



ONLINE ONLY

AUCTION

Renville County, ND

OFFERED IN THREE TRACTS

470.08

ACRES M/L

BIDDING GOES LIVE DECEMBER 8TH AT 8:00 AM

**BIDDING ENDS DECEMBER 10TH
AT 11:00 AM (CST)**

LINDSEY BROWN 701.371.5538

Lindsey@PeoplesCompany.com

ND LIC 8467

Listing #18723
PeoplesCompany.com



Renville County, ND

BIDDING GOES LIVE DECEMBER 8TH AT 8:00 AM!
BIDDING ENDS DECEMBER 10TH AT 11:00 AM (CST)

PROPERTY INFORMATION

Renville County, North Dakota Farmland **ONLINE ONLY AUCTION!** – Mark your calendar for Monday, December 8th, 2025, at 8:00 AM (CST) when bidding opens! Bidding will close on Wednesday, December 10th, 2025, at 11:00 AM (CST)! Peoples Company is honored to represent Martha Hoag, Melissa Jouett, Terri Thorson, and the Jon Thorson Trust in bringing 470.08 deeded acres of quality farmland in Renville County, North Dakota. This farm consists of three tracts. Tract 1 is 157.49 deeded acres with an estimated 155.24 cropland acres m/l carrying a Productivity Index of 73.6. Soil types include Hamlet-Souris-Tonka Complex, Hamlet-Souris loams, Hamerly-Tonka complex, and Svea-Buse-Tonka complex. Tract 2 is 155.86 deeded acres with an estimated 140.30 cropland acres m/l carrying a Productivity Index of 74.9. Soil types include Hamlet-Souris-Tonka complex, Hamlet-Souris loams, Hamerly-Tonka complex, and Svea-Buse-Tonka complex. Tract 3 is 156.73 deeded acres with an estimated 149.40 cropland acres m/l carrying a Productivity Index of 73.3. Soil types include Hamlet-Souris-Tonka complex, Hamerly-Tonka complex, and Svea-Buse-Tonka complex.

There are NO grassland or wetland easements on any of the tracts.

DIRECTIONS

Tract 1: From the northwest corner of Glenburn, ND, at the intersection of 76th Street NW (Oakley Drive) and County Road N, drive west on 76th Street NW for 7/10th of a mile. This will put you at the northeast corner of Tract 1. (Watch for the Peoples Company signs.)

Tract 2: From the northeast corner of Glenburn, ND, at the intersection of N. 3rd Ave and 76th Street NW (Oakley Drive), drive east on 76th Street NW for 1 mile. This will put you at the southwest corner of Tract 2. (Watch for the Peoples Company signs).

Tract 3: From the northeast corner of Glenburn, ND at the intersection of N. 3rd Ave and 76th Street NW (Oakley Drive) drive east on 76th Street NW for 3.4 miles to 20th Ave NW, then turn left and drive north on 20th Ave NW for 1 mile to 77th Street NW, then turn right and drive east on 77th Street NW for 1 mile. This will put you at the northwest corner of Tract 3. (Watch for the Peoples Company signs.)

This land will be sold as three (3) tracts, and it will be an “ONLINE ONLY AUCTION.”

This auction offers a rare opportunity to establish or expand your farming operation or secure a top-grade land investment in Renville County, North Dakota. These three tracts are located near Glenburn, ND. Over 93% of the land is tillable and contains productive soils. This farm will be a highly desirable add-on to an existing farming operation or a smart investment for the investor buyer looking to diversify their portfolio or hedge inflation.

The auction will be conducted on the Peoples Company Bid Wrangler auction platform. The bidding will open on Monday, December 8th, 2025, at 8:00 AM (CST) and will conclude on Wednesday, December 10th, 2025, at 11:00 AM (CST). Any bid placed in the final three minutes of the auction will extend bidding for an additional three minutes on ALL TRACTS. The farm will be sold on a price-per-acre basis. Take advantage of this opportunity to own a piece of prime Renville County, North Dakota farmland.

****These tracts are available to be farmed for the 2026 crop year!**

ALL SUBSURFACE MINERAL RIGHTS OF RECORD WILL BE RETAINED BY THE SELLERS.



ONLINE ONLY AUCTION | 470.08 ACRES M/L



TRACT 1 | 157.49 ACRES M/L

76th Street NW, Glenburn, ND 58740

Tract 1 is 157.49 deeded acres with an estimated 155.24 cropland acres m/l carrying a Productivity Index of 73.6. Soil types include Hamlet-Souris-Tonka Complex, Hamlet-Souris loams, Hamerly-Tonka complex, and Svea-Buse-Tonka complex. These soils are suitable to raise small grains, soybeans, corn, sunflowers, and canola.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	PI
F158A	Hamlet-Souris-Tonka complex	66.37	43.26%		76
F160A	Hamlet-Souris loams	50.33	32.81%		80
F100A	Hamerly-Tonka complex	17.49	11.40%		61
F145B	Svea-Buse-Tonka complex	10.31	6.72%		64
F158B	Hamlet-Souris-Tonka complex	4.42	2.88%		73
F6A	Vallers loam	3.50	2.28%		43
F3A	Parnell silty clay loam	0.99	0.65%		23
Weighted Average					73.6



