



Farmers
National
Company™

www.FarmersNational.com

A-13922

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

159.68± Acres, Jackson County, Minnesota

Thursday, July 20, 2023 | 10:00 AM

Roundlake Community Center | 445 Harrison Street, Round Lake, Minnesota 56167

Highlights:

- Highly tillable, 88 CPI farm
- Located just east of Round Lake, Minnesota
- Gravel road access along the north side of the farm

For additional information, please contact:

Ned Callan, CCA, Agent | (712) 890-9015
NCallan@FarmersNational.com

Colin Hogrefe, AFM, Agent | (712) 306-2090
CHogrefe@FarmersNational.com

Bidding starts | Wednesday, July 19, 2023 at 8:00 AM

Bidding closes | Thursday, July 20, 2023 at 10:00 AM

To register and bid go to: www.fnctbid.com

Property Information

Property Location: From Round Lake Minnesota travel east on 730th Street approximately 5 miles to 350th Avenue. Then travel north 1 mile on 350th Avenue to county road T28. Then travel 3/4 of a mile east on county road T28. The farm is located on the south side of the road.

Legal Description: The NE1/4 of Section 14-T101N- R38W of the 5th P.M. Jackson County MN.

Property Description: Don't miss out on your opportunity to own a nice piece of Jackson County Farmland. Located just east of Round Lake, Minnesota. This property is 9XXX% tillable with an average CPI rating of 88! With a continual limited supply of farmland on the market, now is the time to add on to your family operation, or invest in a solid REAL asset.

Farm Data:

Cropland	156.36 acres
Non-crop	1.14 acres
Other	<u>2.18 acres</u>
Total	159.68 acres

FSA Information:

	Base
Corn	76.4 acres
Soybeans	76.4 acres

Taxes: \$6,404

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
102B	Clarion loam, 2 to 6 percent slopes	82.62	51.66	95	85	2e
1914	Lura silty clay, nearly level	59.96	37.49	81	68	2w
211	Lura silty clay, 0 to 1 percent slopes	5.3	3.31	81	57	3w
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.99	2.49	99	82	1
27B	Dickinson sandy loam, 1 to 6 percent slopes	3.97	2.48	60	72	3e
96	Collinwood silty clay loam, 1 to 3 percent slopes	3.78	2.36	86	70	2w
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	0.31	0.19	95	74	2e
TOTALS		159.93(*)	100%	88.31	76.93	2.03



AUCTION TERMS

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

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on August 17, 2023, or such other date agreed to by the parties. Subject to current lease in place for 2023.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company the required earnest payment. The seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the seller. The cost of any escrow closing services will be paid by the seller.

Closing: The sale closing is on August 17, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller(s): Neil Ensworth and Joyce Elaine Tilden Revocable Living Trust Agreement

Auctioneer: Marshall Hansen

Online Simultaneous Bidding Procedure:

Online bidding starts **Wednesday, July 19, 2023, at 8:00 AM**, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:
www.FNCBid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues:

In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

