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A-31308

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

40± Acres, Martin County, Minnesota

Thursday, September 21, 2023 | 10:00 AM

Truman Community Building | 313 N 1st Avenue W, Truman, Minnesota

Highlights:

- Nearly 100% tillable acres!
- Strong CPI of 90!
- Excellent size for any buyer.

For additional information, please contact:

Ned Callan, Agent | (712) 890-9015

NCallan@FarmersNational.com

Bidding Starts | Tuesday, September 19, 2023 at 10:00 AM

Bidding Closes | Thursday, September 21, 2023 at close of live event

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

Property Information

Directions to Property:

From Truman, Minnesota, head south on Highway 15 for three and one-half miles, then turn west on 200th Street. Go west nearly one-third of a mile. The farm is on the north side of the road.

Legal Description:

E1/2W1/2SE1/4 Sec. 28 Twp 104N Rge 30W of the 5th P.M., Martin County, Minnesota

Property Description:

Don't miss this opportunity to obtain a high quality farm in Martin County located just south of Truman, Minnesota! This farm has a 90 CPI, is nearly all tillable, has excellent appeal, is located near Fairmont's strong grain markets, has naturally rolling terrain, and is being offered as one 40+/- acre unit. The time is right to make the purchase of this property.

Farm Data:

Cropland 41.01 acres
Total 40.00 acres

FSA Information:

Base _____
Corn 21.80 acres
Soybeans 17.70 acres

Taxes:

- \$1,622.22

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.19	45.24	87	68	3e
336	Delft clay loam, 0 to 2 percent slopes	6.89	17.14	94	79	2w
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.77	14.35	92	82	2e
L83A	Webster clay loam, 0 to 2 percent slopes	5.65	14.05	93	83	2w
94B	Terril loam, 2 to 6 percent slopes	2.18	5.42	99	91	2e
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.53	3.81	91	80	2w
TOTALS		40.21(*)	100%	90.56	75.71	2.45



Simulcast Auction 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 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 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 November 1, 2023, 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 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. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 1, 2023, 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 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 Seller will 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. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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 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: Maury J. Smith Living Trust and Dana A. Brandorff Living Trust

Auctioneer: Marshall Hansen

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, September 19, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, September 21, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:

www.fnccbid.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 on-line 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.