



Farmers
National
Company™

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A-19845

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ONLINE AUCTION

320± Acres, Marshall County, Minnesota

Bidding starts | Wednesday, September 20, 2023 at 9:00 AM

Bidding closes | Thursday, September 21, 2023 at 1:00 PM

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

Highlights:

- Excellent Red River Valley soils; Northcote Eaglepoint clay
- Very productive land for sugar beets, corn, soybeans, wheat, and canola
- Excellent drainage and access

For additional information, please contact:

Hugh Hunt, Agent, AFM | (218) 843-1139

HHunt@FarmersNational.com

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Property Information

Directions to Property:

Three and one-half miles west of Stephen, Minnesota, on County Highway 5, and three and one-half miles north on 420th Avenue NW (County Road 22).

Legal Description:

N1/2 of Section 14, T158N R49W Donnelly Township

Property Description:

Productive clay loam soil with excellent crop history. Suitable for sugar beets, corn, soybeans and many other crops. Opportunity to own excellent Red River Valley farmland with great access.

Farm Data:

Cropland	320.00 acres
Total	320.00 acres

FSA Information:

	Base	Yield
Wheat	158.8 acres	46 bushels
Soybeans	158.8 acres	24 bushels

Taxes:

- \$6,270

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1132A	Northcote-Eaglepoint clays, 0 to 1 percent slopes	294.34	91.22	75	49	2w
1133A	Northcote clay, 0 to 1 percent slopes	28.34	8.78	75	52	2w
TOTALS		322.68(*)	100%	75.0	49.27	2.0



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 and transferred at closing 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 October 30th, 2023, or such other date agreed to by the parties.

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 Title Team.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Title Team the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 30th, 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 The Title Team.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Wednesday, September 20, 2023, at 9:00 AM until Thursday, September 21, 2023, 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: Earl Benson Trust

Online Bidding Procedure: This online auction begins on Wednesday, September 20, 2023, at 9:00 AM. Bidding closes on Thursday, September 21, 2023, 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.