

acrePRO

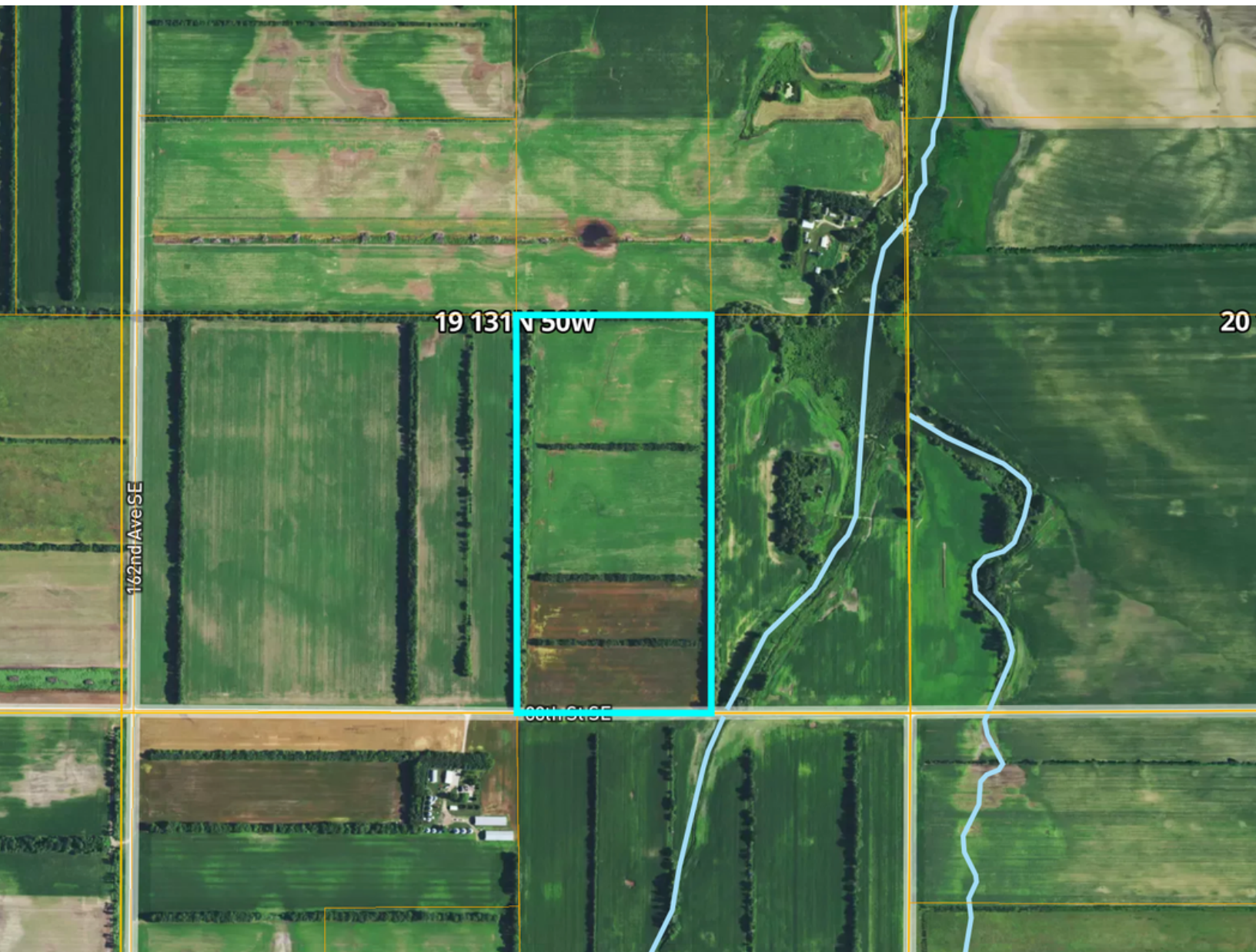
Timed-Online Auction

Opens: March 25th, 2024 @ 11:00AM CST

Closes: March 28th, 2024 @ 11:00AM CST

80± Acres

Richland County, ND



Timed-Online Auction

**80± Acres in
Richland County, ND**

**BIDS OPEN:
March 25th, 2024
@ 11:00 AM CST
BIDS CLOSE:
March 28th, 2024
@ 11:00 AM CST**



David Gorder
Managing Broker & Auctioneer
(701) 739-1292
david.gorder@acrepro.com



