

FOR SALE BY BIDS

40+/- Acres, Nobles County, Minnesota

Bid Deadline: Monday, September 30, 2019 by 1:00 PM

Contact Agent for details!

Highlights:

- Excellent quality farmland with a 94.5 CPI
- Close proximity to grain markets with paved road access
- 3 3/4 miles west of Brewster, Minnesota

Property Location: Three and three-quarter miles west of Brewster, Minnesota on 200th Street.

Legal Description: E1/2 of W1/2 of NW1/4 Section 29 Twp-103 Rge-39



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For additional information, please contact:

Rick Gullickson, Agent

Flandreau, South Dakota

Phone: (605) 770-6041

RGullickson@FarmersNational.com

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Property Information

Property Description: Excellent 40 acre piece with a CPI of 94.5, along a paved highway west of Brewster, Minnesota, on 200th Street.

Farm Data:

Cropland	38.29 acres
Non-crop	<u>1.71 acres</u>
Total	40.0 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	19.5 acres	167 bushels
Soybeans	19.79 acres	43 bushels

2019 Taxes: \$1,600

Property Location Map




Aerial Photo



Soil Map



 Boundary 39.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
L78A	Canisteo clay loam, 0 to 2 percent slopes	4.5	11.43	2w
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	2.2	5.53	3w
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.4	26.07	1
L79B	Clarion loam, 2 to 6 percent slopes	11.4	28.62	2e
L83A	Webster clay loam, 0 to 2 percent slopes	11.3	28.34	2w
TOTALS		39.8	100%	1.79

Land for Sale by Bid

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 or about November 1, 2019, or such other date as agreed to by the parties, subject to current lease.

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 the closing agent.

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 and any escrow closing services will be paid equally by the Seller and Buyer. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about November 1, 2019, 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 the closing agent..

Bid Procedure

Written bids will be received at the office of Rick Gullickson at 22219 480th Ave, Flandreau, SD 57028, until 1:00 PM, on Monday, September 30, 2019. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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". 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: Charles C Miller Revocable Trust



Bid Form

40+/- acres Nobles County. Minnesota

Return no later than 1:00 PM, Monday, September 30, 2019
A-15305

Legal Description: (40+/- acres) E1/2 of W1/2 of NW1/4 Section 29, Township-103 Range-39

I hereby offer \$ _____ for the above referenced farmland. Bid is total price NOT per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature _____ Date _____

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 1:00 PM, Monday, September 30, 2019, to:

Rick Gullickson
Farmers National Company
22219 480th Ave, Flandreau, SD 57028
rgullickson@farmersnational.com

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