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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**240± Acres, Faribault County, Minnesota**

**Tuesday, September 12, 2023 | 10:00 AM**

**Blue Earth Ag Center | 415 South Grove Street, Blue Earth, Minnesota**

### Highlights:

- **Highly tillable farm, 89.6 CPI**
- **Open Lease for 2024 crop year**
- **Investment quality farm**

**For additional information, please contact:**

**Ned Callan, Agent | (712) 890-9015**

**[NCallan@FarmersNational.com](mailto:NCallan@FarmersNational.com)**

# Bidding Starts | Monday, September 11, 2023, at 9:00 AM

## Bidding Ends | Tuesday, September 12, 2023, at close of live event

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

### Property Information

#### Directions to Property:

From Elmore, Minnesota travel north on US 169 approximately 1.7 miles to 30th Street. Then travel east on 30th Street for nearly 4 miles until reach 430th Avenue. The farm is located on the northwest side of this intersection.

#### Legal Description:

SE1/4&S1/2NE1/4 Sec. 24, Twp 101N, Rge 27W of the 5th P.M. Faribault County Minnesota

#### Property Description:

Outstanding land located in fertile Faribault County, between Elmore and Blue Earth. Offered in one tract via simulcast auction. Investment quality land featuring 93% tillable acres with an average CPI rating of 89.6. Excellent location close to local grain elevators with good accessibility along south and east sides roads. This farm consists of productive Waldorf- Fostoria-Marna soils. Lease is open for 2024 crop year.

Be sure to review the information available on our website including FSA documents, NRCS Wetlands Determination, several maps including: aerial, soils, topography, tax parcel.

#### Farm Data:

Cropland	224.08 acres
Other	<u>15.92 acres</u>
Total	240.00 acres

#### FSA Information:

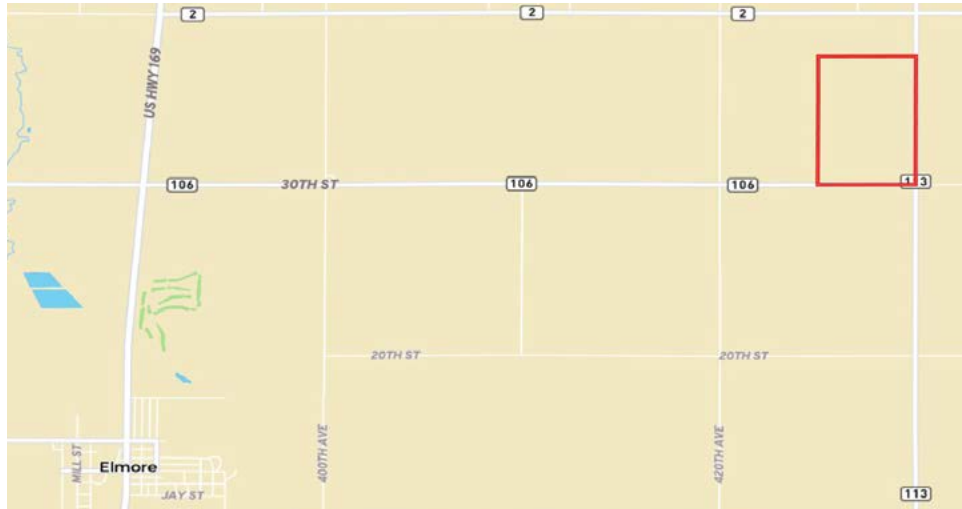
Crop	Base	Yield (bushels per acre)
Corn	111.4 acres	151
Soybeans	111.4 acres	46

#### 2023 Taxes:

\$9,120.00



## Property Location Map



## Aerial Map



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
229	Waldorf silty clay loam, 0 to 2 percent slopes	51.07	21.48	85	69	2w
1877	Fostoria loam	50.2	21.12	100	84	1
110	Marna silty clay loam, 0 to 2 percent slopes	24.55	10.33	87	77	2w
140	Spicer silty clay loam, 0 to 2 percent slopes	22.77	9.58	91	88	2w
134	Okoboji silty clay loam, 0 to 1 percent slopes	19.2	8.08	86	75	3w
275B	Ocheyedan loam, 2 to 6 percent slopes	13.59	5.72	93	78	2e
86	Canisteo clay loam, 0 to 2 percent slopes	12.65	5.32	93	82	2w
96A	Collinwood silty clay loam, 1 to 3 percent slopes	12.65	5.32	86	70	2w
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	8.78	3.69	77	82	3w
920B	Clarion-Esterville complex, 2 to 6 percent slopes	8.72	3.67	76	66	2e
84	Brownton silty clay loam, 0 to 2 percent slopes	7.38	3.1	81	64	2w
197	Kingston silty clay loam, 1 to 3 percent slopes	6.15	2.59	100	91	1
TOTALS		237.7 1(*)	100%	89.6	77.34	1.88

# Simulcast 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 October 18, 2023, or such other date agreed to by the parties. Subject to current lease.

**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 Farmers National Company.

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

**Closing:** The sale closing will be on October 18, 2023, 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 Farmers National Company.

**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. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with 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:** Minnesota Harvest Reserve LLC

**Auctioneer:** Marshall Hansen

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, September 11, 2023, at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, September 12, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**  
[www.fnctbid.com](http://www.fnctbid.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 on-line 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.