Dennis Biliske
Land Agent
(701) 215-2058
dennis.biliske@acrepro.com



Property Introduction

For sale via AcrePro Timed Online Auction: 80± acres of farmland in Richland County, 2.5 miles southwest of Mantador, ND. This property features 71± tillable acres with light Hecla-Garborg-Arveson complex and Foldahl loamy fine sand soils, ideal for corn, soybeans, sunflowers, and edible beans. The property is surrounded by healthy shelterbelt rows on the north, east and west sides as well as three that run east-west. The property is accessed on the south side by a well maintained gravel road. Available for the 2024 crop year, this land offers immediate farming potential and a valuable addition to any agricultural portfolio.



Tract Overview



Legal: W1/2 SE1/4 Sec 19-131N-50W

Driving Directions: Head south on 163rd ½ Ave SE for 1.75 miles. Turn right onto 88th St SE and head west for .75 miles and you will arrive at the southeast corner of the property.

Tax Statements Available:

Year	Cons Tax	Specials	Penalties / Interest	Added Tax	Abatements	Disc Paid	Disc Avail	Paid	Balance Due: As of 2/26/2024
<u>2023</u>	\$698.54	\$0.00	\$0.00	\$0.00	\$0.00	\$34.93	\$0.00	<u>\$663.61</u>	\$0.00
<u>2022</u>	\$639.53	\$0.00	\$0.00	\$0.00	\$0.00	\$31.98	\$0.00	<u>\$607.55</u>	\$0.00
<u>2021</u>	\$648.17	\$0.00	\$0.00	\$0.00	\$0.00	\$32.41	\$0.00	<u>\$615.76</u>	\$0.00
<u>2020</u>	\$650.22	\$0.00	\$0.00	\$0.00	\$0.00	\$32.51	\$0.00	<u>\$617.71</u>	\$0.00
<u>2019</u>	\$631.83	\$0.00	\$0.00	\$0.00	\$0.00	\$31.59	\$0.00	<u>\$600.24</u>	\$0.00
<u>2018</u>	\$617.86	\$0.00	\$0.00	\$0.00	\$0.00	\$30.89	\$0.00	<u>\$586.97</u>	\$0.00

FSA Map



United States
Department of
Agriculture

Richland County, North Dakota

Farm 10791



Common Land Unit Tract Boundary PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

All crops are for grain

All crops are non-irrigated

Shares are 100% to Operator

2023 Program Year

Map Created April 26, 2023

S19 T131N R50W

Phy Cnty: Richland

0 237.5 475 950 Feet

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). The imagery displayed on this map was collected in calendar year 2022.

