

ONLINE AUCTION

501+/- Acres, Benton County, Minnesota

Highlights:

- Multi Parcel Online Land Auction
- Available to farm in 2021
- Various locations available in Eastern Benton County

L-2000662

Online bidding starts Monday, February 22, 2021 at 9:00 AM
Bidding closes Tuesday, February 23, 2021 at 1:00 PM

To Register and Bid on this Auction, go to:

<https://farmersnational.nextlot.com>



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For additional information, please contact:

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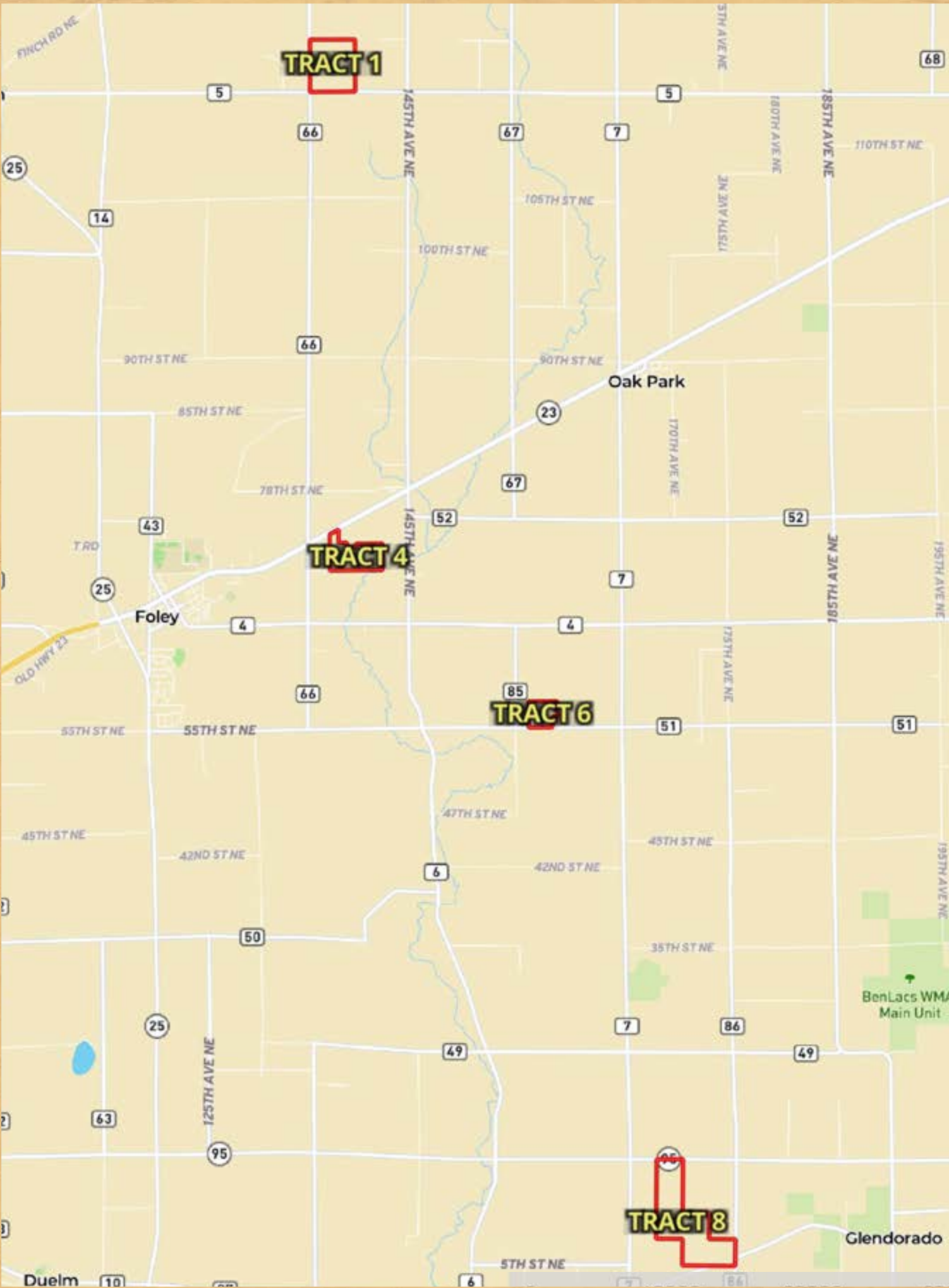
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Location Map



Property Information

Property Location: All Parcels located in Eastern Benton County, Townships of Granite Ledge, Maywood, and Glendorado.

Property Description: Multi Parcel Online Auction on four (4) Benton County land tracts all located in Granite Ledge, Maywood, and Glendorado Townships. Bid on all four or just the parcels that fit your farming operation or investment portfolio goals. Fall tillage has been completed, so these farms are ready to go with possession at date of closing.

