

Sealed Bid Auction: McGregor Trust

Legal Description:

Parcel 1: SE ¼ of Section 24-147-68 (Woodward Twp), Wells County, ND.

Parcel 2: SW ¼ of Section 30-147-67 (Birtzell Twp), Foster County, ND.

Farm Information: Excellent opportunity to purchase 318 total acres +/- with 283.93 FSA tillable acres that will be sold in 2 tracts with a very high percentage tillable.

Parcel 1: 160 total acres with +/- 134.33 FSA tillable acres. Farm has highly productive soils with a Crop Productivity Index (CPI) of 70.3. Great access along both the east and south sides of the farm.

Parcel 2: 158 total acres with +/- 149.6 FSA tillable acres. Farm has very productive soils with a Crop Productivity Index (CPI) of 68. Great access along both the west and south sides of the farm.

Property Taxes: Parcel 1: 2021 = \$1,582.56

Parcel 2: 2021 = \$1,580.12

Farm Location:

Parcel 1: Located 7.5 miles northwest of Carrington, ND at the intersection of 7th St. NE & 60th Ave NE.

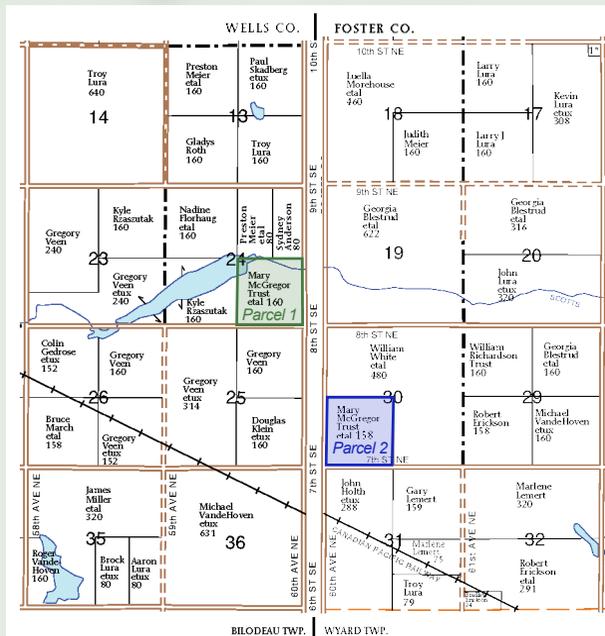
Parcel 2: Located 8 miles northwest of Carrington, ND at the intersection of 8th St. NE & 60th Ave NE.

Date & Time: Sealed bids due at the office of Northwestern Farm Management by 5 pm on Monday December 13th, 2021. Live bidding for registered bidders is on Wednesday, December 15th, 2021 at 10:00 AM.

Auction Location: Chieftain Conference Center 60 4th Ave S. Carrington, ND 58421.

Terms: Bidders must be registered to attend and participate in live auction. Bidding Sheet, Instructions, and Farm Information are available upon request by calling Dallas Mahoney, salesperson, at 507-532-5120 or online at www.nfmco.com

Seller: Mary & Carolyn McGregor Trust



This information provided herein is received from other sources and is believed to be correct NORTHWESTERN FARM MANAGEMENT COMPANY, Broker does not warrant its accuracy. We strongly suggest you contact the appropriate sources to confirm this information.

Over 60 years in business serving all of Minnesota, Iowa, North and South Dakota.



Farm Management • Farm Sales • Farm Appraisals
301 S. O'Connell Street • Marshall, MN 56258

Contact Dallas Mahoney

Cell: (507) 828-0546

Office: (507) 532-5120

Fax: (507) 532-0293

dallas@nfmco.com

land@nfmco.com • www.nfmco.com



We're Social!
Find Us



Aerial Map



©2021 AgriData, Inc.

