

FOR SALE BY BIDS



HIGHLIGHTS:

- Pattern tiled
- Highly productive
- Excellent location

A-20936

149.5+/- Acres • Olmsted County, Minnesota

BID DEADLINE: No later than Friday, July 31, 2020

Contact Agent for Additional Details!

Property Location: Located 5.5 miles west of Stewartville, Minnesota on south side of paved County Road 6. Gravel road 75th Avenue SW borders east side.

Legal Description: PT SE1/4 Section 2, Township 104 North, Range 15 West of the 5th PM. Excludes building site and surrounding acreage as surveyed.



Serving America's Landowners Since 1929
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For additional information, please contact:

Doug Bergemann, Agent

Owatonna, Minnesota

Cell: (507) 420-8328

Office: (507) 413-6339

DBergemann@FarmersNational.com

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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 at 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 September 30, 2020 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 title insurance will be equally paid by both the Seller and Buyer(s). 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 September 30, 2020 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 July 31, 2020. 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: Henry Esser LLC



Bid Form

RE: A-20936 Esser

Legal Description: PT SE1/4 Section 2-104-15 containing 149.5 acres

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 July 31, 2020, to:

Doug Bergemann

Farmers National Company

PO Box 514, Owatonna, Minnesota 55060

Email: DBergemann@FarmersNational.com

Phone: 507-420-8328 Cell

