

LAND AUCTION

320± Acres, Cottonwood County, Minnesota

Tuesday, January 8 • 1:00 PM CST

At the Windom Community Center

1750 Cottonwood/Lake Drive • Windom, Minnesota

Highlights:

- Selling in two 160 acre tracts
- 93 CPI highly productive soils and mostly tillable acres
- Well located to competitive grain markets
- Available for the 2019 crop season

A-75166

Property Location: Eight miles east of Jeffers on Highway 30 and one mile south on County Road 45 to Tract 1 and two miles south of Highway 30 to Tract 2.

Legal Description:

- Tract 1: SW1/4 27-107-35
- Tract 2: SW1/4 34-107-35



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Rick Gullickson, Agent

Flandreau, South Dakota

Office: (605) 997-5228

Cell: (605) 770-6041

RGullickson@FarmersNational.com

www.FarmersNational.com/RickGullickson



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: These two tracts are a must see. Highly productive farmland in Cottonwood County. Excellent soils with a 93 CPI and mostly tillable acres. Well located to competitive grain markets. The two tracts will be sold separately and will be available for the 2019 crop year.

FSA Farm Data:

• Tract 1

Cropland 153.48 acres
 Other 6.52 acres
 Total 160.00 acres

• Tract 2

Cropland 153.74 acres
 Other 6.26 acres
 Total 160.00 acres

FSA Information:

• Tract 1	Base	Yield
Corn	76.48 acres	152 bushels
Soybeans	76.54 acres	40 bushels
• Tract 2	Base	Yield
Corn	76.36 acres	152 bushels
Soybeans	76.42 acres	40 bushels

Taxes:

- **Tract 1:** \$6,050 or \$37.81 per acre
- **Tract 2:** \$6,190 or \$38.69 per acre

Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map

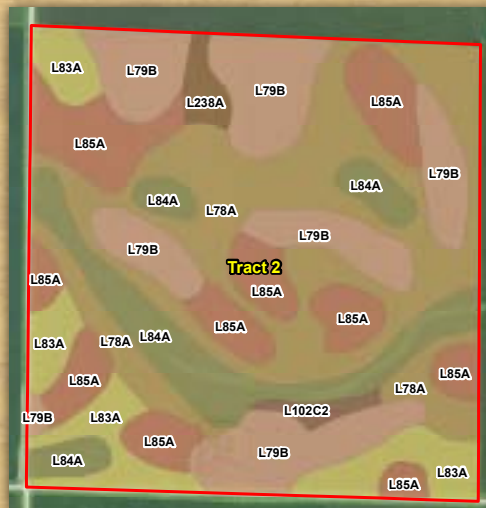


MAP SYMBOL	NAME	NON IRR LCC	PRODUCTIVITY INDEX	ACRES
L79B	Clarion loam, 2 to 6 percent slopes	IIe	95	62.0
L83A	Webster clay loam, 0 to 2 percent slopes	IIw	93	60.0
L85A	Nicollet clay loam, 1 to 3 percent slopes	Iw	99	16.0
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	IIIe	87	10.7
L84A	Glencoe clay loam, 0 to 1 percent slopes	IIIw	86	4.3
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	IIe	92	1.6
L238A	Webster-Delft complex, 0 to 2 percent slopes	IIw	94	1.5
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	IIw	96	1.1
L78A	Canisteo clay loam, 0 to 2 percent slopes	IIw	93	1.0
TOTAL			93.8	158.2

Tract 2 Aerial Photo



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	PRODUCTIVITY INDEX	ACRES
L78A	Canisteo clay loam, 0 to 2 percent slopes	IIw	93	48.9
L79B	Clarion loam, 2 to 6 percent slopes	IIe	95	39.0
L85A	Nicollet clay loam, 1 to 3 percent slopes	Iw	99	31.5
L84A	Glencoe clay loam, 0 to 1 percent slopes	IIIw	86	20.8
L83A	Webster clay loam, 0 to 2 percent slopes	IIw	93	18.0
L238A	Webster-Delft complex, 0 to 2 percent slopes	IIw	94	2.4
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	IIIe	87	1.6
TOTAL			93.7	162.3

Auction Terms

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

Taxes: Real estate taxes for 2018 payable in 2018 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 Seller or Farmers National Company.

Possession: Possession will be granted at closing on February 7, 2019, 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 auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the closing company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the closing company the required earnest payment. Buyer shall be provided an abstract of title continued to a current date. In lieu of an abstract, Seller may furnish title insurance in an amount equal to purchase price. The cost of the title insurance and closing service fees to be split equally between buyer and seller. Sale is not contingent upon Buyer financing.

Closing: The sale closing is on February 7, 2019, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by guaranteed funds, or cashiers check.

Sale Method: The real estate will be offered in two individual. 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. No absentee or telephone bids will be accepted without 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: Judee L. Sliva Family Trust (Paul Sliva, Trustee) and Joan J. Rosebraugh Family Trust (David Rosebraugh, Trustee)

Auctioneer: Marshall Hansen

