

LISTING

#16569



# Trail County

FARMLAND AUCTION

**954.86 acres m/l**  
OFFERED IN 6 TRACTS

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FEBRUARY 17TH, 2023  
AT 10 AM

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NORSEMAN HALL  
1100 Parke Ave  
Portland, North Dakota 58274

**Lindsey Brown** | 701.371.5538  
Lindsey@PeoplesCompany.com





Peoples Company is honored to represent Ann Ewen Edwards, Beth Ewen Amann, and Mark Ewen in the sale of 954.86 acres m/l of prime Traill County, North Dakota farmland. The six tracts are all located southeast of Mayville, ND, and offer highly productive cropland that is suitable for any farming operation or investment portfolio. Some of this land has been in the Ewen Family for over 70 years, making it truly a once in a lifetime opportunity to own these parcels. Better yet, these farms are available for the 2023 crop season! There are several delivery points within 25 miles of the farmland: May-Port Farmers Co-Op, Alton Terminal, SRS Commodities, Clifford Farmers Co-Op and Taft Elevator. The farmland will be sold in six (6) tracts using the "Buyer's Choice" auction method.



- Tract 1:** 158.75 Acres M/L, carrying a Productivity Index of 83.9
- Tract 2:** 157.27 Acres M/L, carrying a Productivity Index of 83.7
- Tract 3:** 160.77 Acres M/L, carrying a Productivity Index of 86.5
- Tract 4:** 160.07 Acres M/L, carrying a Productivity Index of 89.3
- Tract 5:** 158.00 Acres M/L, carrying a Productivity Index of 85.9
- Tract 6:** 160.00 Acres M/L, carrying a Productivity Index of 85.9



**158.75**  
acres m/l

NE 1/4 of 34-146-52 Less 1.25 acre Drain #39, in Traill County, ND. Exact legal description to be taken from Abstract.

Tract 1 is 158.75 deeded acres m/l with 158.75 acres of tillable land carrying a productivity index of 83.9. This tract features two soil types. Fargo-Hegne silty clay makes up 98.9% of the soils with the remainder being Fargo-Ryan, both are thick solum silty clays. This tract has 20 acres m/l of drain tile. The north 10 acres m/l and the east 10 acres m/l have been drain tiled. The drain tile was installed by Agassiz Drain Tile. These soils are suitable for growing corn, soybeans, sugar beets, wheat, or barley.

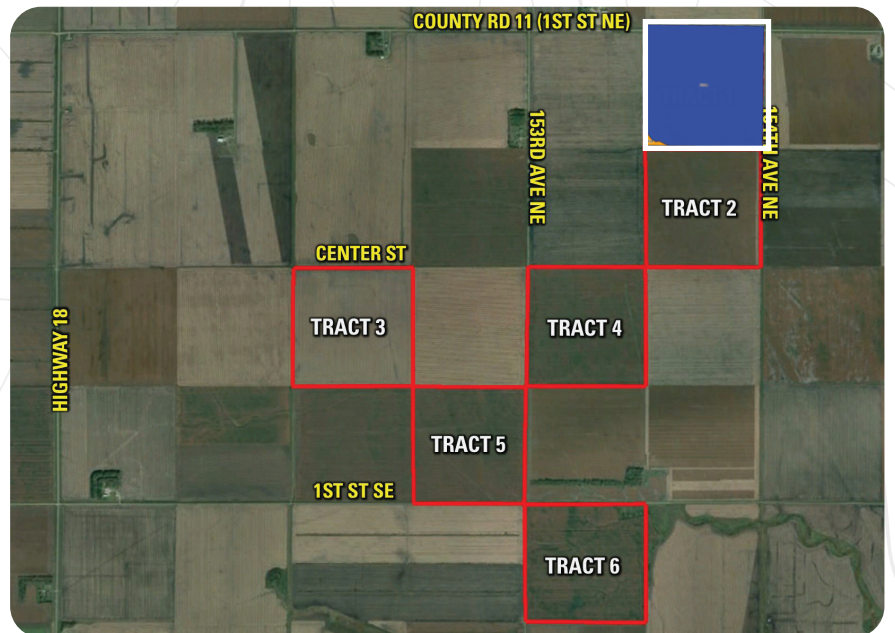
## Directions

In Mayville, ND at the intersection of Hwy 200 and Hwy 18 (Subway Store) drive south on Hwy 18 for 5 miles to County Road 11 (1st St. NE) then turn left onto County Road 11 and drive east for 3 miles. This will put you at the NE corner of Tract 1. (1st St NE & 154th Ave NE)