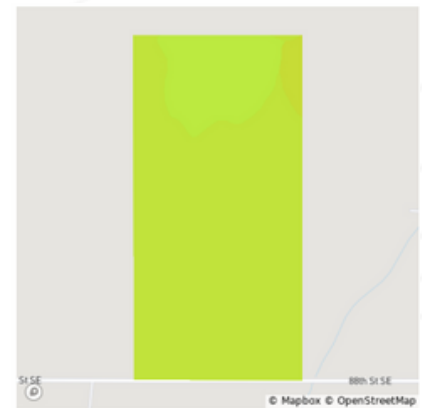
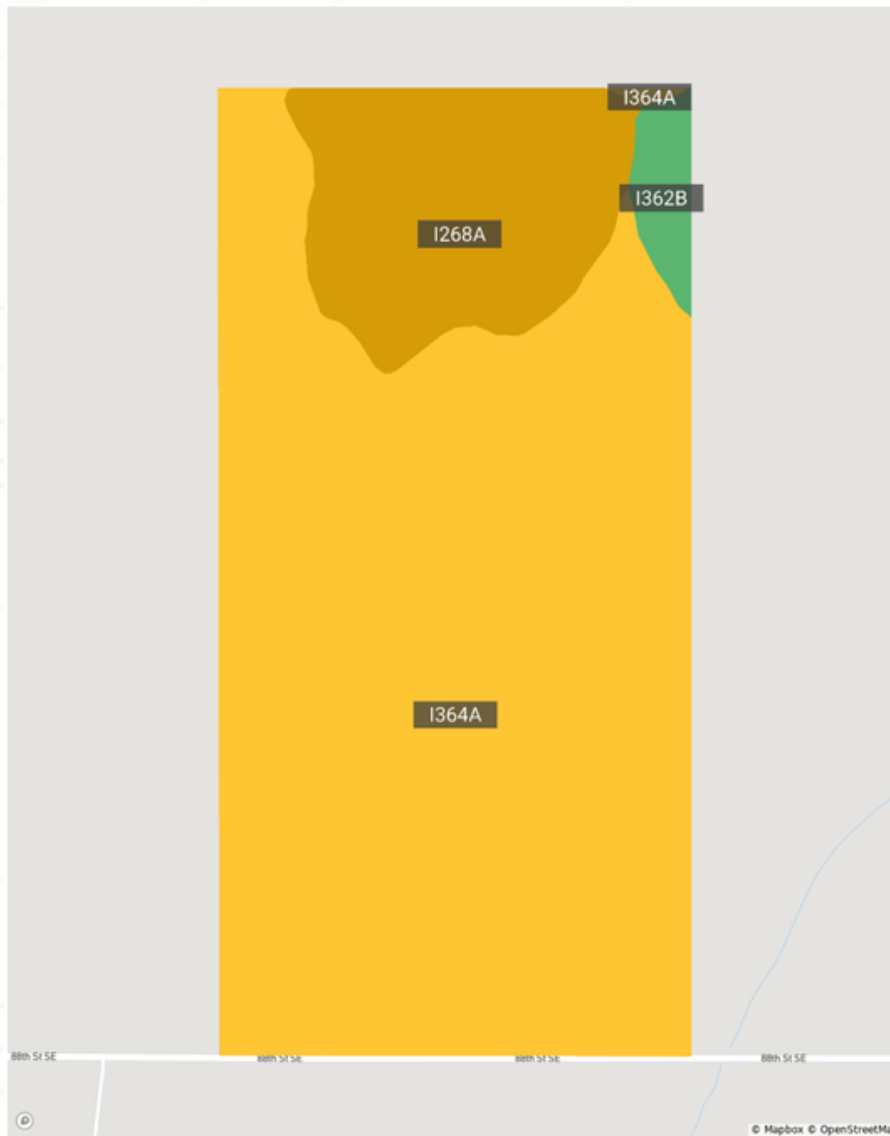
FSA Info

Description : E2SE 19-131-50
FSA Physical Location : NORTH DAKOTA/RICHLAND
ANSI Physical Location : NORTH DAKOTA/RICHLAND
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SERENA HEJTMANEK
Other Producers : None
Recon ID : 38-077-2009-133

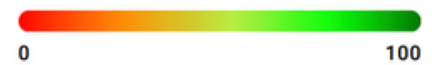
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.13	72.21	72.21	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.10	0.00	87
TOTAL	9.10	0.00	

