

FOR SALE BY BIDS

234.43+/- Acres, Nobles County, Minnesota

Bid Deadline: Monday, March 25, 2019 by 1:00 PM

Contact Agent for details!

Highlights:

- Next to a main road
- 94 CPI highly productive soils and mostly tillable acres
- Well located to competitive grain markets
- Available for the 2019 crop season

Property Location: From Worthington, Minnesota, head northwest on State Highway 266 to 240th Street. Go four miles west then one mile north on McCall Avenue.

Legal Description: (40 acres) W1/4 of SE1/4, (74.74 acres) S1/2 of NE1/4 EXC 5.26 A (119.69 acres), E 3/4 of SE1/4 EXC Tract 13' X 1033.6' in NE 1/4 of SE1/4 Section 2-T102-R41



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For additional information, please contact:

Rick Gullickson, Agent

Flandreau, South Dakota

Phone: (605) 770-6041

RGullickson@FarmersNational.com

www.FarmersNational.com/RickGullickson



Property Information

Property Description: High productive farmland in Nobles County. Excellent soils with a CPI over 94 and mostly tillable acres. Blacktop road frontage and well located to grain markets. Available for the 2019 crop year.

Farm Data:

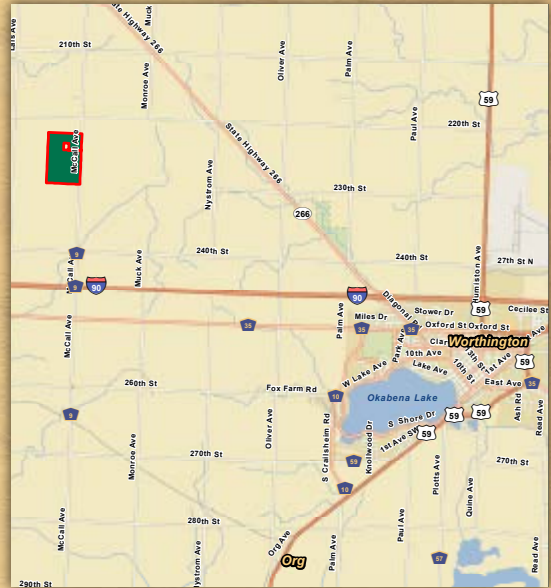
Cropland 230.35 acres
 Non-crop 4.08 acres
 Total 234.43 acres

FSA Information:

	Base	Yield
Corn	141.60 acres	168 bushels
Soybeans	88.75 acres	47 bushels

2018 Taxes: \$10,688 or \$45.59 per acre

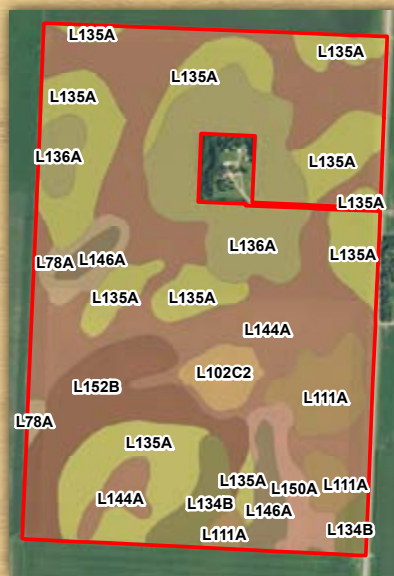
Property Location Map



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	PRODUCTIVITY INDEX	ACRES
L144A	Chetomba silty clay loam, 0 to 2 percent slopes	llw	92	75.4
L135A	Okabena silty clay loam, 1 to 3 percent slopes	lw	100	59.6
L136A	Crooksford silty clay loam, 1 to 3 percent slopes	le	100	32.2
L152B	Lowlein-Round lake complex, 1 to 6 percent slopes	lle	84	21.4
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	le	100	14.0
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	lle	95	8.4
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	lllw	86	6.8
L150A	Prinsburg silty clay loam, 0 to 2 percent slopes	llw	91	6.7
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	llle	87	5.3
L78A	Canisteo clay loam, 0 to 2 percent slopes	llw	93	5.2
TOTAL			94.7	234.9

Land for Sale by Bids

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Acres: 234.43+/-

Bid Procedure

Written bids will be received at the office of Rick Gullickson, Farmers National Company, 22219 480th Ave, Flandreau, SD 57028, 1:00 PM, until March 25th, 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.

Terms of Sale and Closing

Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing in approximately 30 days. Seller will furnish a continued abstract of title evidencing marketable title. Closing service cost to be split between buyer and seller.

For more information, contact:

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

Office (605) 997-5228
Cell (605) 770-6041

Bid Form

RE: **234.43+/- acres**

Legal Description: (40 acres) W1/4 of SE1/4 (74.74 acres) S1/2 of NE1/4 EXC 5.26 A
(119.69 acres) E 3/4 of SE1/4 EXC Tract 13' X 1033.6' in NE 1/4 of SE1/4 Section 2-T102-R41

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, March 25th, 2019, to:

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

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