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A-19167

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FOR MORE INFO!



ONLINE AUCTION

160± Acres, Redwood County, Minnesota

Bidding starts | Monday, December 2, 2024 at 8:00 AM

Bidding closes | Tuesday, December 3, 2024 at 1:00 PM

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

Highlights:

- A great addition to any farming operation
- Mostly tillable acres with a Productivity Index over 91
- Easy access and close to grain markets

For additional information, please contact:

Rick Gullickson, AFM/Agent | (605) 770-6041

RGullickson@FarmersNational.com



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Property Information

Directions to Property:

From Milroy, Minnesota go south one mile on County Highway 8 (State Highway 68), then one half to one mile west on 240th Street. Property is on the north side of the road.

Legal Description:

SW1/4 Section 20, Township 111N, Range 39W

Property Description:

This piece would be a great addition to any farming operation. It has mostly tillable acres with a Productivity Index over 91. It also has easy access and is close to grain markets.

Farm Data:

Cropland	155.37 acres
Non-crop	<u>4.63 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	116.02 acres	167 bushels
Soybeans	38.68 acres	52 bushels

2024 Taxes:

\$13,608

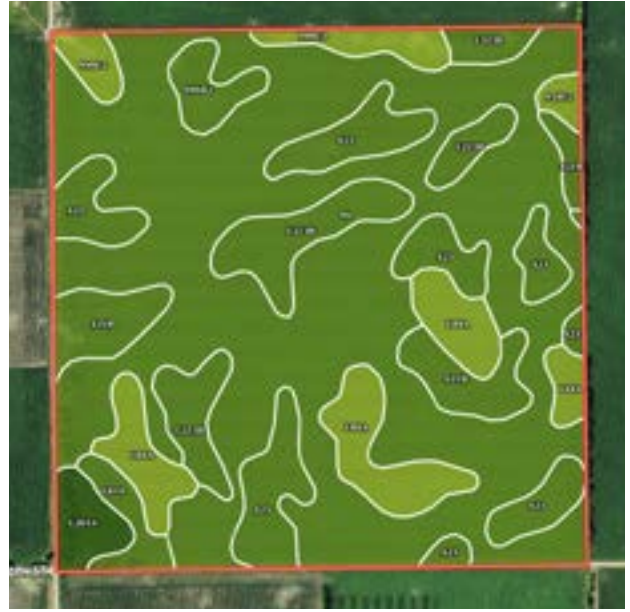
Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
86	Canisteo clay loam, 0 to 2 percent slopes	92.04	57.51	93	82	2w
423	Seaforth loam, 1 to 3 percent slopes	19.2	12.0	95	84	2s
L84A	Glencoe clay loam, 0 to 1 percent slopes	13.57	8.48	86	76	3w
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	12.47	7.79	92	81	2e
421B	Amiret loam, 2 to 6 percent slopes	8.75	5.47	98	83	2e
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	4.52	2.82	63	59	3e
L201A	Normania loam, 1 to 3 percent slopes	3.08	1.92	99	84	1
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	2.78	1.74	69	59	2e
L83A	Webster clay loam, 0 to 2 percent slopes	2.58	1.61	93	83	2w
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	1.03	0.64	77	70	3e
TOTALS		160.02(*)	100%	91.58	80.63	2.1



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on or about January 10, 2025, or such other date agreed to by the parties. Subject to current lease which expires February 28, 2025.

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

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing company and the closing agent the required earnest payment. The cost of title insurance will be paid equally by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about January 10, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the closing company and the closing agent.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting **Monday, December 2, at 8:00 AM, until Tuesday, December 3, 2024, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Trust under Article Third of the Will of Jean N Schrader, A Pennsylvania Trust

Online Bidding Procedure: This online auction begins on Monday, December 2, 2024 at 8:00 AM. Bidding closes on Tuesday, December 3, 2024, at 1:00 PM.

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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

