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A-20541

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FOR SALE BY BIDS

**369.87± Acres Offered in Two Tracts
Wabasha County, Minnesota**

BIDS DUE: Friday, December 22, 2023

Contact Agent for Additional Details!

Highlights:

- Great location with good access
- Mix of productive soils and pasture with some timber
- NO Buyer's Premium!

For additional information, please contact:

Doug Bergemann, AFM, Agent | (507) 413-6339 or (507) 420-8328

DBergemann@FarmersNational.com

Property Information

Directions to Property:

From Lake City, Minnesota, about six miles south on County Road 9. Tract 1 will be on the right and Tract 2 will be on the left.

Legal Description:

Tract 1: FRL E1/2SE1/4 Section 5

Tract 2: FRL S1/2 Section 4, all in Township 110 North, Range 12 West of the 5th P.M. Complete legal on file.

Property Description:

Quality farm with gently sloping productive soils with good natural drainage. Excellent location with county gravel road access between both tracts and from east side of Tract 2. Tract 2 includes both tillable crop land and about 60 acres of fenced pasture.

Improvements:

Fenced pasture.

2023 Taxes:

Tract 1: \$2,656

Tract 2: \$10,592

Farm Data:

• Tract 1:	
Cropland	65 acres
Non-crop	<u>4.87 acres</u>
Total	69.87 acres
• Tract 2:	
Cropland	219.9 acres
Pasture	60 acres
Non-crop	<u>20.1 acres</u>
Total	300 acres

FSA Information:

Tracts 1 and 2:	Base	Yield
Corn	180.2 acres	169 bushels
Soybeans	49.9 acres	48 bushels
Barley	3.8 acres	45 bushels

Agent Comments:

Tract 1 had dry fertilizer applied in October 2023 for 2024 crop. This added value of \$6,932.50 will go to buyer free of charge.

Property Location Map



Tract 1 | 69.87 ± Acres

Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	34.85	49.89	80	81	2e
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	9.53	13.64	90	87	2e
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	8.75	12.53	92	84	2w
DnD2	Dubuque silt loam, 12 to 18 percent slopes, moderately eroded	7.02	10.05	39	48	4e
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	4.91	7.03	67	80	2e
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	3.9	5.58	92	83	2w
WsD2	Whalan silt loam, shallow, 12 to 18 percent slopes, moderately eroded	0.61	0.87	22	34	6s
DnE	Dubuque silt loam, 18 to 25 percent slopes	0.28	0.4	16	44	7e
TOTALS		69.85(*)	100%	77.73	78.35	2.26



Tract 2 | 300± Acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	123.27	41.63	80	81	2e
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	64.24	21.69	92	84	2w
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	53.62	18.11	90	87	2e
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	14.73	4.97	67	80	2e
DrD2	Dubuque silt loam, shallow, 12 to 18 percent slopes, moderately eroded	12.06	4.07	28	44	6e
DnE	Dubuque silt loam, 18 to 25 percent slopes	7.24	2.44	16	44	7e
DnD2	Dubuque silt loam, 12 to 18 percent slopes, moderately eroded	6.58	2.22	39	48	4e
DnC2	Dubuque silt loam, 6 to 12 percent slopes, moderately eroded	3.76	1.27	46	51	3e
DrF	Dubuque silt loam, shallow, 25 to 35 percent slopes	2.77	0.94	5	14	7e
FaE2	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	2.67	0.9	27	20	6e
DrE	Dubuque silt loam, shallow, 18 to 25 percent slopes	2.14	0.72	7	41	7e
N639F	Frontenac-Lacrescent complex, 20 to 45 percent slopes, rocky	1.61	0.54	10	15	7e
DrC2	Dubuque silt loam, shallow, 6 to 12 percent slopes, moderately eroded	1.47	0.5	30	47	6e
TOTALS		296.16(*)	100%	76.41	77.18	2.51



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 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 22, 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 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 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 22, 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 the closing agent.

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 Seller and Buyer(s) will

each pay one-half of 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. **Written bids will be received at the office of Farmers National Company, P.O. Box 514, Owatonna, Minnesota 55060 up to Friday, December 22, 2023.** Bids should be for the total dollar 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 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 Limited Partnership



Bid Form

RE: 369.87+ Acres West Albany Township, Wabasha County, Minnesota, A-20541

I/we hereby offer the following amount(s) for the parcels listed below:

Tract 1: 69.87+/- acres: FRL E1/2SE1/4 Section 5 Township 110 North, Range 12 West of the 5th PM. Complete legal on file.

Bid amount \$ _____

Tract 2: 300+/- acres: FRL S1/2 Section 4 Township 110 North, Range 12 West of the 5th P.M. Complete legal on file

Bid amount \$ _____

Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding** and 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 Friday, December 22, 2023, to:

Doug Bergemann, Agent
Farmers National Company
P.O. Box 514, Owatonna, Minnesota 55060
Email: DBergemann@FarmersNational.com

Telephone: Office: (507) 413-6339 | Cell: (507) 420-8328