## Details

**Net Taxes:** \$2,951.50

**Productivity Index:** 83.9

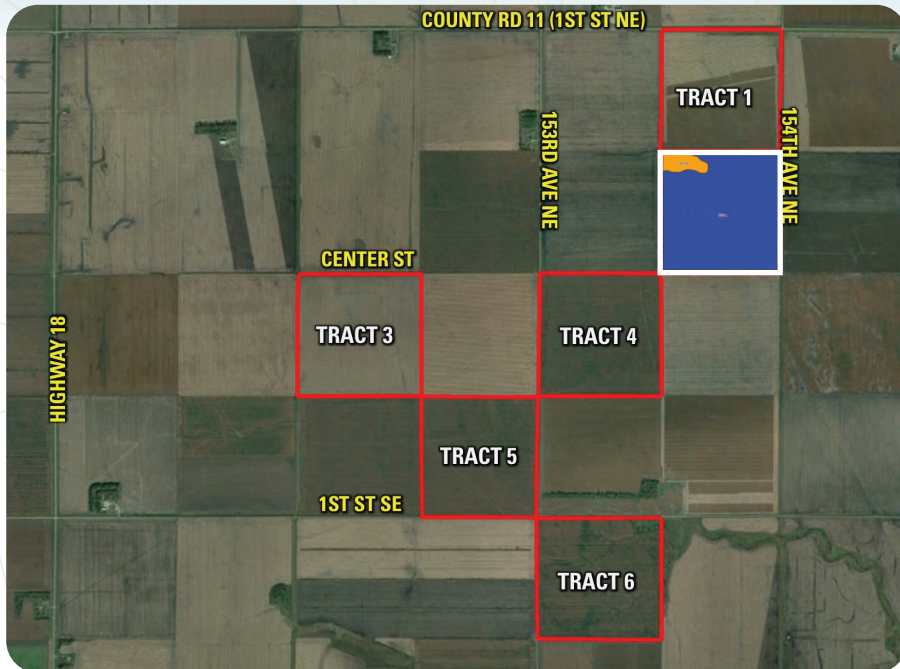


## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	Index
1238A	FargoHegne silty clays	157.05	98.9%		84
1241A	FargoRyan	1.70	1.1%		78

**Weighted Avg** **83.9**





## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	Index
I238A	FargoHegne silty clays	149.02	94.8%		84
I241A	FargoRyan	8.25	5.2%		78

**Weighted Avg 83.7**



**157.27**  
**acres m/l**

NE 1/4 of 34-146-52 Less 1.25 acre Drain #39, in Traill County, ND. Exact legal description to be taken from Abstract.

Tract 2 is 157.27 deeded acres with 157.27 acres of tillable land carrying a productivity index of 83.7. This tract features two soil types. Fargo-Hegne silty clay makes up 94.8% of the soils with the remainder being Fargo-Ryan. Both are thick solum silty clays. This entire tract has been drain tiled. The drain tile was installed by Agassiz Drain Tile. These soils are suitable for growing corn, soybeans, sugar beets, wheat, or barley.

## Directions

In Mayville, ND at the intersection of Hwy 200 and Hwy 18 (Subway Store) drive south on Hwy 18 for 5 miles to County Road 11 (1st St. NE) then turn left onto County Road 11 and drive east for 3 miles to 154th Ave NE then turn right and drive south one half mile. This will put you at the NE corner of Tract 2.

## Details

**Net Taxes:** \$2,950.60  
**Productivity Index:** 83.7







160.77  
acres m/l

NW 1/4 of 4-145-52 in Traill County, ND. Exact legal description to be taken from Abstract.

