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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

254.3± Acres, Fillmore County, Minnesota

Tuesday, December 12, 2023 | 10:00 AM

Veterans Club | 217 St. Paul Street SW, Preston, Minnesota 55965

Highlights:

- Excellent location on paved road
- Highly productive soils
- NO Buyer's Premium!

For additional information, please contact:

Doug Bergemann, AFM, Agent | (507) 420-8328

DBergemann@FarmersNational.com

Bidding starts | Monday, December 11, 2023, at 10:00 AM
Bidding closes | Tuesday, December 12, 2023, at close of live event

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

Property Information

Directions to Property:

- **Tract 1:** From Preston, Minnesota, travel about seven miles south on County Road 17. From Harmony, Minnesota, travel four miles west on State Highway 44 and one mile north on County Road 17.
- **Tract 2:** From Preston, Minnesota, travel about eight miles south on County Road 17 and one-half mile west on State Highway 44. From Harmony, Minnesota, four and one-half miles west on State Highway 44.

Legal Description:

- **Tract 1:** FRL PT SW1/4 Section 7-101-10. Complete legal on file.
- **Tract 2:** SE1/4NW1/4 and E1/2SW1/4 Section 13-101-11

Property Description:

Quality farm with gently sloping productive soils with good natural drainage. Excellent location with paved road access on west side and gravel road on south side of Tract 1, and paved road on south side of Tract 2.

Taxes:

- **Tract 1:** \$4,350
- **Tract 2:** \$4,134

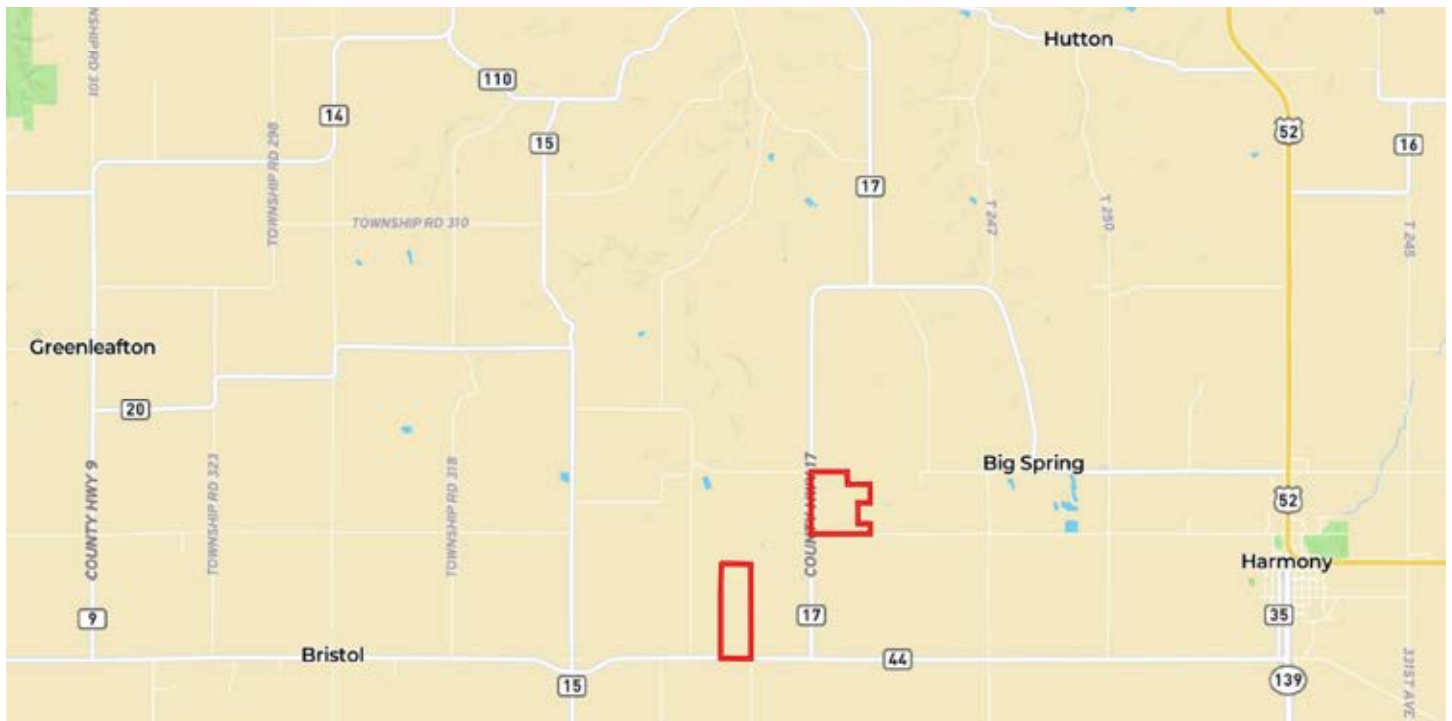
Farm Data:

• Tract 1:	
Cropland	123.86 acres
Non-crop	4.72 acres
Timber	5.72 acres
Total	134.30 acres
• Tract 2:	
Cropland	117.27 acres
Non-crop	2.73 acres
Total	120.00 acres

FSA Information:

• Tract 1:		
	<u>Base</u>	<u>Yield</u>
Corn	82.20 acres	178 bushels
Soybeans	40.20 acres	46 bushels
Wheat	1.30 acres	44 bushels
FSA Tract 7200		
• Tract 2:		
	<u>Base</u>	<u>Yield</u>
Corn	79.60 acres	178 bushels
Soybeans	36.90 acres	46 bushels
FSA Tract 4511		

Property Location



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
N531B	Downs-Nasset complex, sinkhole karst, 2 to 6 percent slopes	81.59	60.66	89	86	2e
N532C2	Fayette-Pepin complex, sinkhole karst, 6 to 12 percent slopes, moderately eroded	45.24	33.63	70	81	3e
N533D2	Fayette-Pepin-Dubuque complex, sinkhole karst, 12 to 18 percent slopes, moderately eroded	4.14	3.08	36	70	4e
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	3.55	2.64	94	87	2e
TOTALS		134.52(*)	100%	81.12	83.86	2.4

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	75.17	62.24	93	92	2e
Fb	Fayette silt loam, 2 to 6 percent slopes	17.01	14.08	85	90	2e
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	10.96	9.08	72	84	3e
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	10.47	8.67	86	86	3e
Ta	Tama-Downs complex, driftless, 0 to 2 percent slopes	5.7	4.72	99	93	1
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	1.46	1.21	94	87	2e
TOTALS		120.77(*)	100%	89.66	90.46	2.13

Tract 1



Tract 2



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2023, payable in 2023, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 January 12, 2024, or such other date agreed to by the parties. Subject to current lease expiring February 29, 2024.

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 Title Services, Inc. of Rochester.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services, Inc. of Rochester the required earnest payment. The Seller will provide an owners policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 12, 2024, 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 Title Services, Inc. of Rochester.

Survey: At the Seller's option, 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. The Buyer(s) and Seller will equally pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold

or that the bidding is closed. 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: J.A. Vierling Family LP

Auctioneer: Seth Weiland

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

To register and bid on this auction go to: 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 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.