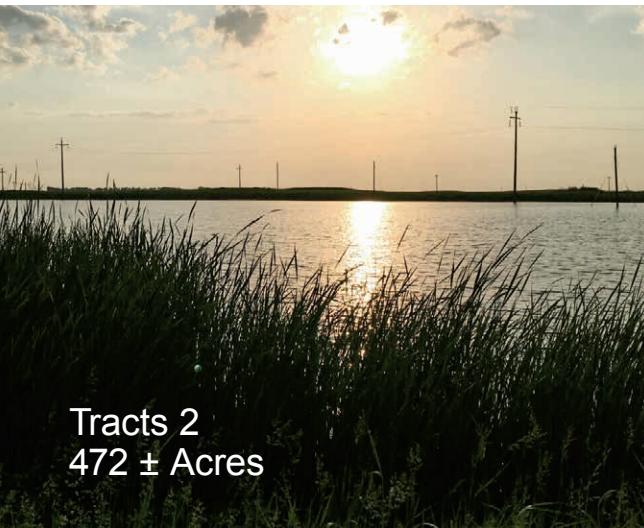
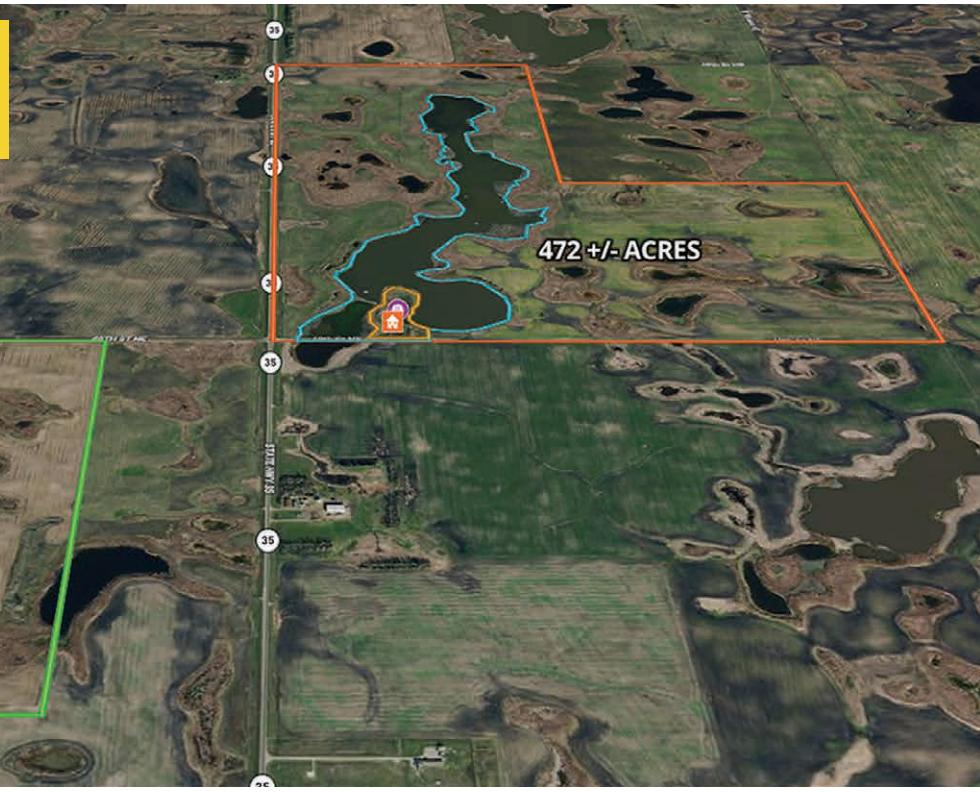
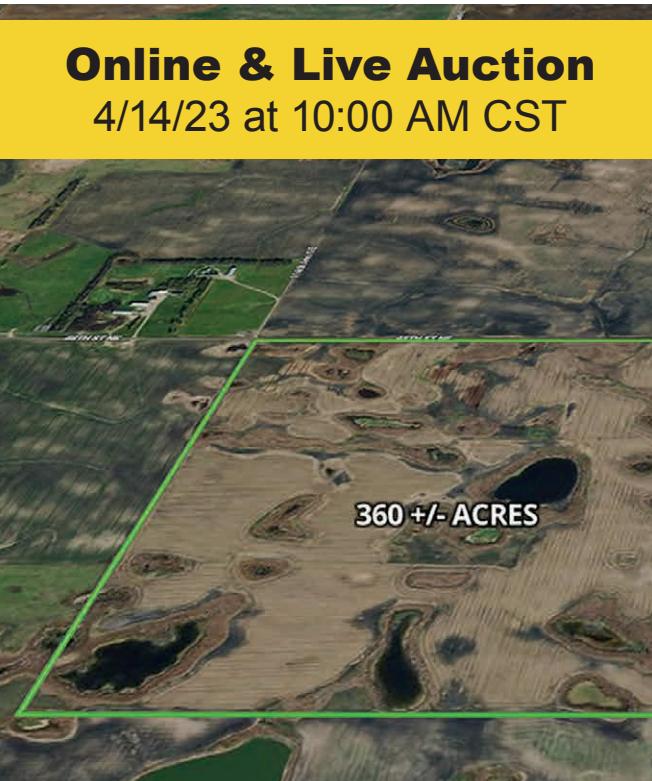


LAND AUCTION

2 Tracts | 832 ± Acres | Nelson Co., ND

Online & Live Auction

4/14/23 at 10:00 AM CST



More info & online bidding at
hagerfarmauction.com



- **Auction Location: Lakota Community Center**
- Highly productive farmland in the heart of Eastern ND
- Incredibly scenic views in all directions with vast array of wildlife
- Located approximately 35 minutes east of Devils Lake, ND
- Portion of the property is currently enrolled in WRP

**Korley
Sears**

National Land Realty
520.445.4724
KSears@NationalLand.com



**David & Ann
Whitaker**
Whitaker Marketing Group
515.996.5263
Info@WMGAuction.com



North Dakota Farmland For Sale

We are honored to present these 832+/- acre tracts of land in Nelson County.

