

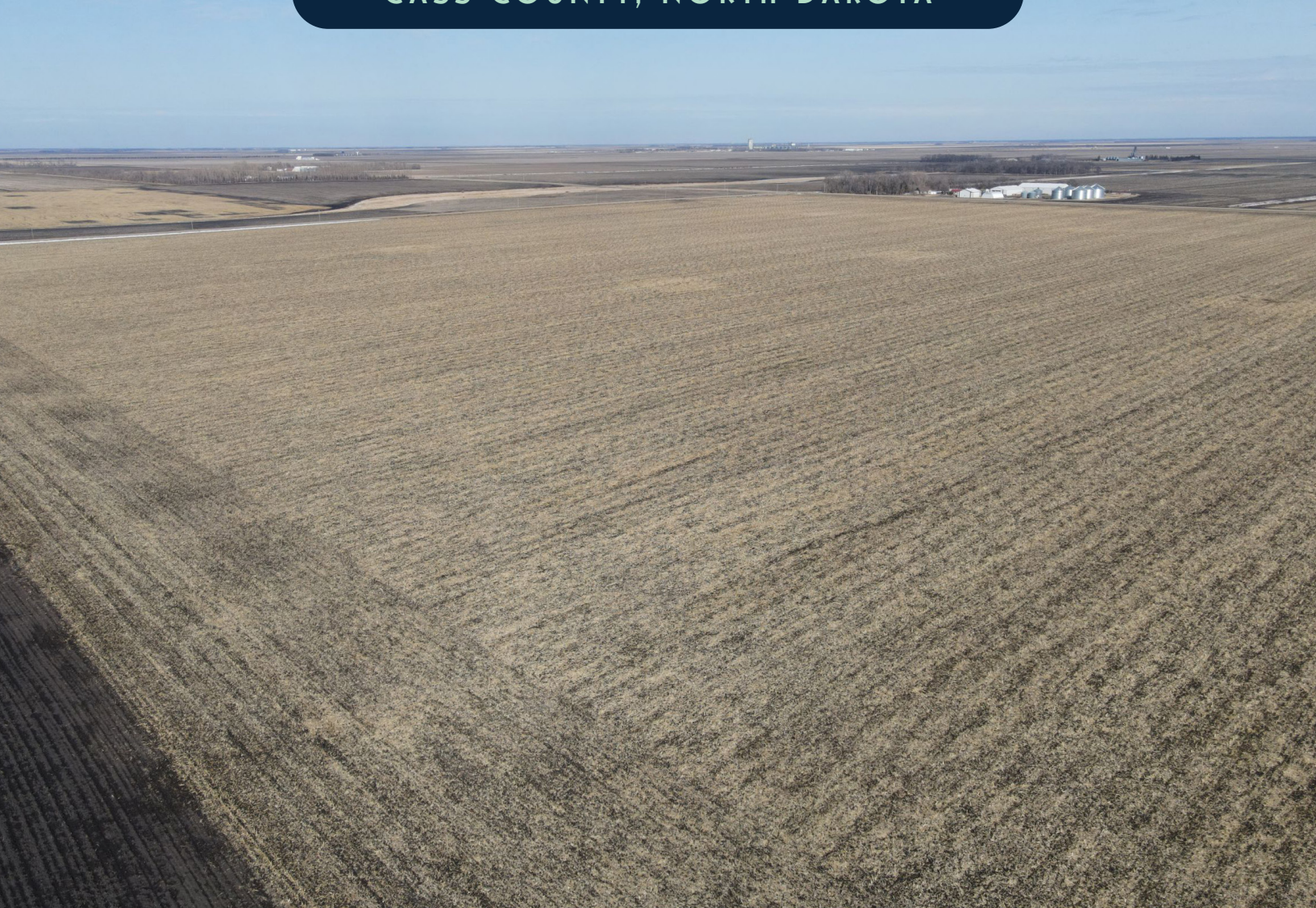
LISTING #15592

FARMLAND AUCTION

157.35

TOTAL ACRES M/L

CASS COUNTY, NORTH DAKOTA



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FARMLAND AUCTION

Peoples Company is pleased to be representing Keely Steele and Casey Humphrey in the sale of 157.35 total acres m/l located in Cass County just southwest of Grandin, ND. The property will be offered in one tract via Public Auction. The Public Auction will be held at the Community Hall in Arthur, ND, and will begin at 10:00 AM on Tuesday, August 10th. There will be the option of Live and Online bidding available. Do not miss your opportunity to acquire one tract of quality farmland in a strong farming area. The property is situated in section 18 of Kinyon Township, Cass County, North Dakota.

The property consists of a total of 157.35 acres m/l with an estimated 156.62 FSA cropland acres that carry a Productivity Index of 80.1. The primary soil types include Embden fine sandy loam, gravelly substratum, Gardena silt loam, Fargo silty clay loam. This land is suitable to grow sugar beets, corn, soybeans and small grains.

This land would make for an excellent investment property or great addition to an existing farm unit. Property is located just southwest of Grandin, ND along 163rd Avenue SE in Section 18 of Kinyon Township in Cass County.

Farm Lease: The land is leased for the remainder of the 2021 cropping season. It will be available to be farmed in the 2022 crop year.

Sellers will retain all of the 2021 cash rent and pay all of the 2021 real estate taxes.



Farm Details

Estimated FSA Cropland Acres: 154.84

Corn: 68.93 Base Acres with a PLC Yield of 96

Soybeans: 68.93 Base Acres with a PLC Yield of 32

Total Base Acres: 137.86



Auction Location

Arthur Community Hall

Corner of 6th Ave & Main Street (Hwy 18)
Arthur, ND 58006

Sellers

Keely Steele & Casey Humphrey

Directions

From Grandin, ND drive west out of town on County Road 11 for approximately 2.3 miles to 163rd Ave SE. Then turn left and drive south on 163rd Ave SE for 2 miles to 14th St SE. Turn right on 14th St SE. This will put you at the NE corner of the property. (Watch for Peoples Company signs). Property will be located on the south side of the road.



Auction Terms & Conditions

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Cass County Farm Service Agencies. 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 Cass County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction.

Closing: Closing will occur on or about Friday, October 8, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the farm will be given at closing, subject to tenant's rights.

Farm Lease: The farm is currently leased for the 2021 cropping season.

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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Other: 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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.

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 own investigation of the property prior to 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 abstract.

Visit PeoplesCompany.com for more information.

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CASS COUNTY, NORTH DAKOTA FARMLAND AUCTION

Tuesday, August 10th at 10:00 AM

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Lindsey Brown

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