Soils



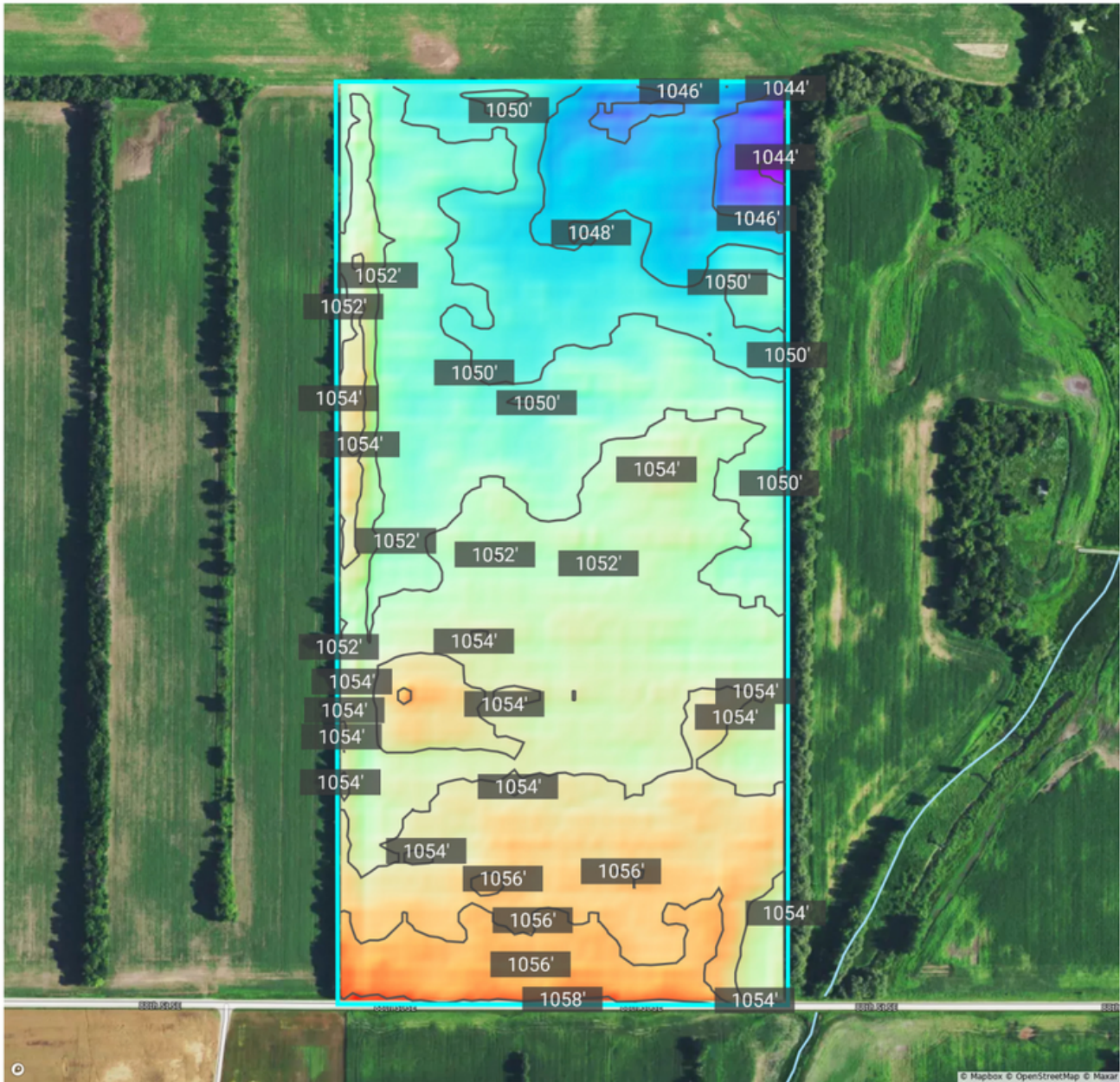
Quality Gradient • CPI



50.3 / 100 CPI

Code	Soil Description	Acres	% of Field	Non-IRR Class	CPI
● I364A	Hecla-Garborg-Arveson complex, 0 to 2 percent slopes	64.9	81.4%	4w	50
● I268A	Foldahl loamy fine sand, 0 to 2 percent slopes	13.1	16.4%	3s	52
● I362B	Maddock-Hecla loamy fine sands, 2 to 6 percent slopes	1.8	2.2%	4e	48
Weighted Average					50.3

Elevation



Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 15.9 ft

Min: 1043.6

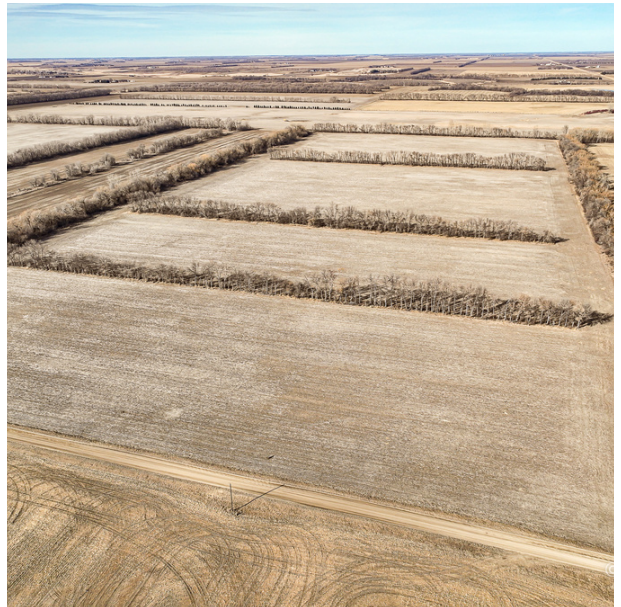
Max: 1059.4

Online Bidding Procedure

The bids will open on Monday, March 25th at 11:00 AM CST. At this time, registered bidders will be able to put in bids on the property through the AcrePro mobile app or on our website. Bids can be placed in the selected increment, or with a custom number that is higher than the current "ask". Bidders can place a maximum bid that will immediately make them the highest bidder, one bid increment over the previous high bid. It will autobid up one bid increment past any bids that come in, until a bid surpasses your maximum bid amount.

