

FOR SALE BY BIDS

160± Acres, Redwood County, Minnesota

Bid Deadline: Friday, July 31, 2020

Contact Agent for Additional Details!

Highlights:

- High Soil Productivity Index
- Excellent Access to Major Highways
- Close to Multiple Grain Market Facilities

L-2000415

Property Location: Property is located four miles south of Highway 68 at Lucan, Minnesota on Highway 10 and one mile east on 200th Street at the corner of Fairview Avenue and 200th Street.

Legal Description: Southwest Quarter of Section 11, Township 110N, Range 38W of the 5th PM



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For additional information, please contact:

Darwin Thue, AFM, Agent

Willmar, Minnesota

Phone: (763) 360-9432

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www.FarmersNational.com/DarwinThue



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Property Information

Property Description: Excellent opportunity to purchase Redwood County farm land with Productivity Index over 90. Just one mile from paved highway with access to several local grain markets. Located in the heart of Redwood County between Lucan and Walnut Grove.

Farm Data:

Cropland	155.92 acres
<u>Non-crop</u>	<u>3.70 acres</u>
Total	159.62 acres

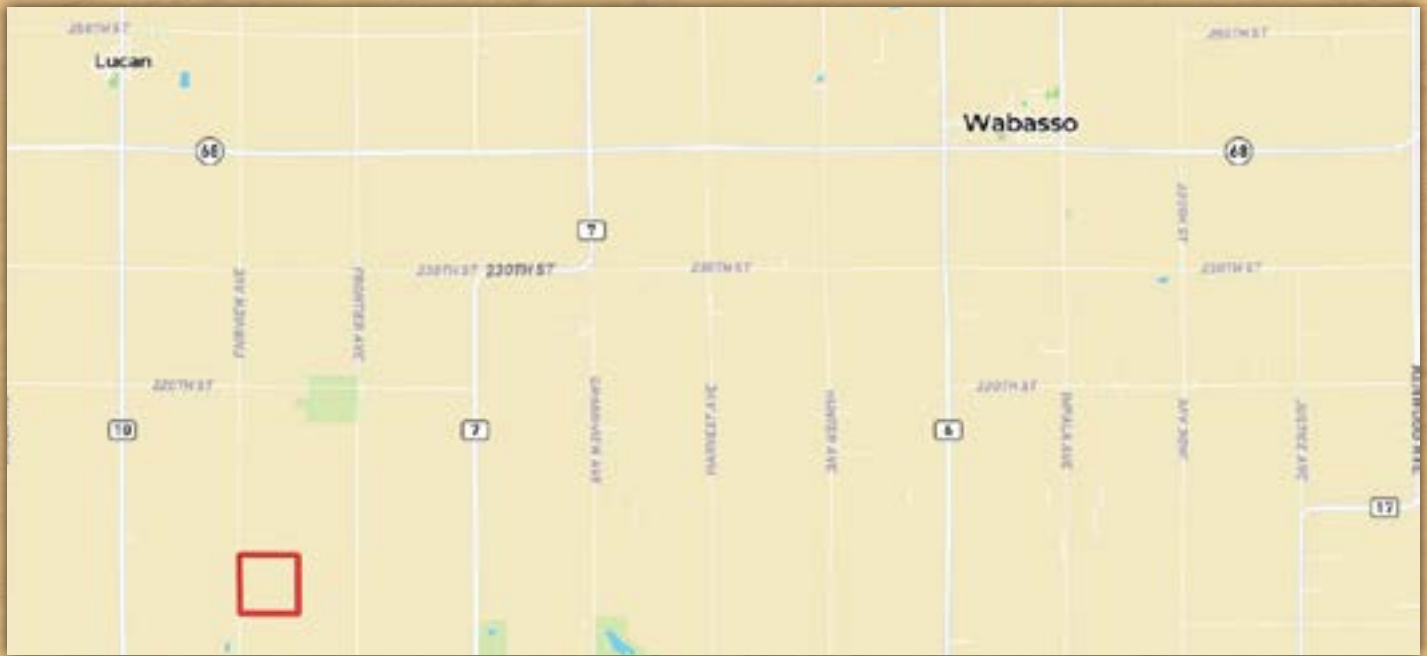
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	77.6 acres	144 bushels
Soybeans	77.6 acres	38 bushels

2020 Taxes: \$5816.00



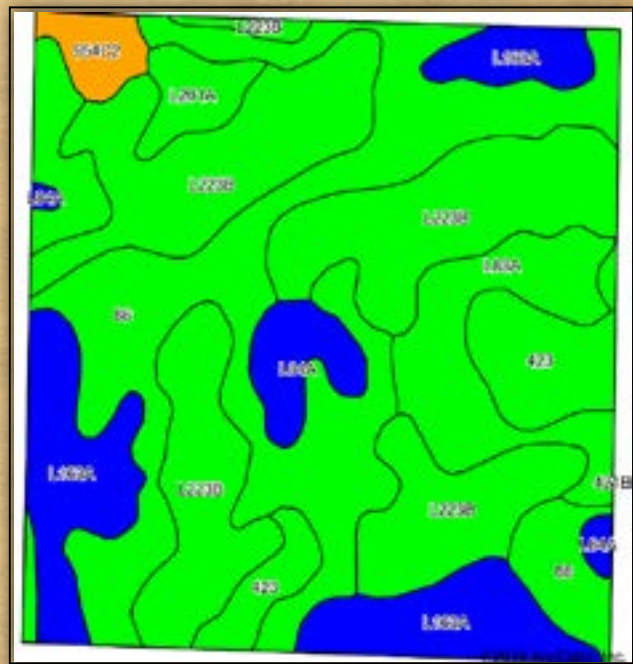
Property Location Map



Aerial Photo



Soil Map



Area Symbol: MN127_Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	53.12	33.4%	■	Ile	92
86	Canisteo clay loam, 0 to 2 percent slopes	50.85	32.0%	■	IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	21.24	13.4%	■	IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	12.50	7.9%	■	IIw	93
423	Seaforth loam, 1 to 3 percent slopes	9.61	6.0%	■	IIs	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.37	3.4%	■	IIIw	86
L201A	Normania loam, 1 to 3 percent slopes	3.41	2.1%	■	Ie	99
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	2.93	1.8%	■	IIIe	77
Weighted Average						91.4

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 September 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 Title and Abstract Services - 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 Title and Abstract Services - 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). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on September 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 Farmers National Company.

For Sale by Bids: Written bids are due at the office of Darwin Thue - Farmers National Company on July 31, 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.

Seller(s): Teresa Mueller and Arlan Mueller