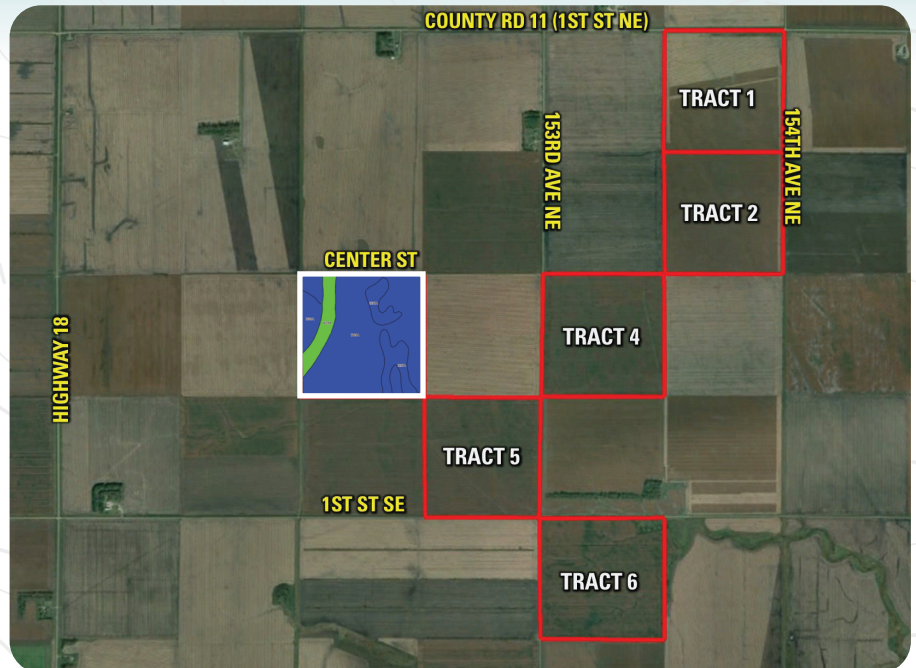
Tract 3 is 160.77 deeded acres with 160.17 acres of tillable land carrying a productivity index of 86.5. This tract features four soil types. Fargo silty clay, Fargo-Enloe complex, Bearden-Overly silty clay loams, and Fargo-Hegne silty clays. These soils are suitable for growing corn, soybeans, sugar beets, wheat, or barley.

## Directions

From Mayville, ND at the intersection of Hwy 200 and Hwy 18 (Subway Store) drive south on Hwy 18 for 6 miles to Center St. then turn left onto Center St. and drive east for 1 mile to 152nd Ave SE. This will put you at the NW corner of Tract 3.

## Details

Net Taxes: \$3,336.87  
Productivity Index: 86.5



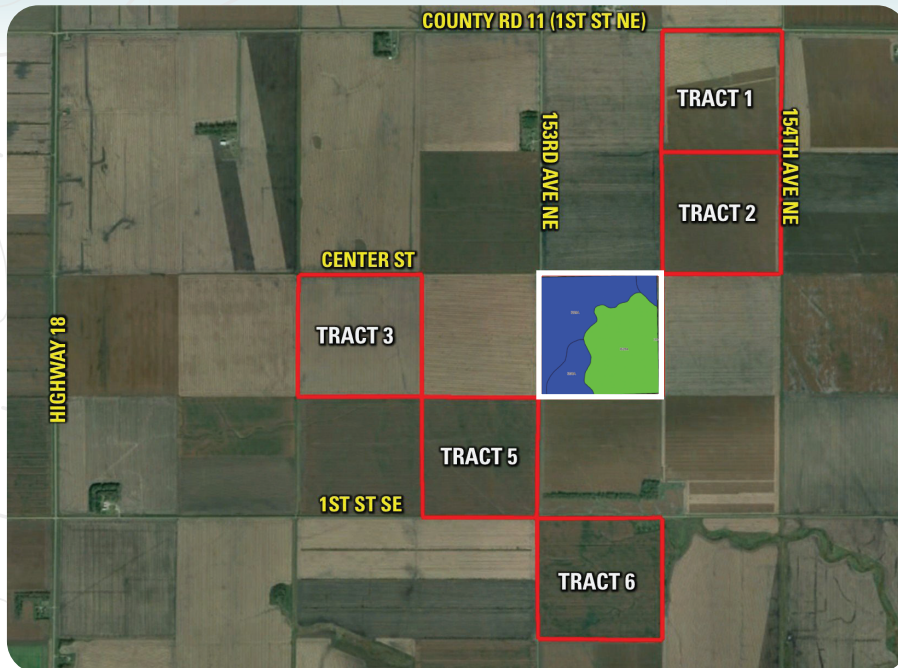
## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	Index
I229A	Fargo silty clay	114.03	71.2%		86
I237A	Fargo-Enloe complex	22.10	13.8%		85
I628A	Bearden-Overly silty clay loams	14.33	8.9%		94
I238A	Fargo-Hegne silty clays	9.71	6.1%		84

**Weighted Avg 86.5**







## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	Index
I628A	BeardenOverly silty clay loams	73.07	45.6%		94
I229A	Fargo silty clay	62.00	38.7%		86
I238A	FargoHegne silty clays	25.00	15.6%		84

**Weighted Avg 89.3**



**160.77**  
**acres m/l**

NW 1/4 of 3-145-52 in Traill County, ND.  
Exact legal description to be taken  
from Abstract.