These properties boast Farmland, Crop Production, Wetlands Reserve Program, Aquaculture, Hay Production, Fishing, Upland Game, Waterfowl, Whitetail Deer, Boating, Sailing, Canoeing/Kayaking, and Lake/Pond. The Auction is composed of two tracts of land totaling 840.07 acres, more or less.

Highlights:

Great Investment Potential
Hunting
Boating/Sailing
Fishing
Crop Production
Hay Production
Wetlands Reserve Program

Location of Auction:

Lakota Community Center
404 U.S. Rte 2
Lakota, ND 58344

Auction Sales Method: The real estate will be offered as 2 tract(s).

Location of Land (Directions to the farm):

Tract 1: From Whitman, ND drive south 3.9 miles on ND-35S and the land will be on your right-hand side (west).

Tract 2: From Whitman, ND drive south 2.8 miles on ND-35S and the land will be on your left-hand side (east).

Section, Township, Range:

Tract 1: Sec 5, Twp 153N, Range 58W
Tract 2: Sec 33, Twp 154N, Range 58W

Legal Description:

Parcel 20-0000-05931-000 Legal Description: SW 1/4 NE 1/4, Lot 2, NW 1/4 SE 1/4. 120 Acres.

Parcel 20-0000-05935-000 Legal Description: S 1/2 NW 1/4, Lots 3 & 4. 159 Acres.

Parcel 20-0000-05936-000 Legal Description: N 1/2 SW 1/4. 80 Acres.

Parcel 31-0000-08911-000 Legal Description: SE 1/4. 160 Acres.

Parcel 31-0000-08912-000 Legal Description: SW 1/4 Less 2.55 Acre Easement, Less 1.47 A R/W. 155.98 Acres.

Parcel 31-0000-08910-000 Legal Description: NW 1/4 Less 2.55 Acre Easement, Less 1.47 A R/W. 155.98 Acres.

Selling Multiplier: 832+/-

Tract 1: 360+/- acres

Tract 2: 472+/- acres

Taxable Acres: 00.00

Tract 1: (Parcel ID #'s: 31000008910000, 31000008912000, 31000008911000)

Tract 2: (Parcel ID #'s: 20000005935000, 20000005931000, 20000005936000)

Taxes: \$4,845.72 (Estimated)

Tract 1: \$2,222.51

Prorated to 5/29/2023 closing date

Seller: \$907.27 Buyer: \$1,315.23

Tract 2: \$2,861.22

Prorated to 5/29/2023 closing date

Seller: \$1,168.00 Buyer: \$1,693.22

The real estate taxes will be prorated to the day of closing.

Tillable Acres: 451+/- acres

(Based on Current Lease)

Tract 1: 264+/- acres

Tract 2: 187+/- acres

Productivity Index: 62.55 Average

Tract 1: 59.9 PI on Tillable

Tract 2: 65.2 PI on Tillable

Zoning: A-1 Ag.

The property is classified as Agricultural.

Farm Tenancy: The farm is currently rented for the 2023 & 2004 crop season. The 2023 & 2024 cash rent will be credited to the buyer.

Tract 1: \$21,120 rental income

Tract 2: \$14,960 rental income

**A copy of the lease is available upon request.*

Wetland Easement: There is a wetland easement on tract 2 that affects 182.5 acres.

Fish & Wildlife Easement: There is a Fish and Wildlife easement on both tracts.

Government Programs:

Buyer will receive landowner's share, if any, of annual government payments for the 2023 crop year. Payments for subsequent years will go to the Buyer.

Buyer will receive landowner's share, if any, of conservation program (CRP) payments for the 2023 crop year. Payments for subsequent years will go to the Buyer.

FSA Information (156 Farm Record):

FSA Number: 6071

FSA Tract Number: 3561, 4837, 5205

FSA Farmland Acres: 818.37+/-

FSA Cropland Acres: 514.79+/-

HEL & Wetlands: NHEL

Total Base Acres: 212.94

Wheat Base: 128 **PLC Yield:** 44

Oat Base: 61.04 **PLC Yield:** 48

Barley Base: 23.90 **PLC Yield:** 48

Survey: At the buyer's option and expense, they can have the property surveyed if desired.

Note: A survey has been completed on the homestead, as it will not be sold. The final contract price will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Contract and Title: Immediately upon the conclusion of the bidding, the high bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of Swenseth Law Office, PLLC.. The Buyer and Seller will split the cost of title insurance. The Seller reserves the right to reject any and all bids.

Earnest Payment: Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Real Estate Trust Account of Swenseth Law Office, PLLC.

Closing: The sale closing is on May 29th, 2023 or such other date agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

Possession: Possession will be granted at closing, or such other date agreed to by both parties.

Agency: National Land Realty are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Auctioneer: David Whitaker #2091

Auction Clerk: Swenseth Law Office, PLLC.

Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. All bids will be on a whole dollar amount basis. Seller reserves the right to reject any and all bids. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

Seller(s): Hager Farms