Map Center: 47° 31' 33.22, -99° 15' 50.9

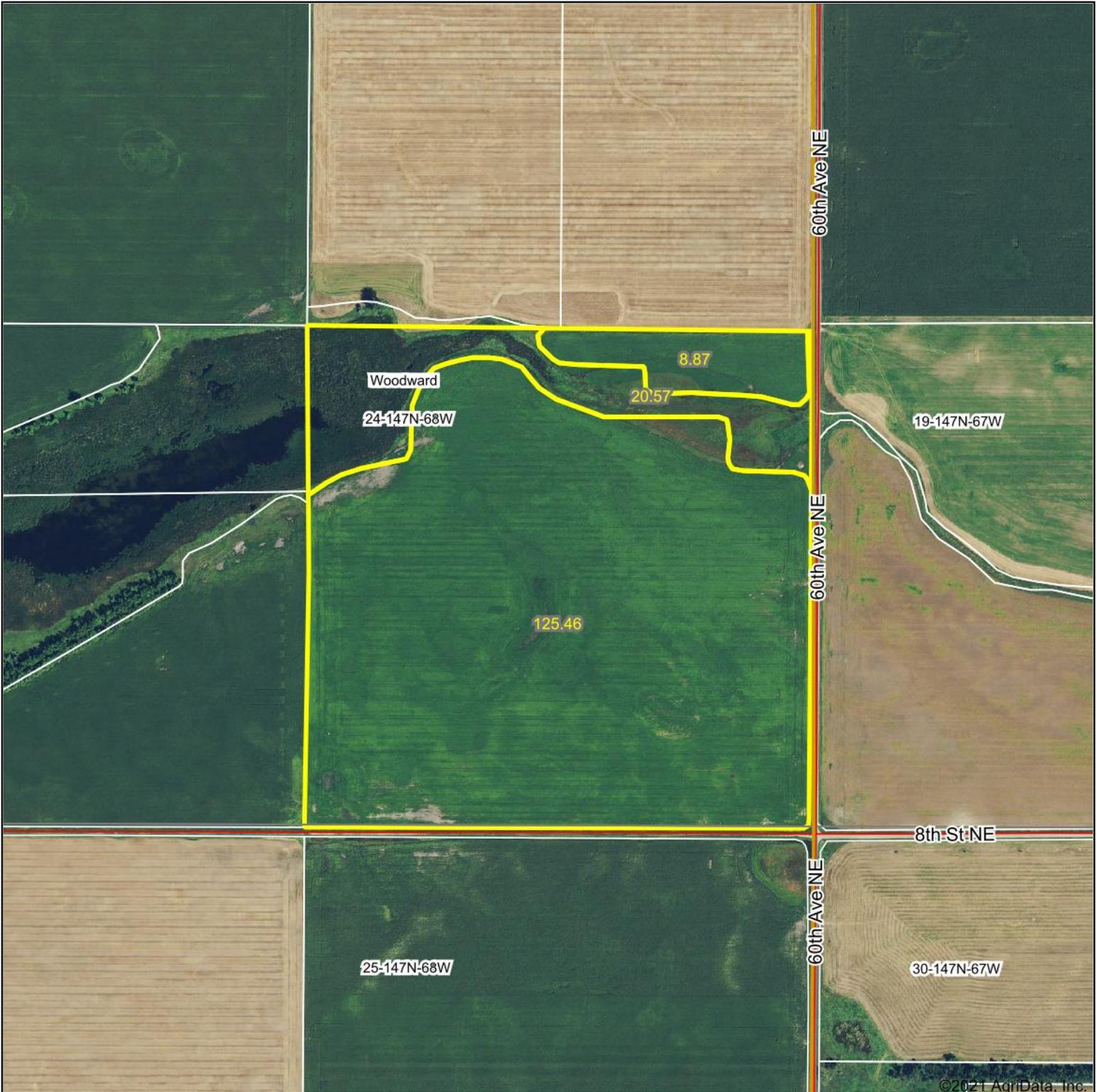


30-147N-67W
Foster County
North Dakota



Field borders provided by Farm Service Agency as of 5/21/2008.

Parcel 1 Aerial Map



©2021 AgriData, Inc.

