

FOR SALE BY BIDS

L-2000077

HIGHLIGHTS:

- Highly productive soils
- Competitive area
- Potential future development

78.16+/- Acres • Mower County, Minnesota

BID DEADLINE: No later than Tuesday, December 31, 2019

Contact Agent for Additional Details!

Property Location: Located on west side of 595th Avenue, 1/4 mile south of County Road 2 on edge of city of Brownsdale.

Legal Description: N3/4 NE1/4NW1/4 Section 15, SE1/4SW1/4 Section 10 identified as E1/2 Out Lot 41, and 8.16 acres in NE1/4SW1/4 Section 10 identified as E1/2 Out Lot 40, all in Township 103 North, Range 17 West of the 5th P.M.



Serving America's Landowners Since 1929
www.FarmersNational.com



For additional information, please contact:

Doug Bergemann, Agent

Owatonna, Minnesota

Cell: (507) 420-8328

Office: (507) 413-6339

DBergemann@FarmersNational.com

www.FarmersNational.com/DougBergemann



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: Nearly all tillable farm with highly productive soils in a highly competitive area with multiple grain outlets. Location on the edge of Brownsdale, Minnesota provides possible future development potential.



FSA Farm Data:

Cropland 77.02 acres
 Non-Crop 1.14 acres
 Total 78.16 acres

FSA Information:

Tract	Base	Yield
844 Corn	24.08 acres	160 bushels
844 Soybeans	12.89 acres	41 bushels
840 Corn	16.75 acres	157 bushels
840 Soybeans	16.83 acres	40 bushels

2019 Taxes: \$4,676

Aerial Map



Soil Map



Location Map



MAP SYMBOL	NAME	NON IRR LCC	PRODUCTIVITY INDEX	ACRES
2B	Ostrander loam, 2 to 5 percent slopes	Ile	98	25.4
635	Riceville silt loam	Ilw	66	24.1
M515A	Tripoli clay loam, 0 to 2 percent slopes	Ilw	87	12.2
479	Floyd silt loam, 1 to 4 percent slopes	Ilw	100	11.4
M511A	Readlyn silt loam, 1 to 3 percent slopes	Iw	100	6.6
TOTAL			87.1	79.7

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 at closing on January 21, 2020 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required by the successful bidder. 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 First American Title Insurance in their 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 First American Title Insurance the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of any title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 21, 2020 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 First American Title.

For Sale By Bids: Written bids will be received at the office of Doug Bergemann, up to December 31, 2019. Bids should be for the total 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 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: Hosmer A Brown III Rev. Tr.



BID FORM

Legal Description: N3/4 NE1/4NW1/4 Section 15(30 acres), SE1/4SW1/4 Section 10 identified as E1/2 Out Lot 41(40 acres), and 8.16 acres in NE1/4SW1/4 Section 10 identified as E1/2 Out Lot 40, all in Township 103 North, Range 17 West of the 5th P.M. Total of 78.16+/- acres

NOTE: Buyer to receive benefit of 2019 fall applied fertilizer on soybean ground for 2020 corn in the amount of \$4,795.77.

I hereby offer \$ _____ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name _____

Address _____

City _____

State _____

ZIP code _____

Telephone number _____

Cell phone number _____

Email _____

Return no later than Tuesday, December 31, 2019.

Mail or email bid to:

Doug Bergemann
Farmers National Company
PO Box 514 Owatonna, Minnesota 55060
Email: DBergemann@FarmersNational.com
Phone: 507-420-8328

