2c
F3A	Parnell silty clay loam, 0 to 1 percent slopes	3.83	1.21	26	20	5w
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	1.72	0.54	78	56	2e
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	1.55	0.49	85	52	2c
TOTALS		316.2 8(*)	100%	78.98	48.94	2.04



# Auction Terms

**Minerals:** Oil and gas and subsurface minerals are being reserved by the Seller(s).

**Taxes:** Real estate taxes for 2022 payable in 2023 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 September 22, 2022 or such other date agreed to by the parties. Subject to: Current farmland lease that expires after current crop year with Seller retaining 2022 cash rent; and reservation of oil and gas mineral interests, including income, profits, rents including bonuses, delay rental payments, royalty, overriding royalty, working interest or other income from production of oil and gas minerals, including any and all after-discovered mineral royalty or overriding royalty interests.

**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 Team, the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Title Team, 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 Seller(s) and Buyer(s). Property shall be conveyed by Warranty Deed.

**Closing:** The sale closing is on September 22, 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 Team.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement **starting Wednesday, August 17, 2022, at 9:00 AM until Thursday, August 18, 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. 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". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. 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.

**Sellers:** Tina Wolverton, Patrick Steinberger, Allan Steinberger, David Steinberger and Gary Steinberger

## Online Bidding Procedure:

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**To register and bid on this auction go to:**  
**[www.FNCBid.com](http://www.FNCBid.com)**

All bids on the tracts 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

