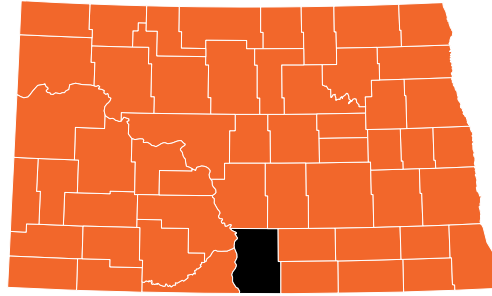


**FARMLAND AUCTION | 238.11 ACRES M/L**



# **EMMONS COUNTY**

## **NORTH DAKOTA**



**THURSDAY, SEPTEMBER 26TH, 2024, AT 10:00 AM**  
**THE BLUE ROOM | 622 MAIN STREET | STRASBURG, NORTH DAKOTA 58573**

**LINDSEY BROWN** 701.371.5538  
Lindsey@PeoplesCompany.com  
ND LIC 8467

**JAMES JENSEN** 701.730.0104  
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ND LIC 8748

**RE/MAX**  
Now

**PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

**Emmons County, North Dakota Farmland Auction - Mark your calendar for Thursday, September 26th, 2024, at 10:00 AM!** Peoples Company and RE/MAX Now is pleased to represent Sheila Long, Carmen Fraher and the Doris Soule Estate in the sale of 238.11 gross acres m/l of Emmons County, North Dakota farmland. Located southwest of Strasburg, North Dakota, the farm will be offered as two tracts through the "Buyer Choice" Auction Method with a combined total of 227.53 FSA tillable acres carrying an overall Productivity Index of 81.5. The primary soil types consist of Bryant silt loam and Grassna silt loam, which offers productive cropland suitable for growing corn, soybeans and small grains. This is an excellent opportunity for any farming operation or investment-grade portfolio. The farm is leased for the 2024 cropping season. The Sellers will retain all 2024 cash rents and will pay all 2024 real estate taxes. **The Sellers will reserve 100% of the subsurface mineral rights.** All surface mineral rights will transfer to the buyer(s). The property is being offered in two tracts consisting of:

- Tract 1:** 80 acres m/l with an estimated 76.52 FSA tillable acres carrying a Productivity Index of 82.
- Tract 2:** 158.11 acres m/l with an estimated 151.01 FSA tillable acres carrying a Productivity Index of 81.5.

These tracts will be offered via a live Public Auction that will take place at 10:00 AM on Thursday, September 26th, 2024, at The Blue Room, 622 Main Street, Strasburg, North Dakota. The land will be sold as two individual tracts using the "Buyer's Choice" auction method on a price per acre basis and the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



# TRACT 1 | 80 ACRES M/L

## 96th Street SE and 4th Ave SE, Strasburg, ND 58573

**Tract 1** is 80 acres m/l with 76.52 FSA tillable acres m/l that have a Productivity Index of 82! The soils making up this tract are primarily Bryant silt loam and Grassna silt loam.



### DIRECTIONS:

In Strasburg, ND at the intersection of Hwy 83 and 89th Street SE, drive west on 89th Street SE for 1 mile to 9th Ave SE. Then turn left on 9th Ave SE and drive south for 7 miles to 96th Street SE (Bakker School Building), then turn right on 96th Street SE and drive west for 4.5 miles. This will put you at the southeast corner of Tract 1. (Watch for the Peoples Company and/or RE/MAX Now signs)

**NET TAXES:**  
**\$459.00**



| CODE        | DESCRIPTION             | ACRES | % OF FIELD | LEGEND | CPI |
|-------------|-------------------------|-------|------------|--------|-----|
| C732B       | Bryant silt loam        | 71.32 | 89.15%     | ●      | 81  |
| C457B       | Grassna silt loam       | 8.66  | 10.83%     | ●      | 90  |
| C520A       | Belfield-Daglum complex | 0.01  | 0.01%      | ●      | 65  |
| AVERAGE: 82 |                         |       |            |        |     |

