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A-20542



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# FOR SALE BY BIDS

313.32± Acres, Winona County, Minnesota

Offered in One Tract

BIDS DUE: Friday, December 22, 2023

Contact Agent for Additional Details!

## Highlights:

- Great location with good access
- Productive tillable acres and great hunting options
- NO Buyer's Premium!

For additional information, please contact:

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

[DBergemann@FarmersNational.com](mailto:DBergemann@FarmersNational.com)

# Property Information

## Directions to Property:

From Elba, Minnesota, about one mile south on Highway 74, then left on County Road 39 about one mile, then left on Sylvan Heights Road one-quarter of a mile to southwest corner of farm.

## Legal Description:

W1/2NE1/4 and NW1/4 Exc 46.68 acres in NW1/4 Section 22, plus SW1/4SE1/4 and S1/2SW1/4 Section 15, all in Township 107 North, Range 10 West of the 5th P.M.  
Complete legal on file.

## Property Description:

Quality farm with productive sloping soils providing good natural drainage. Excellent location with gravel road access along the north and west sides of the farm. Timber area providing great hunting opportunities.

## Improvements:

Considerable conservation work completed, including multiple earthen basins and grass waterways to minimize potential erosion.

## Farm Data:

Cropland	226.94 acres
Non-crop	5.76 acres
Timber	58.00 acres
Waterways	<u>22.62 acres</u>
Total	313.32 acres

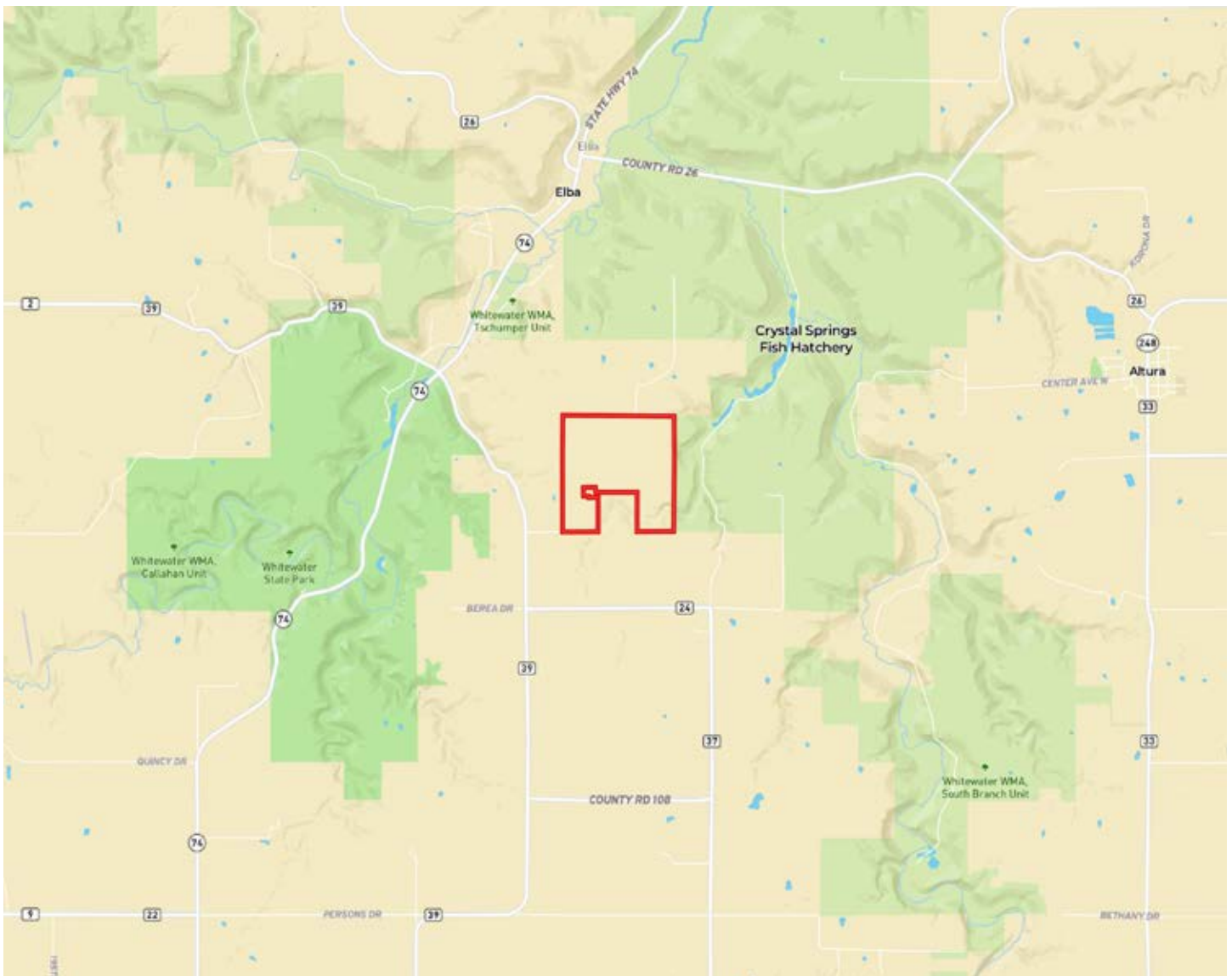
## FSA Information:

	Base	Yield
Corn	193.38 acres	150 bushels
Soybeans	55.91 acres	45 bushels

## Taxes:

- \$9,426

## Property Location



**Aerial Map**



**Soils Map**



**Soils Description**

SOILCODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
103C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	119.94	37.65	71	81	3e
103B	Seaton silt loam, driftless ridge, 2 to 6 percent slopes	85.33	26.79	85	88	2e
501D	NewGlarus silt loam, 12 to 20 percent slopes	30.15	9.47	45	62	4e
1857	Eitzen silt loam, channeled	23.35	7.33	20	64	5w
584F	Lamoille-Dorerton silt loams, 30 to 45 percent slopes	20.24	6.35	4	16	7e
103D2	Seaton silt loam, driftless ridge, 12 to 20 percent slopes, moderately eroded	12.66	3.97	62	75	4e
830D	Eleva-Seaton complex, 12 to 30 percent slopes	6.47	2.03	30	55	6s
501C	NewGlarus silt loam, 6 to 12 percent slopes	4.17	1.31	54	66	3e
592E	Lamoille-Elbaville silt loams, 20 to 30 percent slopes	2.83	0.89	13	19	6e
1830	Eitzen silt loam	2.63	0.83	91	87	2w
587C	Palsgrove silt loam, 6 to 12 percent slopes	2.44	0.77	71	78	3e
501E	NewGlarus silt loam, rocky, 12 to 30 percent slopes	2.25	0.71	6	44	6e
832G	Lacrescent-Rock outcrop complex, 45 to 70 percent slopes	2.22	0.7	1	9	7e
598B	Beavercreek silt loam, 1 to 8 percent slopes, stony	1.9	0.6	20	45	6s
501B	NewGlarus silt loam, 3 to 6 percent slopes	1.89	0.59	61	69	2e
11D	Sogn silt loam, rocky, 6 to 30 percent slopes	0.02	0.01	6	27	7s
TOTALS		318.49(*)	100%	61.21	73.15	3.41

# 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 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 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 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 one individual tract. Written bids will be received at the office of Farmers National Company (PO 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

