

# ONLINE AUCTION

## 320+/- Acres, Polk County, Minnesota

Online bidding starts Monday, March 23, 2020 at 9:00 AM

Bidding closes Wednesday, March 25, 2020 at 1:00 PM

*Offered in Two Individual Tracts!*

**To Register and Bid on this Auction, go to:**  
<https://farmersnational.nextlot.com/public/>

### Highlights:

- Two unobstructed productive quarters of farmland
- Both contain excellent soil profiles with CPI's over 90!
- Available for 2020 crop year with 2019 crops harvested

**Property Location:** 320 acres located south (one and a half miles) and southeast (three and a quarter miles) of Eldred, Minnesota. From Eldred, proceed southwest on Highway 75 approximately 2.3 miles, then east on 350th Street SW for one mile and you will be at the northwest part of Tract 1 (minimum maintenance roads). Tract 2 directions, from Eldred proceed southwest on Highway 75 approximately 3.3 miles, then east on 360th Street southwest for four miles and you will be at the southwest part of Tract 2.



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**For additional information, please contact:**

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# Property Information

## Legal Description:

- **Tract 1:** Polk County Minnesota, Vineland Township NW $\frac{1}{4}$  of Section 9, T148 R48
- **Tract 2:** Polk County Minnesota, Vineland Township SW $\frac{1}{4}$  of Section 12, T148 R48

**Property Description:** Located in the fertile Red River Valley, this high quality farm will be offered in two individual tracts. They have good access during summer months along gravel and dirt roads and lay in a level to fairly level fashion. There are no wetlands on either of these parcels. Each of these parcels would be a great addition to your farming operation or investment portfolio.

## Taxes:

- **Tract 1:** \$5,080
- **Tract 2:** \$4,386 (includes \$122.38 of specials)

## Farm Data:

- **Tract 1**  
FSA Cropland 163.78 acres  
Total 160.00 acres
- **Tract 2**  
FSA Cropland 156.11 acres  
Non-crop 3.89 acres  
Total 160.00 acres

## FSA Information:

• <b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Wheat	40.82 acres	65 bushels
Corn	40.82 acres	70 bushels
• <b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Wheat	38.90 acres	65 bushels
Corn	38.90 acres	70 bushels

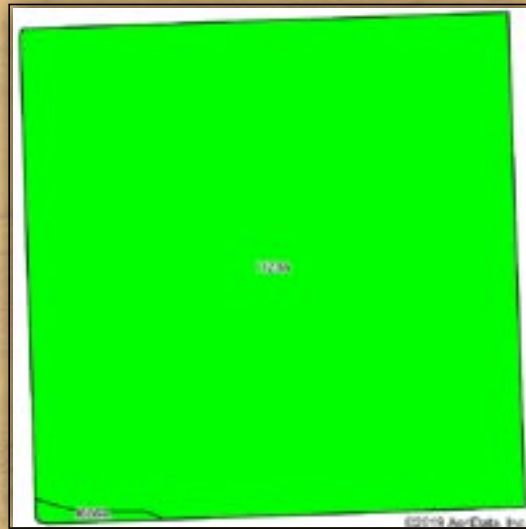
## Property Location Map



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**

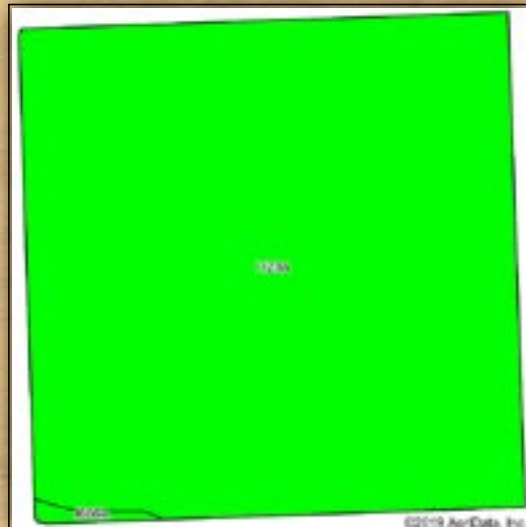


Area Symbol: MN119, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	98.42	60.1%		Ile	91	71
I376A	Colvin silty clay loam, 0 to 1 percent slopes	64.04	39.1%		Ilw	89	68
I666A	Colvin-Perella silty clay loams, 0 to 1 percent slopes	1.32	0.8%		Ilw	92	71
<b>Weighted Average</b>						<b>90.2</b>	<b>*n 69.8</b>

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



Area Symbol: MN119, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	155.10	99.4%		Ile	91	71
I666A	Colvin-Perella silty clay loams, 0 to 1 percent slopes	1.01	0.6%		Ilw	92	71
<b>Weighted Average</b>						<b>91</b>	<b>*n 71</b>

## On-line Auction Terms

**Taxes:** Real estate taxes for 2019 payable in 2020 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 April 24, 2020, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required with the signed 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 North Dakota Guaranty and Title Company the closing agent.

**Contract and Title:** Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with North Dakota Guaranty and Title Company the closing agent 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 April 24, 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 North Dakota Guaranty and Title Company.

**Sale Method:** The real estate will be offered in two individual tracts. All bids are open for advancement **starting Monday, March 23, 2020 at 9:00 AM until Wednesday, March 25, 2020 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 for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions of Farmers National Company are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**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". 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):** Bollinger

**Auctioneer:** Marshall Hansen MN #67-99

### Online Bidding Procedure:

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<https://farmersnational.nextlot.com/public/>

Bidders can also bid in person at the Farmers National Company office located at 4050 Garden View Dr #103 Grand Forks, ND 58201. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

All bids on the tracts will be visible on-line, 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.