Tract 4 is 160.07 deeded acres with  
160.07 acres of tillable land carrying a  
productivity index of 89.3. This tract  
features three soil types. Bearden-  
Overly silty clay loams, Fargo silty clay,  
and Fargo-Hegne silty clays. These soils  
are suitable for growing corn, soybeans,  
sugar beets, wheat, or barley.

## Directions

From Mayville, ND at the intersection  
of Hwy 200 and Hwy 18 (Subway Store)  
drive south on Hwy 18 for 6 miles to  
Center St. then turn left onto Center St.  
and drive east for 2 miles to 153rd Ave  
SE. This will put you at the NW corner of  
Tract 4.

## Details

**Net Taxes:** \$2,815.92

**Productivity Index:** 89.3







158

acres m/l

SE 1/4 Less 2 Acres Drain in 4-145-52 in Traill County, ND. Exact legal description to be taken from Abstract.

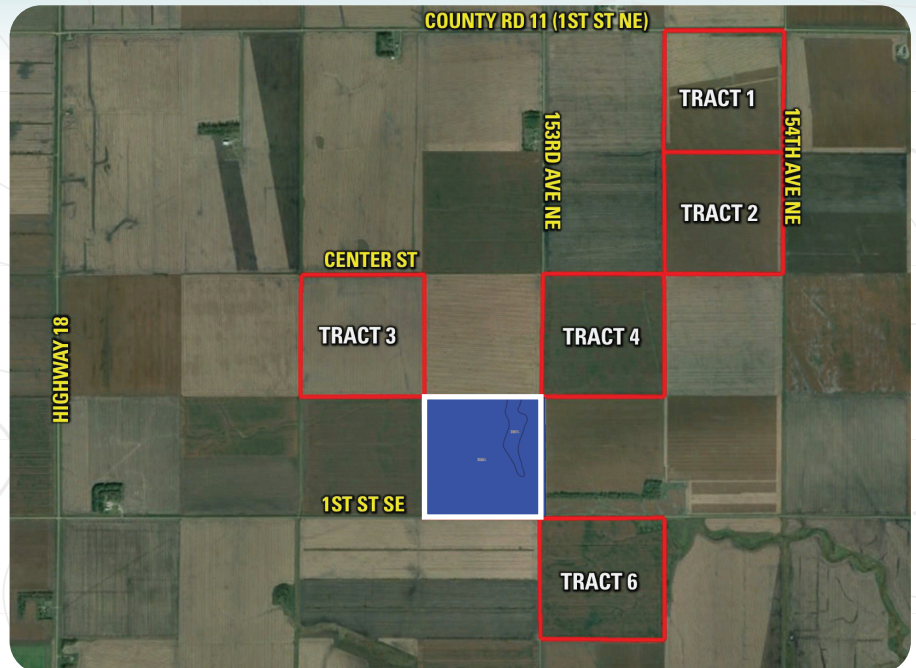
Tract 5 is 158 deeded acres with 158 acres of tillable land carrying a productivity index of 85.9. This tract features two soil types. Fargo silty clay and Fargo-Enloe complex. These soils are suitable for growing corn, soybeans, sugar beets, wheat, or barley.

## Directions

From Mayville, ND at the intersection of Hwy 200 and Hwy 18 (Subway Store) drive south on Hwy 18 for 7 miles to 1st St. SE. Then turn left onto 1st St SE and drive east for 2 miles to 153rd Ave SE. This will put you at the SE corner of Tract 5.