# TRACT 2 | 158.11 ACRES M/L

## 96th Street SE and 7th Ave SE, Strasburg, ND 58573

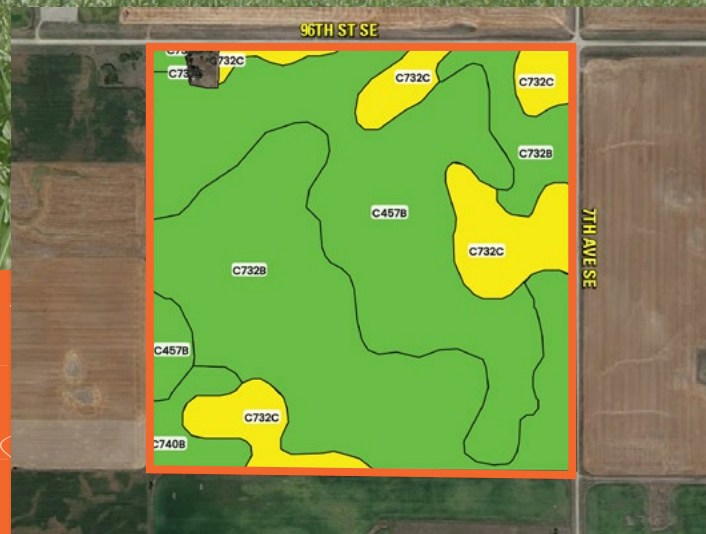
**Tract 2** is 158.11 acres m/l with 151.01 FSA tillable acres m/l that have a Productivity Index of 81.5! The soils making up this tract are primarily Bryant silt loam and Grassna silt loam.



### DIRECTIONS:

In Strasburg, ND at the intersection of Hwy 83 and 89th Street SE, drive west on 89th Street SE for 1 mile to 9th Ave SE. Then turn left on 9th Ave SE and drive south for 7 miles to 96th Street SE (Bakker School Building), then turn right on 96th Street SE and drive west for 2 miles to 7th Ave SE. This will put you at the northeast corner of Tract 2. (Watch for the Peoples Company and/or RE/MAX Now signs).

**NET TAXES:**  
**\$959.00**



| CODE  | DESCRIPTION       | ACRES | % OF FIELD | LEGEND | CPI |
|-------|-------------------|-------|------------|--------|-----|
| C732B | Bryant silt loam  | 66.57 | 42.10%     | ●      | 81  |
| C457B | Grassna silt loam | 58.80 | 37.19%     | ●      | 90  |
| C732A | Bryant silt loam  | 27.52 | 17.41%     | ●      | 63  |
| C740B | Temvik silt loam  | 5.23  | 3.31%      | ●      | 78  |

**AVERAGE: 81.1**

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# AUCTION DETAILS

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**Emmons County, North Dakota Land Auction**  
**238.11 Acres M/L (Offered in two tracts)**  
**Thursday, September 26, 2024 at 10:00 AM**

**Auction Location:**

The Blue Room  
622 Main Street  
Strasburg, North Dakota 58573

**Seller:** Sheila Long, Carmen Fraher, and the Doris Soule Estate

**Auction Method:** The two tracts will be offered via Public Auction and will take place at 10:00 AM on Thursday, September 26, 2024. At The Blue Room, 622 Main Street, Strasburg, North Dakota 58573. The two farmland tracts will be sold on a "per deeded acre" basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both (two) farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

**Tract 1:** 80 Acres M/L

**Tract 2:** 158.11 Acres M/L

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Financing:** The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

**Farm Program Information:** Farm Program Information is provided by the Emmons County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Emmons County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest payment is required on the auction day. The earnest money payment may be paid in the form of cash or check. All funds will be held in the The Title Team Trust Account.

**Real Estate Taxes:** The Buyer's will be responsible for all of the 2025 total real estate taxes.

**Survey:** No additional surveying or staking will be completed by the Seller.

**Closing:** Closing will occur on or before Wednesday, November 13th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

**Possession:** Possession of the land will be given at Closing, Subject to Tenant's Rights.

**Farm Lease:** The farm is leased for the 2024 crop season. The sellers will retain all 2024 cash rents.

**Contract & Title:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with The Title Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**Mineral Rights:** A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. The sellers will reserve and retain ALL sub-surface mineral rights of record, including but not limited to: oil, natural gas, coal, uranium, gold, silver, and copper. All surface mineral rights will be transferred to the new owner(s). The surface minerals include but are not limited to: sand, gravel, clay, and black dirt.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

**Other:** The sellers will have the right to accept or reject any and all bids. This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.

12119 Stratford Drive  
Clive, IA 50325

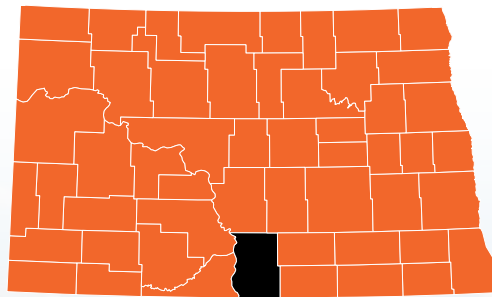
145 Central Ave N  
Valley City, ND 58072

PeoplesCompany.com

FindRealtyNow.com



## FARMLAND AUCTION | 238.11 ACRES M/L



# EMMONS COUNTY NORTH DAKOTA



SCAN TO VIEW  
THIS LISTING ONLINE!



### *How to Bid?*

Open up the Peoples Company auction you are interested in at **PeoplesCompany.com**. Click on any of the **BID NOW** icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click **REGISTER TO BID**. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

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