

LISTING #15607

FARMLAND AUCTION

74.05

TOTAL ACRES M/L

TRAILL COUNTY, NORTH DAKOTA



TRAIL COUNTY, NORTH DAKOTA

FARMLAND AUCTION

Peoples Company is pleased to be representing the James R. Lyng Estate in the sale of 74.05 deeded acres m/l, in Traill County, south of Mayville, ND. The property will be offered in one tract via Public Auction. The Public Auction will be held at the Arthur Community Hall in Arthur, ND, and will begin immediately following the previous auction on Tuesday, August 10th. There will be the options of Live and Online bidding available. Do not miss your opportunity to acquire this quality parcel of farmland in an excellent farming area. The property is situated in section 7 of Blanchard Township, Traill County, North Dakota.

Farm Lease: This land is rented for the 2021 crop year. The land will be available to be farmed in the 2022 crop year.

Tract consists of 74.05 Acres m/l with 71.24 estimated tillable acres carrying a Productivity Index of 85.9.

Exact tract acres are subject to change from final survey. Purchase price will be adjusted to final acres.

The property consists of a total of 74.05 acres m/l with an estimated 71.24 FSA cropland acres that carry a Productivity Index of 85.9. The primary soil types are Fargo Silty Clay and Fargo-Enloe Complex.

Seller will retain all cash rent for the 2021 crop year. Seller will pay all the 2021 real estate taxes.



Directions

From Mayville, ND at the intersection of Hwy 200 and Hwy 18, drive south out of Mayville on Hwy 18 for 7.25 miles. Look for the Peoples Company signs on the west side of the road. This will put you at the NE corner of the property.



Auction Location

Arthur Community Hall

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

**Sale will start immediately following the previous sale that day.*

Sellers

James R. Lyng Estate



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 Traill 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 Traill 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: 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. The complete legal description will be taken from the abstract.

Visit PeoplesCompany.com for more information.

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TRAIL COUNTY, NORTH DAKOTA FARMLAND AUCTION

Tuesday, August 10th at *10:00 AM

*Sale will start immediately following the previous sale that day.

Arthur Community Hall

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

74.05 ACRES M/L



PeoplesCompany.com | Listing #15607



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