

**SCAN THE QR CODE
FOR MORE INFO!**



ONLINE LAND AUCTION

132.24± Acres, Faribault County, Minnesota

Bidding starts | Monday, November 3, 2025 at 8:00 AM

Bidding closes | Tuesday, November 4, 2025 at 1:00 PM

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

Highlights:

- **Fantastic Road Access - HWY 109**
- **Top Quality Soils - 91 CPI**
- **Located Directly East of Wells, Minnesota**



For additional information, please contact:

John Ramirez, Agent | (515) 293-4207

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Property Information

Property Description:

Just east of Wells, MN, along Highway 109, lies a rare opportunity to acquire a high-quality farm in Faribault County. This property has not been available for sale in recent history, and now is your chance to bid on an exceptional piece of farmland.

Boasting a Crop Productivity Index (CPI) of 91.82, this farm offers outstanding potential for high-yield crop production and has a strong track record of consistent performance. The property includes 132.24 taxable acres, with 119.63 FSA tillable acres, making it an ideal investment for growers or ag investors looking to start or expand their land portfolio.

Whether you’re a seasoned producer or a first-time buyer, this farm presents a unique opportunity to own premium ground in a highly productive region.

Directions to Property:

Situated northeast of Highway 109, just east of Wells, Minnesota.

Legal Description:

East Half of section 9 lying North and East of center line of state highway No. 109 in Township 103 North, Range 24 West of the 5th Principal Meridian.

Farm Data:

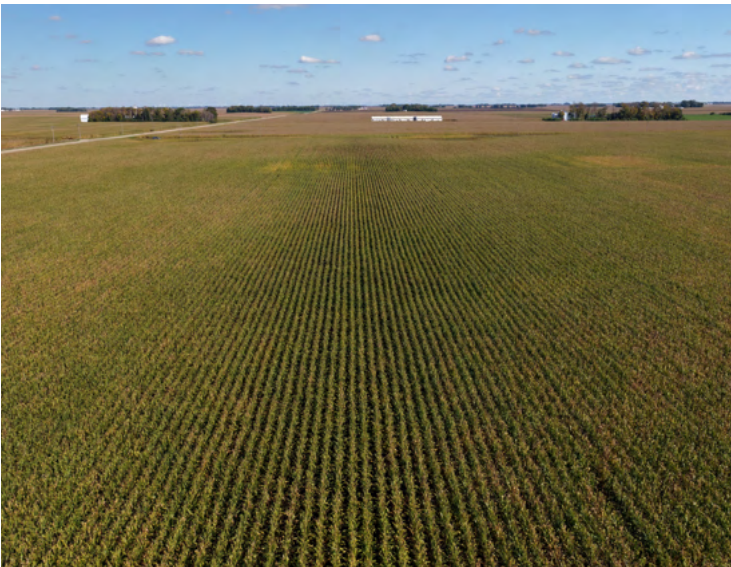
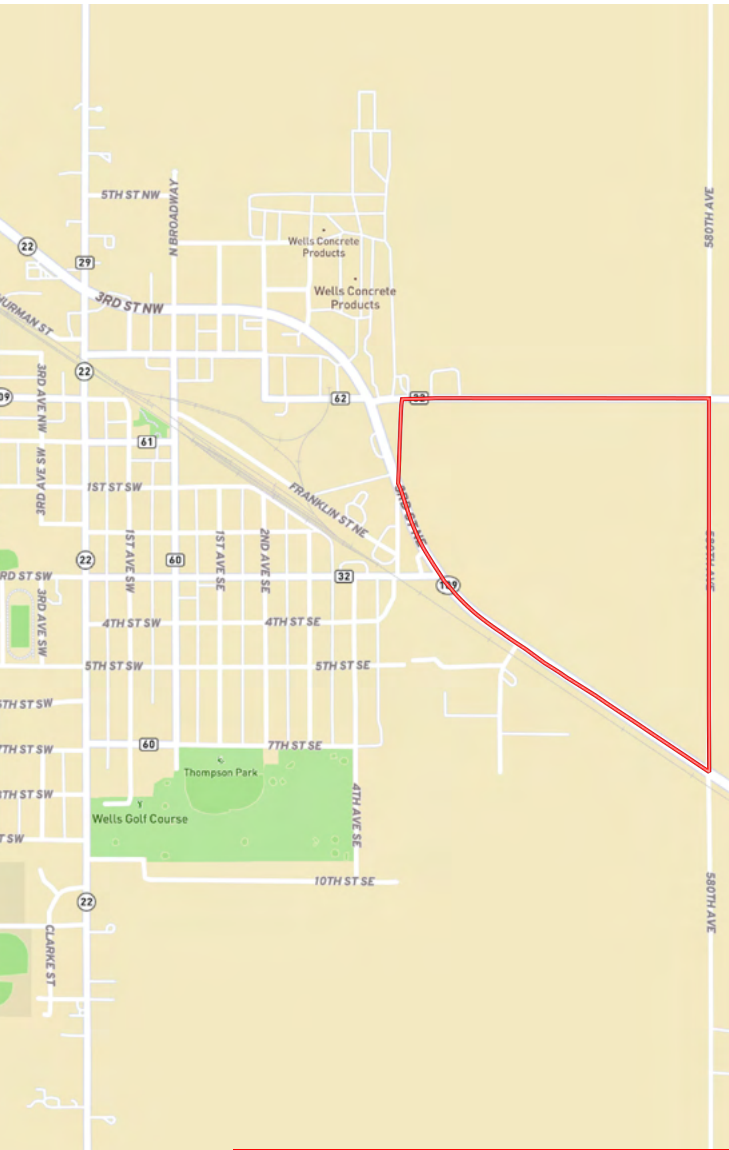
Cropland	119.63 acres
Non-crop	<u>12.61 acres</u>
Total	132.24 acres

FSA Information:

Crop	Base	Yield
Corn	65.50 acres	184 bushels
Soybeans	54.10 acres	50 bushels

Taxes: \$7,050.00

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	89.75	67.13	91	80	2w
L83A	Webster clay loam, 0 to 2 percent slopes	32.52	24.32	93	83	2w
102B	Clarion loam, 2 to 6 percent slopes	11.42	8.54	95	83	2e
TOTALS		133.69(*)	100%	91.83	80.99	2.0



Online Auction Terms

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

Taxes: Real estate taxes will be prorated to 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 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 4, 2025, or such other date agreed to by the parties. Subject to current lease.

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 Farmers National Company Trust Account.

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 Team the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the 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 is on December 4, 2025, 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 as a total unit. All bids are open for advancement starting Monday, November 3, 2025, at 8:00 AM until Tuesday, November 4, 2025, at 1:00 PM, 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.

Seller: DOUGLAS ROESLER & NANCY MORRIS

Online Bidding Procedure: This online auction begins on Monday, November 3, 2025, at 8:00 AM. Bidding closes on Tuesday, November 4, 2025, at 1:00 PM.

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



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