

FOR SALE BY BIDS

60± Acres, Kandiyohi County, Minnesota

Bid Deadline: Friday, May 29, 2020

Contact Agent for Additional Details!

Highlights:

- Development Potential
- Excellent Transportation Access to Major Highways
- Paved Road Access

L-2000351

Property Location: Located in Willmar just south of the MinnWest Technology Campus on Civic Center Drive.

Legal Description: Section 12, Township 119, Range 35; N. 1655' of NW 1/4 Excluding West 40 Acres Thereof.



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For additional information, please contact:

Darwin Thue, AFM, Agent

Willmar, Minnesota

Phone: (763) 360-9432

DThue@FarmersNational.com

www.FarmersNational.com/DarwinThue



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Property Information

Property Description: Perfectly located 60 acre land parcel in the City of Willmar, Minnesota. Currently zoned for agriculture use but has development potential.

Farm Data:

Cropland	53.28 acres
<u>Non-crop</u>	<u>6.72 acres</u>
Total	60.00 acres

FSA Information:

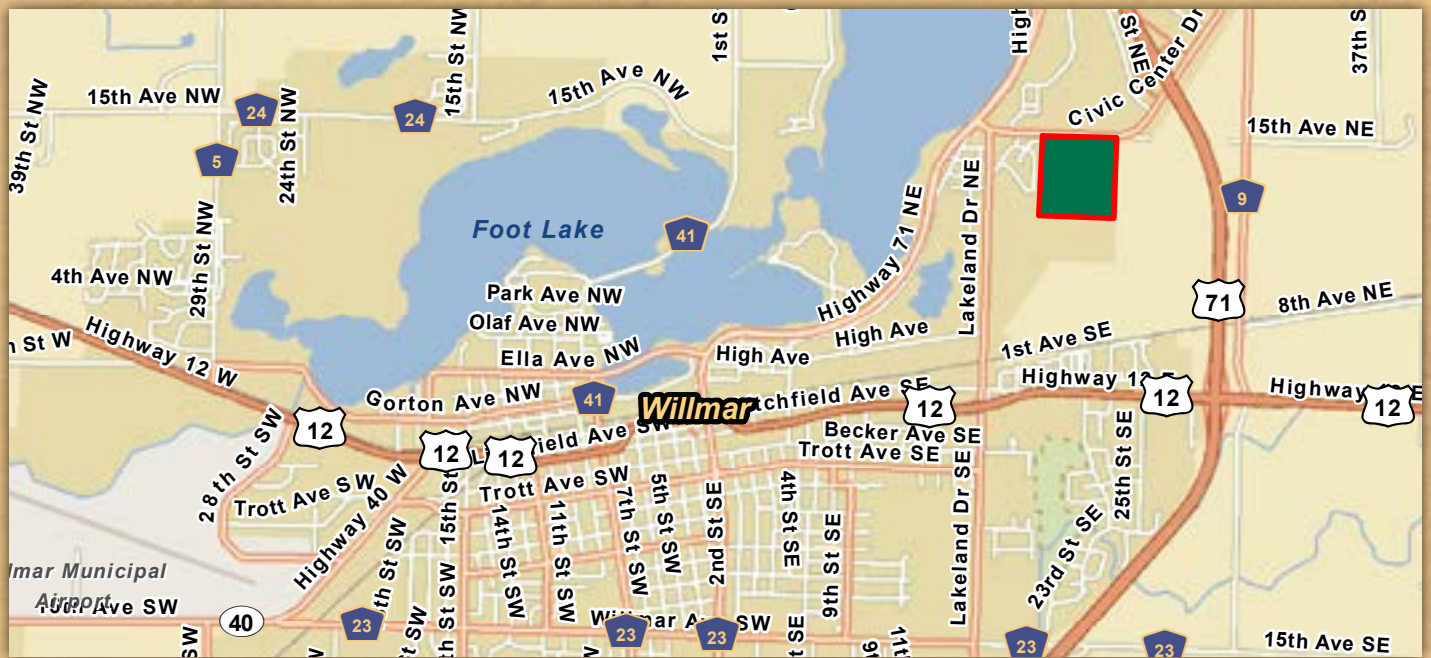
	<u>Base</u>	<u>Yield</u>
Corn	28.60 acres	154 bushels
Soybeans	20.00 acres	40 bushels
Wheat	3.90 acres	42 bushels