Map Center: 47° 32' 1.55, -99° 16' 18.2

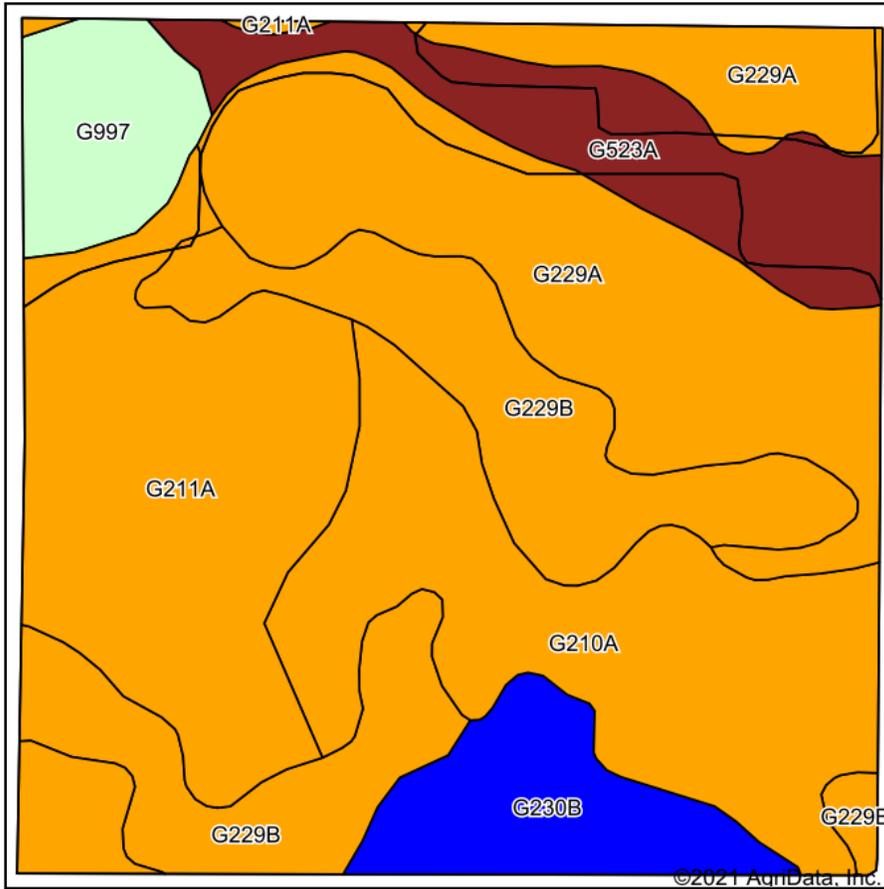


24-147N-68W
Wells County
North Dakota

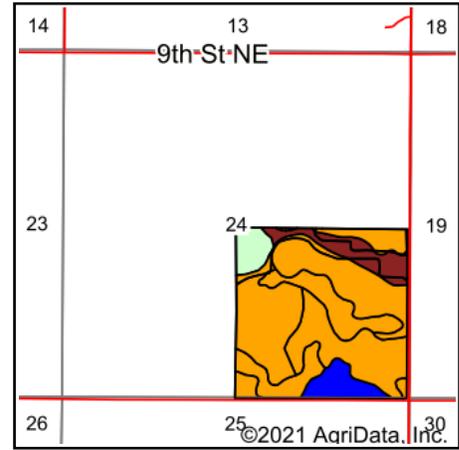


11/5/2021

Parcel 1 Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Wells**
 Location: **24-147N-68W**
 Township: **Woodward**
 Acres: **154.9**
 Date: **11/5/2021**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Area Symbol: ND103, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	35.32	22.8%		Ile	79
G211A	Fram-Wyard loams, 0 to 3 percent slopes	32.04	20.7%		Ile	77
G210A	Fram-Tonka complex, 0 to 3 percent slopes	28.93	18.7%		Ile	62
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	27.12	17.5%		Ile	72
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	13.85	8.9%		Vlw	21
G230B	Heimdal-Esmond loams, 3 to 6 percent slopes	10.08	6.5%		IIle	63
G997	Water, intermittent	7.56	4.9%			3
Weighted Average					2.33	64.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Parcel 2 Aerial Map



©2021 AgriData, Inc.