The auction is scheduled to close on Thursday, March 28th at 11:00 AM CST. However, if a bid is placed in the final minute of bidding, the bids will automatically be extended by 4 minutes. Each time a new bid comes in during the extension time, the time will extend back to 4 minutes. Be sure to periodically refresh your screen! The bidder with the high bid once the extension period has expired will be the successful bidder.

Bids will be on a per deeded acre basis. AcrePro represents the seller in the sale of the property and is acting solely on behalf of Seller's interests. Sellers reserve the right to refuse any and all bids.



Terms & Conditions

Auction Terms and Conditions

AcrePro Farm Agency, its representatives, and the clients they represent will not prohibit a person from bidding due to their race, color, national or ethnic origin, age, religion, disability, gender, sexual orientation, or any other characteristic protected under applicable federal or state law.

1. Timed Online Auction Bidding Procedures

Bidding is open to registered bidders only.

Online Bidding- Online bidders must register and be approved any time prior to the close of the auction. Approved online bidders may set a Maximum Bid prior to the auction or bid incrementally while the auction is open. AcrePro Farm Agency is not liable for any technological difficulties or failure of the online bidding system. Bidders who do not have the capability to bid online may make arrangements with the auctioneer for a personal representative to bid on their behalf at least 24 hours prior to the auction close. At the time of the auction close, the bidder with the high bid will be the winning bidder. The purchase price will be determined by the high bid amount times the deeded acre amount. (Note: the auction will close at 11:00am CST unless a bid is placed in the final four minutes at which time the auction will be extended an additional four minutes. The four-minute extension will occur on any subsequent bids until the auction is closed.) The purchase price will be determined by the high bid amount times the deeded acre amount.

2. Purchase Agreement and Earnest Money- The winning bidder is required to sign a North Dakota Real Estate Purchase Agreement and provide a cashier's check, personal check or money wire in the amount of 10% of the purchase price as an earnest money payment. If the winning bidder is absentee, they will receive an electronic North Dakota Real Estate Purchase Agreement via Email. The winning bidder is required to provide 10% of the purchase price as an earnest money payment in the form of a cashier's check, personal check, or money wire within 24 hours of receiving the North Dakota Real Estate Purchase Agreement.

3. Closing and Marketability of Title- Once the Purchase Agreement is complete and the earnest money has been received, a closing date will be chosen. The balance of the Purchase Price and the earnest money deposit will be paid no later than 45 days from the auction close or the Buyer will be in default and the earnest money will be moved from escrow to the Sellers. Sellers will provide evidence of marketable title. Buyer and Seller agree to split any additional fees and closing costs 50%/50%. Property is sold "as is", "where is" condition.

Notice: The information presented is obtained through reliable sources. AcrePro Farm Agency does not guarantee accuracy. Any and all prospective buyers are encouraged to perform their own due diligence of property and related information. AcrePro Farm Agency encourages and assumes that bidders will conduct proper due diligence and inspection of the property and are satisfied with its condition. Buyer agrees to hold AcrePro Farm Agency, its representatives, and the clients they represent harmless with respect to property condition, status, or any other matters regarding the property.

Announcements made by the auctioneer will take precedence over printed terms and information. Any survey, needed or desired, will be at Buyer expense.

Sellers reserves the right to refuse any and all bids.

Auctioneer: David Gorder, Managing Broker & Auctioneer of AcrePro

Real Estate Broker- License #: MN 40731331, ND 9486, IA B69809000

Listing Firm: AcrePro

Real Estate Firm - ND 3224

How to become a Bidder

Mobile Device

Download the "AcrePro" App on an Android or Apple Device, and create your bidding account. Once you have created your account, select the "80± Acres in Richland County, ND." auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.



Desktop Computer

Visit acrepro.bidwrangler.com and create a bidder account. Once you have created your account, select the "80± Acres in Richland County, ND" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.

Bidding Assistance

If you do not have access to the technology required to operate our bidding platform, contact the auctioneer to make arrangements to appoint a bidder on your behalf.



David Gorder
Managing Broker & Auctioneer
(701) 739-1292
david.gorder@acrepro.com



Dennis Biliske
Land Agent
(701) 215-2058
dennis.biliske@acrepro.com