2020 Taxes:

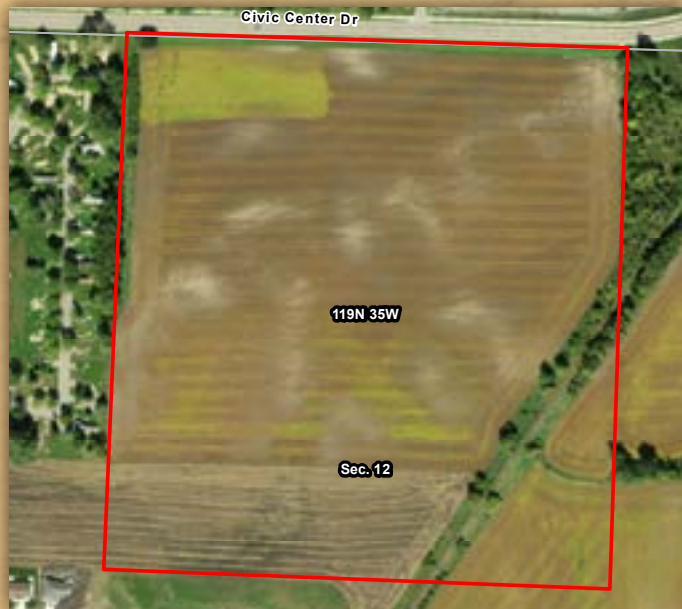
\$3,469.24
\$10,756.76 Special Assessment



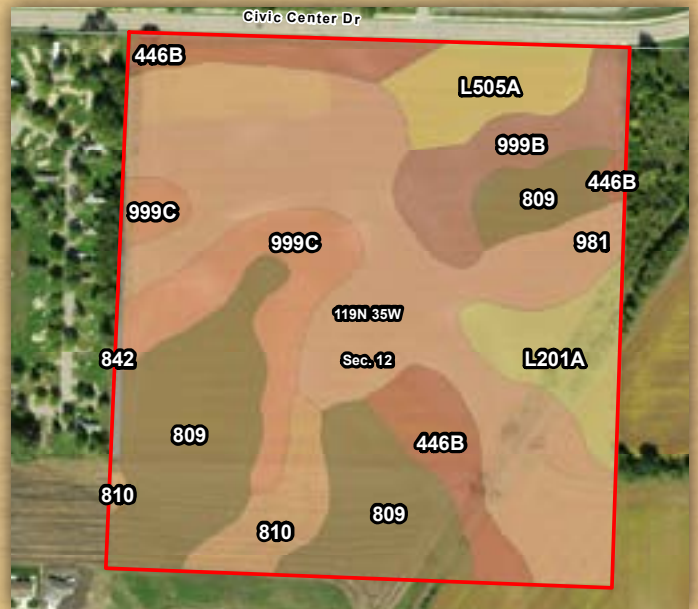
Property Location Map



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR PRODUCTIVITY		ACRES
		LCC	INDEX	
981	Canisteo-Harps loams	Ilw	92	20.7
809	Lowlein-Estherville sandy loams	Is	78	13.3
999C	Swanlake-Ves-Hawick complex, 6 to 12 percent slopes	Ille	66	5.6
446B	Normania loam, 2 to 5 percent slopes	Ile	94	5.1
999B	Ves-Swanlake-Hawick complex, 2 to 6 percent slopes	Ile	74	3.9
L201A	Normania loam, 1 to 3 percent slopes	Ile	99	3.5
L505A	Delft clay loam, 0 to 2 percent slopes	Ilw	94	3.3
810	Coriff-Fieldon complex	Ilw	79	2.5
842	Urban land-Udorthents complex	---	---	0.3
TOTAL			84.7	58.2

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 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 July 15, 2020 or such other date agreed to by the parties. Subject to current lease.

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 Quality Title of Willmar - 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 Quality Title of Willmar - Trust Account the required earnest payment. The cost of title insurance will be equally paid by the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s).

Closing: The sale closing is on July 15, 2020, 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 Quality Title of Willmar.

Survey: At the Seller's opinion, 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 for the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres. ALTA Survey has been completed and is available for bidders review by contacting agent.

For Sale by Bids: Written bids are due at the office of Darwin Thue - Farmers National Company on May 29, 2020. 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". 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.

Note: Special Tax Assessment on property to be paid by Seller at Closing

Seller(s): Bernard, Holm, Lundquist, Vossen