155.24 FSA CROPLAND ACRES AND NCCPI OF 73.6

BIDDING GOES LIVE DECEMBER 8TH AT 8:00 AM



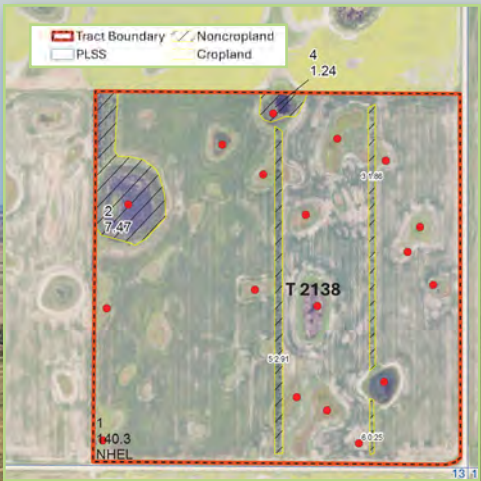
TRACT 2 | 155.86 ACRES M/L

76th Street NW, Glenburn, ND 58740

Tract 2 is 155.86 deeded acres with an estimated 140.30 cropland acres m/l carrying a Productivity Index of 74.9. Soil types include Hamlet-Souris-Tonka complex, Hamlet-Souris loams, Hamerly-Tonka complex, and Svea-Buse-Tonka complex. These soils are suitable to raise small grains, soybeans, corn, sunflowers, and canola.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	PI
F158A	Hamlet-Souris-Tonka complex	112.86	80.44%		76
F160A	Hamlet-Souris loams	13.20	9.41%		80
F100A	Hamerly-Tonka complex	9.75	6.95%		61
F145B	Svea-Buse-Tonka complex	4.49	3.20%		64
			Weighted Average		74.9



140.30 FSA CROPLAND ACRES AND NCCPI OF 74.9

BIDDING ENDS DECEMBER 10TH AT 11:00 AM



TRACT 3 | 156.73 ACRES M/L

77th Street NW, Glenburn, ND 58740

Tract 3 is 156.73 deeded acres with an estimated 149.40 cropland acres m/l carrying a Productivity Index of 73.3. Soil types include Hamlet-Souris-Tonka complex, Hamerly-Tonka complex, and Svea-Buse-Tonka complex. These soils are suitable for growing small grains, soybeans, corn, and canola.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	PI
F158A	Hamlet-Souris-Tonka complex	117.02	80.85%		76
F100A	Hamerly-Tonka complex	21.26	14.69%		61
F145B	Svea-Buse-Tonka complex	6.46	4.46%		64
			Weighted Average		73.3



149.40 FSA CROPLAND ACRES AND NCCPI OF 73.3

12119 Stratford Drive
Clive, IA 50325



AUCTION TERMS & CONDITIONS

SELLERS: Martha Hoag, Melissa Jouett, Terri Thorson and the Jon Thorson Trust

Auction Method: The three tracts will be offered via an **ONLINE ONLY AUCTION**. Bidding will open on Monday, December 8th, 2025, at 8:00 AM (CST) and will end on Wednesday, December 10th, 2025, at 11:00 AM (CST). The three farmland tracts will be sold on a “per deeded acre” basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding on **ALL TRACTS** by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction. Under no circumstances shall a Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction. Tracts will not be combined and offered in their entirety after the auction.

TRACT 1: NW1/4 Less R/W in 15-158-82 in Renville County, ND (157.49 acres m/l)

TRACT 2: SE1/4 Less R/W in 12-158-82 in Renville County, ND (155.86 acres m/l)

TRACT 3: N1/2 NW1/4 and W1/2 NE1/4 Less R/W in 10-158-81 in Renville County, ND (156.73 acres m/l)

The exact legal descriptions will be taken from the abstracts.

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 Sellers. 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 Renville 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 Renville 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 Title Team Trust Account.

REAL ESTATE TAXES: The Buyer(s) will be responsible for all of the 2026 real estate taxes. The sellers will pay all 2025 real estate taxes

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

CLOSING: The closing for TRACT 1 will occur on or before December 30th, 2025. The closings for TRACTS 2 & 3 will occur on January 20th, 2026. The balance of the purchase price will be payable at closing in the form of wire transfers.

POSSESSION: Possession of the land will be given at closing.

FARM LEASE: The land is not leased for the 2026 crop season and is available to be farmed.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with The Title Team, the required earnest money payment. The Sellers 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. **ALL SUBSURFACE MINERAL RIGHTS OF RECORD WILL BE RETAINED BY THE SELLERS. ALL SURFACE MINERAL RIGHTS OF RECORD WILL TRANSFER THE BUYER(S).**

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 Sellers. 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 Agent 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 online 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 Sellers 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 abstracts.