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FOR MORE INFO!



ONLINE AUCTION

160± Acres, Norman County, Minnesota

Bidding starts | Tuesday, September 2, 2025 at 9:00 AM

Bidding closes | Wednesday, September 3, 2025 at 1:00 PM

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

Highlights:

- Highly productive Bearden and Colvin soils.
- Strong PI of 91.3!
- Available for 2026
- Lockhart Township



For additional information, please contact:

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

ESkolness@FarmersNational.com



Property Information

Directions to Property:

From Beltrami: Go four miles south on State Highway 9 and one mile west on 330th Avenue.

From Ada: Go thirteen miles north on State Highway 9 and one mile west on 330th Avenue.

Both routes bring you to the southeast corner of property.

Legal Description: SE1/4 of Section 6, Twp 146, Rge 46

Property Description: This highly productive Red River Valley farmland is located in northern Norman County and in close proximity to CHS West Central grain elevator and agricultural input supply center in Beltrami. The property features strong producing Bearden-Colvin soil that boasts an impressive productivity index of 91.3! Good access is provided by gravel road and the land is available to farm in 2026. The property offers great potential to expanding farmers or investors.

Taxes: \$3,966 (includes \$104 assessment for Norman/Polk Project 5, Main No. 1)

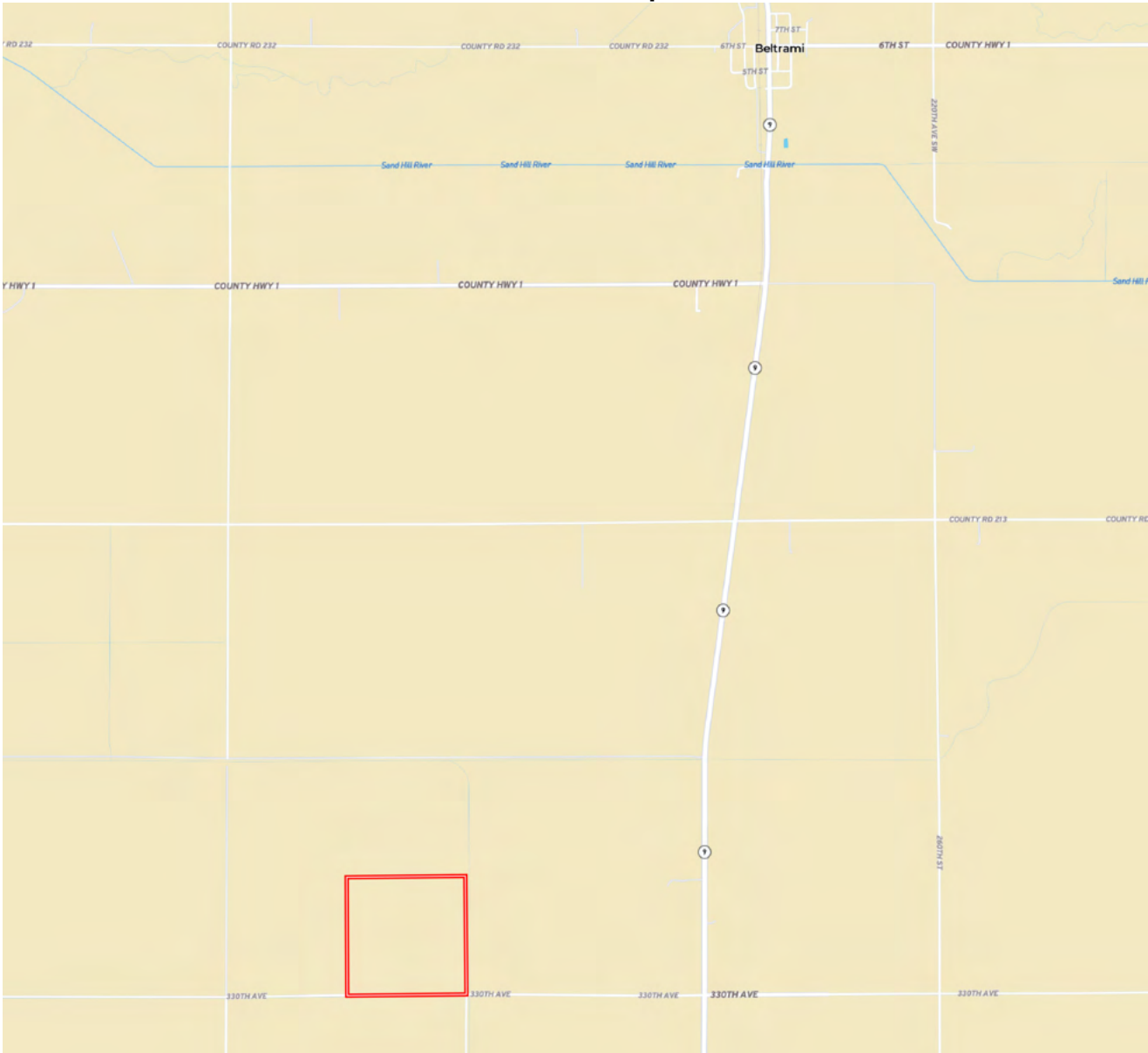
FSA Information:

	Base	PLC Yield (ARC-CO)
Soybeans	58.26 acres	33 bushels
Corn	43.37 acres	123 bushels
Wheat	29.12 acres	51 bushels

Farm Data:

Cropland	157.66 acres
Non-crop	2.34 acres
Total	160.00 acres

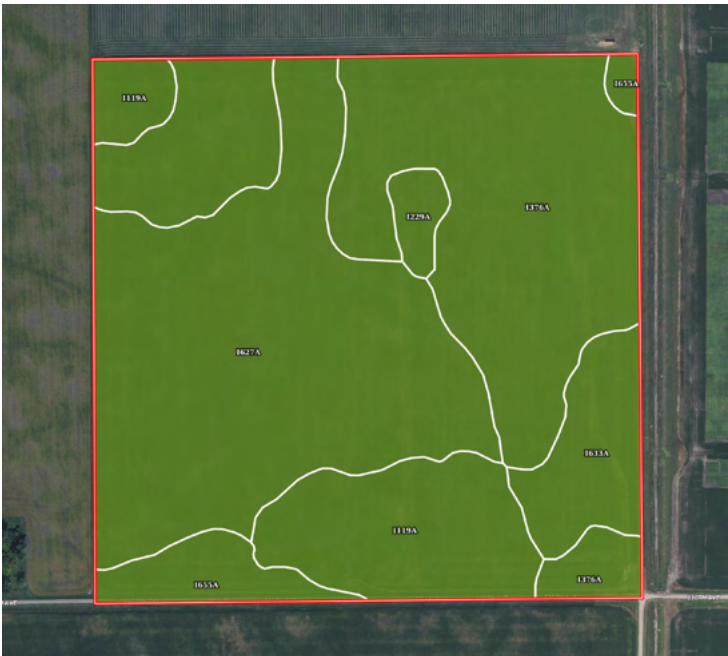
Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I627A	Bearden-Fargo complex, 0 to 2 percent slopes	60.57	37.75	93	60	2e
I376A	Colvin silty clay loam, 0 to 1 percent slopes	58.73	36.6	89	50	2w
I119A	Bearden silty clay loam, 0 to 2 percent slopes	21.31	13.28	93	65	2e
I633A	Augsburg and Wheatville soils, 0 to 2 percent slopes	10.28	6.41	90	53	2w
I655A	Wheatville loam, 0 to 2 percent slopes	7.05	4.39	90	59	2e
I229A	Fargo silty clay, 0 to 1 percent slopes	2.53	1.58	94	53	2w
TOTALS		160.47(*)	100%	91.23	56.4	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 payable in 2025 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on or about October 15, 2025, 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 the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on or about October 15, 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 in one individual tract. All bids are open for advancement starting **Tuesday, September 2, 2025 at 9:00 AM, until Wednesday, September 3, 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.

Sellers: Daniel M. Colvin and Jolynne R. Colvin Revocable Trust

Online Bidding Procedure: This online auction begins on Tuesday, September 2, 2025 at 9:00 AM. Bidding closes on Wednesday, September 3, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

www.FarmersNational.com

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