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ONLINE AUCTION

200± Acres, Polk County, Minnesota

Bidding starts | Monday, October 21, 2024, at 9:00 AM

Bidding closes | Wednesday, October 23, 2024, at 11:00 AM

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

Highlights:

- Excellent Red River Valley farmland near Eldred, Minnesota
- Offered in two individual tracts
- Strong soil PI of 92
- Available for 2025 crop year



For additional information, please contact:

Eric Skolness, Broker, ALC, AFM | (218) 233-1333

ESkolness@FarmersNational.com



Property Information

Directions to Property:

- **Tract 1:** From Eldred, Minnesota, travel east two and one-half miles on County Highway 45 (330th Street SW). Then, go one-half mile south on 310th Avenue SW.
- **Tract 2:** From the southeast corner of Tract 1, continue south one mile on 310th Avenue SW.

Legal Description:

- **Tract 1:** SW1/4 of Section 32, Twp 149, Rge 47
- **Tract 2:** SE1/4SE1/4 of Section 1, Twp 148, Rge 48

Property Description:

This highly productive Red River Valley farmland is located in southwestern Polk County and in close proximity to the Eldred grain elevator. Both tracts feature strong producing Bearden-Colvin and Colvin-Perella soils that boast an impressive productivity index of 92! Good access is provided by gravel roads, and the land is available to farm in 2025. The property offers great potential to expanding farmers or investors.

FSA Information:

	Base	Yield (ARC-Co)
Soybeans	92.89 acres	31 bushels
Wheat	92.71 acres	55 bushels

FSA to determine final base acres and yields.

Farm Data:

• Tract 1:		
Cropland	154.61 acres	
Non-crop	<u>5.39 acres</u>	
Total	160.00 acres	
• Tract 2:		
Cropland	39.27 acres	
Non-crop	<u>0.73 acres</u>	
Total	40.00 acres	

Taxes:

- **Tract 1:** \$5,456.00
- **Tract 2:** \$1,314.00

Tract 1



Tract 2



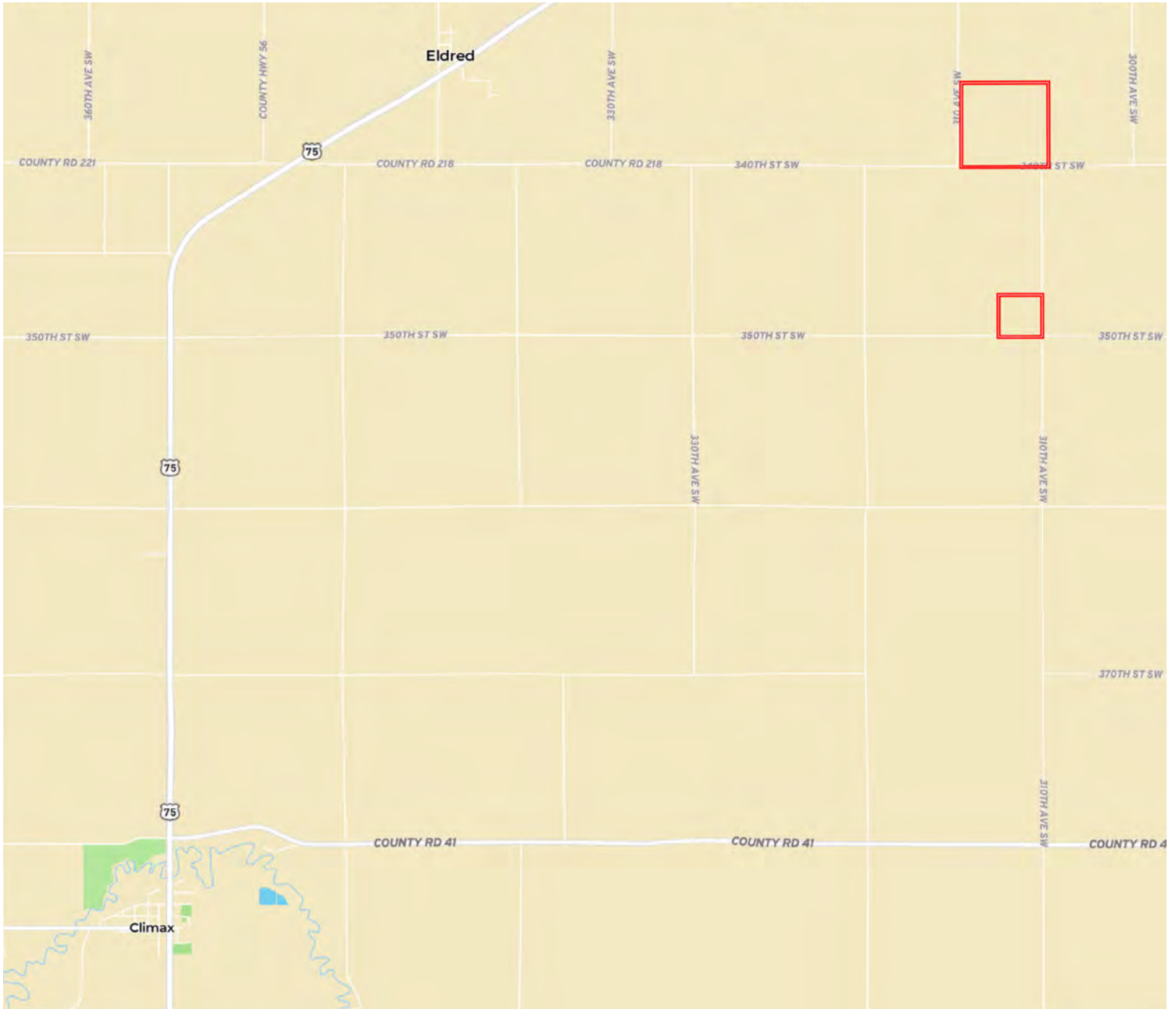
Tract 1



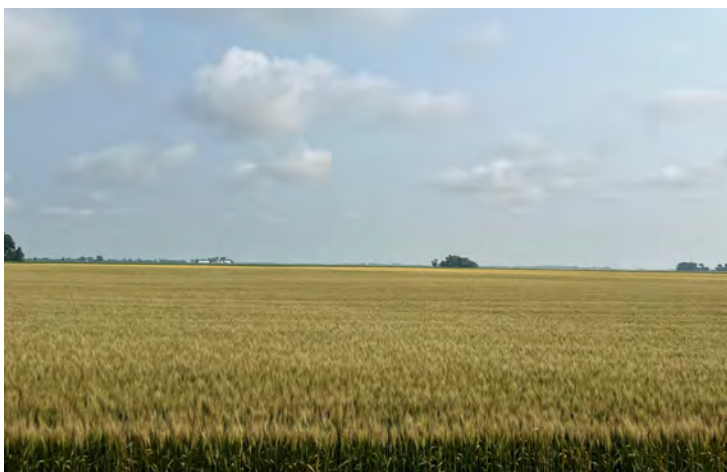
Tract 2



Property Location Map



Tract 1



Tract 2



Online Auction Terms

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

Taxes: Real estate taxes for 2024, payable in 2024, 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 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 December 3, 2024, 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 Company.

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 Company 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 Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about December 3, 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 Title Company.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting Monday, October 21, 2024, at 9:00 AM until Wednesday, October 23, 2024, at 11:00 AM, 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: Alice M. Letnes, Sandra L. Parker, Patricia Ann Jemison

Online Bidding Procedure: This online auction begins on Monday, October 21, 2024, at 9:00 AM. Bidding closes on Wednesday, October 23, 2024, at 11:00 AM.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tracts 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.