

FOR SALE BY BIDS

98.2+/- Acres • Mower County, Minnesota

Bid Deadline: Thursday, September 30, 2021

Highlights:

- 98% tillable with good soils
- Good location in competitive market
- Considerable amount of tile improvements

A-20466

Property Location: From Lansing, five miles north on County Highway 25 (540th Avenue), one mile west on County Highway 1 (320th Street), and one-quarter mile south on 530th Avenue. Farm is on the west side.

Legal Description: E1/2SE1/4 less building site and WREP Conservation Easement as surveyed plus SE1/4NE1/4 Section 16-104-18

Property Description: Excellent add on unit with only two soil types and considerable amount of added tile drainage. Great location with easy access in a competitive market providing solid returns.



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Company™**

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For additional information, please contact:

Doug Bergemann, Agent

Owatonna, Minnesota

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Property Information

Improvements: Over 17,000 feet of tile drainage

Farm Data:

Cropland 96.5 acres
 Non-Crop 1.7 acres
 Total 98.2 acres

FSA Information:

Tract	Base	Yield
4645 Corn	57.2 acres	138 bushels
4645 Soybeans	38.7 acres	41 bushels

2021 Taxes: \$4,182

Location Map



Aerial Map



Soils Map



Map		NON IRR	Productivity	Corn	Beans	
Symbol	Name	LCC	Index	Yield	Yield	ACRES
393	Udolpho silt loam	llw	70	151	42	52.6
190	Hayfield loam	lls	72	155	43	45.6
Total			70.9	152.9	42.5	98.2

For Sale By Bid 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 November 1, 2021 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required by the successful bidder. 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 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 agent the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on November 1, 2021 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 agent.

Survey: At the Seller's opinion, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. Both the Seller and Buyer(s) will pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For Sale By Bids: Written bids will be received at the office of Doug Bergemann, up to September 30, 2021. Bids should be for the total 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". Any announcements made 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: Stuart Collins



Bid Form

98.2 Acres, Mower County, Minnesota A-20466 Collins

Legal Description: E1/2SE1/4 less building site and WREP Conservation Easement plus
SE1/4NE1/4 Section 16-104-18.

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 September 30, 2021, to:

Doug Bergemann
Farmers National Company
PO Box 514
Owatonna, MN 55060
DBergemann@FarmersNational.com
Office: (507) 413-6339