## Details

Net Taxes: \$3,235.34  
Productivity Index: 85.9

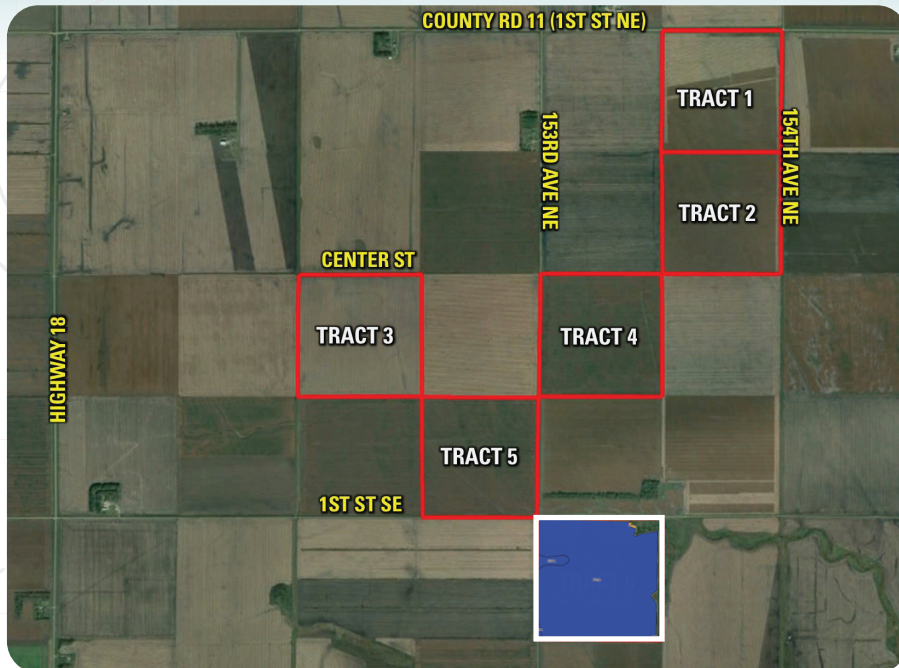


## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	Index
I229A	Fargo silty clay	146.88	93.0%		86
I237A	Fargo-Enloe complex	11.12	7.0%		85

**Weighted Avg 85.9**





## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	Index
I229A	Fargo silty clay	151.79	97.2%		86
I237A	FargoEnloe complex	4.15	2.7%		85
I177A	Ludden silty clay	4.15	2.7%		71

**Weighted Avg 85.9**



**160**

**acres m/l**

NW 1/4 of 10-145-52 in Traill County, ND.  
Exact legal description to be taken  
from Abstract.

Tract 6 is 160 deeded acres with 156.23 acres of tillable land carrying a productivity index of 85.9. This tract features three soil types. Fargo silty clay, Fargo-Enloe complex and Ludden silty clay. These soils are suitable for growing corn, soybeans, sugar beets, wheat, or barley.

## Directions

From Mayville, ND at the intersection of Hwy 200 and Hwy 18 (Subway Store) drive south on Hwy 18 for 7 miles to 1st St. SE. Then turn left onto 1st St SE and drive east for 2 miles to 153rd Ave SE. This will put you at the NW corner of Tract 6.

## Details

**Net Taxes:** \$2,949.47

**Productivity Index:** 85.9





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Clive, IA 50325



PeoplesCompany.com  
Listing #16569



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## Terms + Conditions

**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 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.

**Auction Method:** The 954.86 acres m/l will be offered via Public Auction and will take place at 10:00 AM on February 17, 2023. All farmland tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

**Tract 1:** 158.75 Acres M/L, carrying a Productivity Index of 83.9.

**Tract 2:** 157.27 Acres M/L, carrying a Productivity Index of 83.7.

**Tract 3:** 160.77 Acres M/L, carrying a Productivity Index of 86.5.

**Tract 4:** 160.07 Acres M/L, carrying a Productivity Index of 89.3.

**Tract 5:** 158.00 Acres M/L, carrying a Productivity Index of 85.9.

**Tract 6:** 160.00 Acres M/L, carrying a Productivity Index of 85.9.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Farm Program Information:** Farm Program Information is provided by the Trail 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 Trail County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in The Title Company's Trust Account.

**Closing:** Closing will occur on or before April 3, 2023 on all Tracts. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Closing Attorney:** Closing will be overseen by The Title Company

**Possession:** Possession of the land will be given at Closing

**Farm Lease:** The farm is open for the 2023 crop year.

**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. Sale is not contingent upon Buyer financing.

**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. 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 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 the figures stated within the marketing material. The 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 the abstract.

**Seller's Rights:** Sellers will reserve the right to refuse any and all bids.