

# ONLINE AUCTION

## 80+/- Acres, Clay County, Minnesota

### Highlights:

- Highly productive Red River Valley farmland
- Colvin and Bearden soils, PI is 91
- Located 3.5 miles from Felton sugar beet piling station
- Good gravel road access and one mile from Highway #11

L-2000624

**Online bidding starts Thursday, November 5, 2020 at 9:00 AM**  
**Bidding closes Friday, November 6, 2020 at 11:00 AM**

To Register and Bid on this Auction, go to:

<https://farmersnational.nextlot.com>



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For additional information, please contact:

**Eric Skolness, Agent**

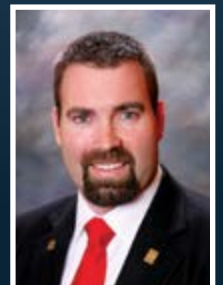
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# Property Information

**Property Location:** From Felton, Minnesota, proceed eight miles west on Highway #34 to 60th Street N, then north three miles or from Georgetown, Minnesota, proceed east six miles on Highway #34 to 60th Street N, then north three miles and you will be at the southeast corner of property.

**Legal Description:** E½SE¼ of Section 7, T142 R47, Viding Township

**Property Description:** This highly productive land is located in northwestern Clay County, Minnesota. Spring wheat was produced in 2020. Gravel roads along the south and east sides provide good access and it is one mile from Highway #11. This property features a high percentage of tillable acres and is available for the 2021 crop season.

## Farm Data:

Cropland	77.77 acres
Non-crop	<u>2.23 acres</u>
Total	80.00 acres

## FSA Information:

Crop	Base	Yield
Corn	24.10 acres	119 bushels PLC
Soybeans	43.30 acres	28 bushels ARC-County

**Taxes:** 2,523.04 and \$172.96 (specials)



## Location Map



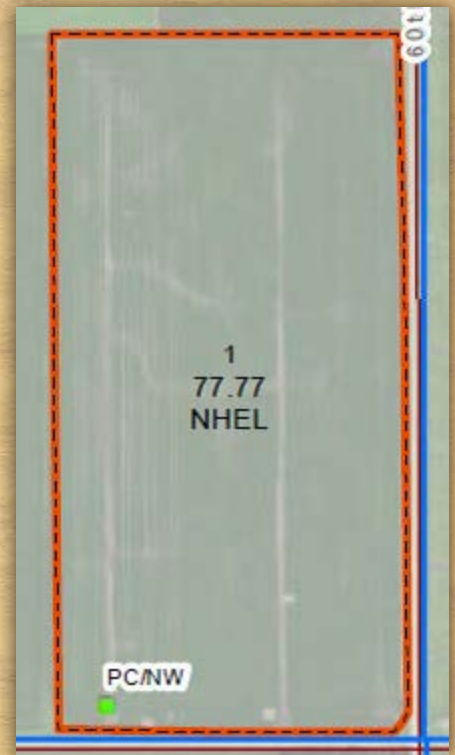
## Aerial Photo



## Soils Map



## FSA Map



MAP SYMBOL	SOIL NAME	NON-IRR LCC	PRODUCTIVITY INDEX	ACRES
I376A	Colvin silty clay loam, 0 to 1 percent slopes	Ilw	89	41.7
I119A	Bearden silty clay loam, 0 to 2 percent slopes	Ile	93	38.0
SUMMARY			90.9	79.7

# Online Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s)

**Taxes:** Real estate taxes payable in 2020 will be paid by the Seller. All future taxes and specials 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 December 15, 2020 or such other date agreed to by the parties. Subject to current lease.

**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 The Title Company, the closing agent.

**Contract and Title:** The high bidder(s) will enter into a real estate contract and deposit with The 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 December 15, 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 The Title Company.

**Sale Method:** The real estate will be offered as one individual tract. All bids are open for advancement **starting Thursday, November 5, 2020 at 9:00 AM until Friday, November 6, 2020 at 11:00 AM**, 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.

**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.

## Online Bidding Procedure:

**This online auction begins on Thursday, November 5, 2020 at 9:00 AM. Bidding closes Friday, November 6, 2020 at 11:00 AM.**

**To register and bid on this auction go to:  
<https://farmersnational.nextlot.com>**

All bids on the tract will be visible online, 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. Email notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.