Map Center: 47° 31' 8.99, -99° 15' 23.36



30-147N-67W
Foster County
North Dakota



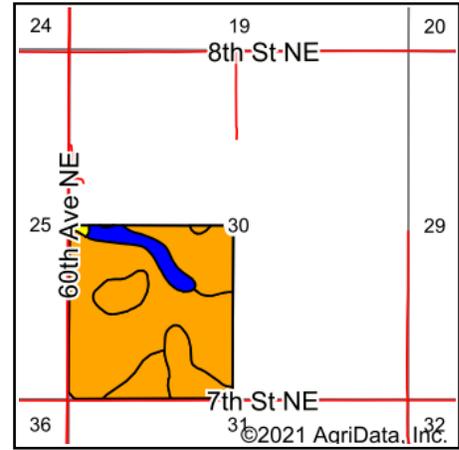
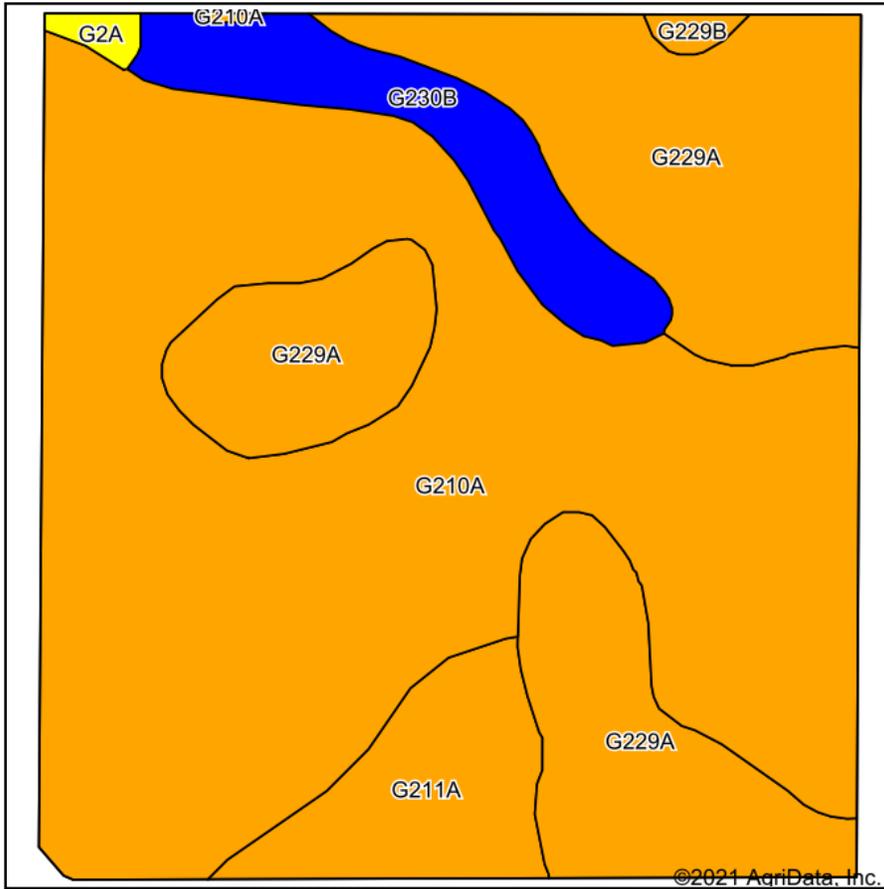
11/5/2021

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Parcel 2 Soils Map



State: **North Dakota**
 County: **Foster**
 Location: **30-147N-67W**
 Township: **Birtsell**
 Acres: **149.6**
 Date: **11/5/2021**



Soils data provided by USDA and NRCS.

