

FOR SALE BY BIDS

160+/- Acres • Traverse County, Minnesota

Bid Deadline: Tuesday, November 12, 2019 by 12:00 PM

Contact Agent for Additional Details!

Highlight Features:

- Productive clay loam soils, PI of 90
- Located two miles from sugar beet receiving station
- Available for 2020 crop year

Property Location: From Charlesville, Minnesota, proceed one mile south, then one-half mile west and one-half mile south. This will bring you to the northeast corner of property.

Legal Description: SE1/4 of Section 2, T128 R45



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For additional information, please contact:

Eric Skolness, Agent

Glyndon, Minnesota

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Property Information

Property Description: Productive Traverse County farmland located two miles from Minn-Dak's sugar beet receiving station (Lehman) along Highway 9. Property features a high percentage of tillable farmland with a strong soil productivity index of 90.

Farm Data:

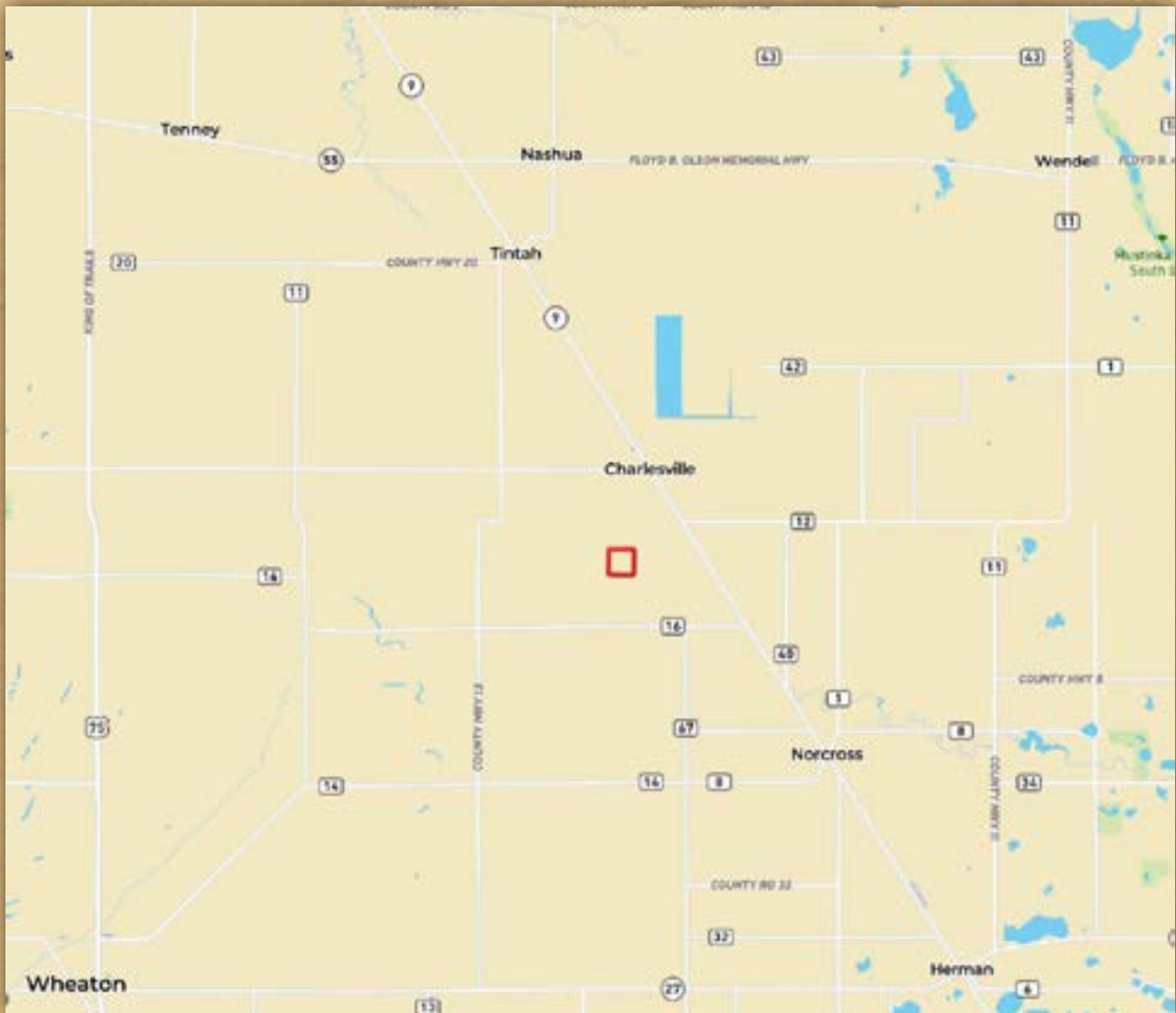
Cropland 156.48 acres
Non Crop 3.52 acres
Total 160.00 acres

FSA Information:

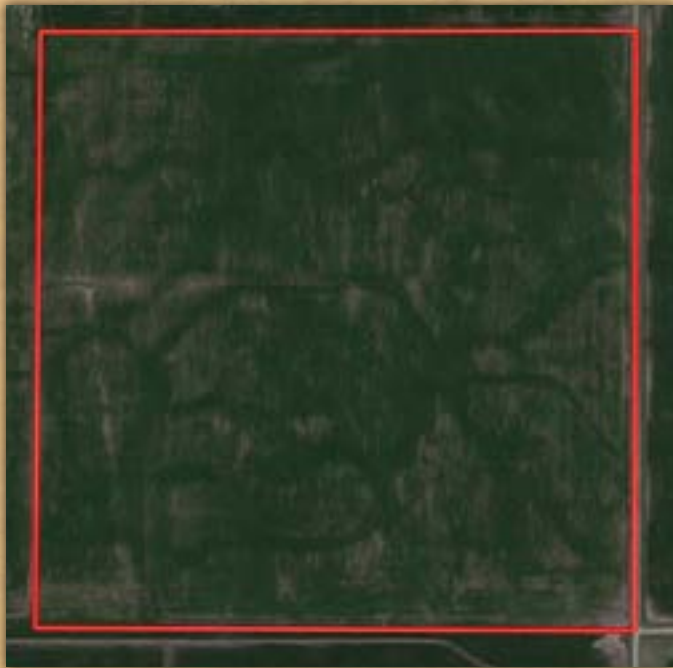
	<u>Base</u>	<u>PLC Yield</u>
Corn	70.70 acres	132 bushels
Soybeans	83.84 acres	31 bushels

2019 Taxes: \$4,538

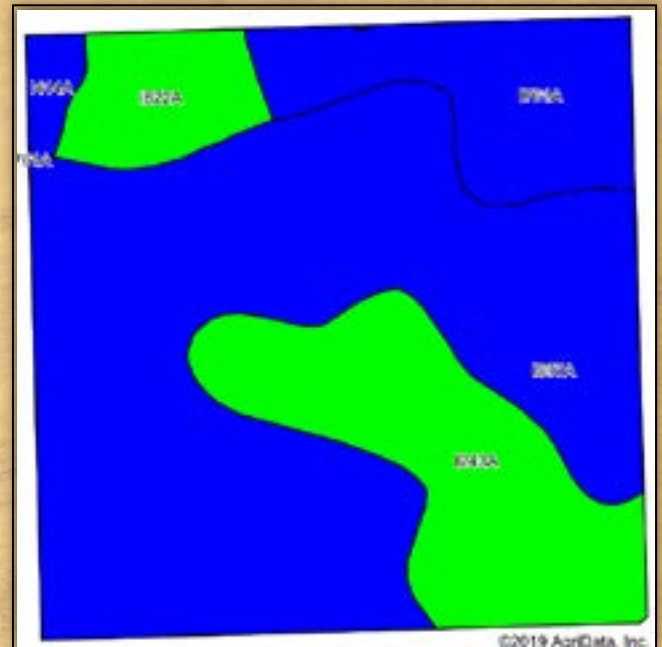
Property Location Map



Aerial Photo



Soil Map



Area Symbol: MN155, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	93.58	59.8%	Blue	Ile	88
I243A	Doran clay loam, 0 to 2 percent slopes	31.19	19.9%	Green	Ilc	98
I761A	Vallers clay loam, 0 to 1 percent slopes	19.45	12.4%	Blue	Ilw	90
I622A	Clearwater silty clay loam, 0 to 1 percent slopes	9.82	6.3%	Green	Ilw	94
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	2.44	1.6%	Blue	Ilw	85
Weighted Average						90.6



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 for 2019 payable in 2019 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 on the date of closing, subject to removal of current crop.

Earnest Payment: A 10% earnest money payment is required at signing of the purchase agreement. 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: The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be equally paid by the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing

Closing: The sale closing will be 30 days after acceptance of the Purchase Agreement or such other date agreed upon 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.

For Sale by Bids: Written bids will be received at the office of Farmers National Company, PO Box 234, Glyndon, Minnesota 56547, until 12:00 PM, on Tuesday, November 12, 2019. Bids should be for the total dollar 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 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(s): Gerald Brown



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