Area Symbol: ND031, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
G210A	Fram-Tonka complex, 0 to 3 percent slopes	84.73	56.6%		Ile	62
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	44.01	29.4%		Ile	79
G230B	Heimdal-Esmond loams, 3 to 6 percent slopes	10.02	6.7%		IIIe	63
G211A	Fram-Wyard loams, 0 to 3 percent slopes	9.48	6.3%		Ile	77
G2A	Tonka silt loam, 0 to 1 percent slopes	0.74	0.5%		IVw	42
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	0.62	0.4%		Ile	72
Weighted Average					2.08	68

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



301 South O'Connell Street, Marshall, Minnesota 56258

MARY & CAROLYN MCGREGOR TRUST SEALED BID LAND AUCTION

Parcels described as:

Parcel 1: SE ¼ of Section 24-147-68 (Woodward Twp), Wells County,

Parcel 2: SW ¼ of Section 30-147-67 (Birtsell Twp), Foster County, ND.

Times and Dates

Monday, December 13, 2021

- Written bids and earnest money check must be received by Northwestern Farm Management Company by 5 PM.

Wednesday, December 15, 2021

- All persons submitting bids will have the opportunity to raise bids at the Chieftain Conference Center: 60 4th Ave S. Carrington, ND 58421 at 10 AM.

Farm Information: Excellent opportunity to purchase 318 total acres ± with 283.93 FSA tillable acres that will be sold in 2 tracts with high percentage tillable. Both farms are highly productive and have excellent access from township roads.



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by 5 PM Monday, December 13, 2021, to:

Northwestern Farm Management Company
Attn: Dallas Mahoney
301 South O'Connell St.
Marshall, MN 56258

2. Minimum Bid is as follows:
Parcel 1: \$320,000 or \$2,000 per acre on 160 acres.
Parcel 2: \$316,000 or \$2,000 per acre on 158 acres.
3. All bids must be accompanied by a \$5,000.00 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price for the entire property.
5. Only registered bidders may attend and participate in the auction.
6. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
7. Qualified Bidders are allowed to bid on either parcel during the live auction portion.
8. The property described above will be sold in "As Is and Where Is" condition.
9. Seller will retain 100% of the 2021 cash rent payment and pay all the Real Estate Taxes due in 2021.
10. Possession will be granted after closing.
11. The successful bidder or bidders will enter into a purchase agreement and shall pay as earnest money 15% of the successful bid on the day of the auction.
12. The entire balance of the purchase price will be due and payable on or before January 20, 2022, at which time marketable title shall be conveyed.
13. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
14. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
15. Property to be sold subject to any road, drainage, utility, or other easements of record.
16. Announcements the day of the auction take precedent over written material.



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR MCGREGOR TRUST FARM SALE

Parcel described as:

Parcel 1: SE ¼ of Section 24-147-68 (Woodward Twp), Wells County,

Parcel 2: SW ¼ of Section 30-147-67 (Birtsell Twp), Foster County, ND.

Submit bids in writing to:

Northwestern Farm Management Company
Attn: Dallas Mahoney
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 5 PM December 13, 2021
Minimum bid is \$320,000 or \$2,000 per acre on Parcel 1.

Minimum bid is \$316,000 or \$2,000 per acre on Parcel 2.

Bid must be accompanied by a \$5,000 earnest money check.

Total Bid Amount Parcel 1 \$ _____

Total Bid Amount Parcel 2 \$ _____

Submit \$5,000 earnest money check to **Northwestern Farm Management Company Trust Account.**

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Wednesday, December 15, 2021, at the Chieftain Conference Center: 60 4th Ave S. Carrington, ND 58421 at 10:00 AM. Successful bidder will sign purchase agreement at the conclusion of the auction and make earnest money payment of 15% of final purchase price. Sale is not contingent on buyer financing. Bidders must be prequalified. Unsuccessful bidders will have \$5,000 checks returned to them at conclusion of auction. Seller reserves the right to refuse any and all offers.

NAME: _____

LENDER'S NAME: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

PHONE: _____

Email: _____

Email: _____