Tract 1

Legal Description: SW1/4 of Section 31, Twp 38 Range 28

Farm Data:

Cropland 92.36 acres
 Non-crop 40.51 acres
Roads/Ditches 3.38 acres
 Total 136.25 acres

2020 Taxes: \$2,754



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
C64B	Mora fine sandy loam, 3 to 5 percent slopes, stony	11.9	8.77	82	3s
C65A	Parent loam, 0 to 2 percent slopes, stony	31.3	23.03	71	4w
C73A	Mora loam, 1 to 3 percent slopes, stony	11.7	8.58	83	2s
C48A	Ronneby loam, 0 to 2 percent slopes, stony	34.4	25.31	82	2w
C68B	Milaca fine sandy loam, 3 to 6 percent slopes, stony	4.4	3.26	81	3s
C74A	Parent loam, depressional, 0 to 1 percent slopes, stony	42.2	31.05	24	6w
TOTALS		135.9	100%	61.51	3.82

Tract 4

Legal Description: SW1/4 of NE1/4 and Part E1/2 of NW1/4 of Section 30, Twp 37 Range 28

Farm Data:

Cropland 72.25 acres
 Non-crop 13.6 acres
Total 85.85 acres

2020 Taxes: \$2,262



Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
1025A	Fluvaquents and Udifluvents, loamy, 0 to 2 percent slopes, frequently flooded	0.4	0.45	20	5w
C58A	Ogilvie loam, 0 to 2 percent slopes	33.2	38.83	55	2w
C70B	St. Francis-Mahtomedi complex, 2 to 6 percent slopes	5.8	6.75	33	3e
C78A	Warman loam, 0 to 2 percent slopes	7.3	8.49	56	4w
C77A	Novak loam, 0 to 2 percent slopes	0.8	0.99	54	2s
C74A	Parent loam, depressional, 0 to 1 percent slopes, stony	18.7	21.89	24	6w
C66A	St. Francis fine sandy loam, 0 to 2 percent slopes	0.0	0.03	33	3s
C57A	Warman loam, depressional, 0 to 1 percent slopes	0.0	0.03	15	6w
C65A	Parent loam, 0 to 2 percent slopes, stony	13.4	15.72	71	4w
C75A	Seelyeville and Cathro soils, milaca catena, depressional, 0 to 1 percent slopes	5.8	6.83	15	7w
TOTALS		85.4	100%	46.41	3.78

Soils Map



Tract 6

Legal Description: West 510' and East 252.48' of the West 762.48' of the North 785' of SE1/4 of NW1/4 of Section 33, Twp 37 Range 28

Farm Data:

Cropland 36.78 acres
 Non-crop 0.58 acres
 Roads & Ditches 2.64 acres
Total 40.00 acres

2020 Taxes: \$998



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
C65A	Parent loam, 0 to 2 percent slopes, stony	11.9	29.82	71	4w
C73A	Mora loam, 1 to 3 percent slopes, stony	6.0	14.95	83	2s
C69B	Milaca, stony-St. Francis complex, 3 to 8 percent slopes	0.8	2.04	64	3s
C48A	Ronneby loam, 0 to 2 percent slopes, stony	20.5	51.28	82	2w
C74A	Parent loam, depressional, 0 to 1 percent slopes, stony	0.8	1.91	24	6w
TOTALS		39.9	100%	77.39	2.69

Tract 8

Legal Description: E1/2 of NW1/4 and NE1/4 of SW1/4 and NW1/4 of SE1/4 and SW1/4 of SE1/4 and SE1/4 of SE1/4 of Section 27, Twp 36 Range 28

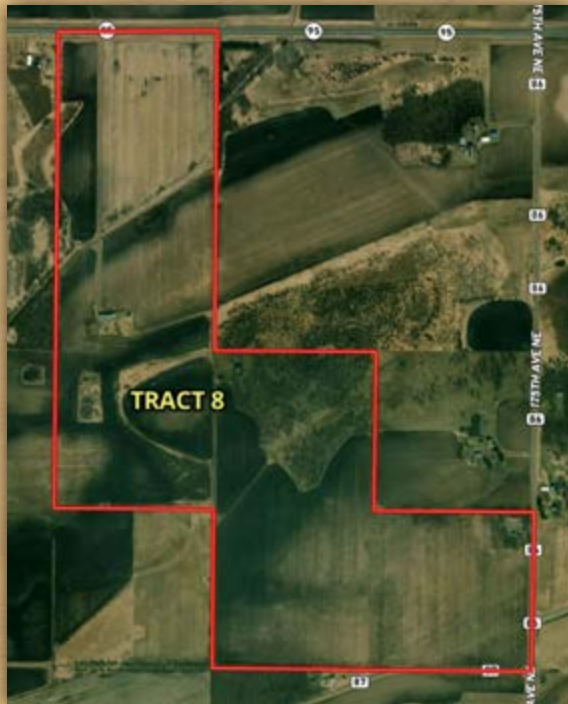
Farm Data:

Cropland 195.47 acres
 Non-crop 37.80 acres
 Roads/Ditches 6.73 acres
 Total 240.0 acres

2020 Taxes: \$5,922



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
C65A	Parent loam, 0 to 2 percent slopes, stony	55.2	22.76	71	4w
C73A	Mora loam, 1 to 3 percent slopes, stony	59.4	24.48	83	2s
C48A	Ronneby loam, 0 to 2 percent slopes, stony	56.9	23.45	82	2w
C75A	Seelyville and Cathro soils, milaca catena, depressional, 0 to 1 percent slopes	2.5	1.05	15	7w
C74A	Parent loam, depressional, 0 to 1 percent slopes, stony	27.7	11.42	24	6w
C57A	Warman loam, depressional, 0 to 1 percent slopes	40.9	16.84	15	6w
TOTALS		242.6	100%	61.13	3.64

Online Auction Terms

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

Taxes: Seller will pay those real estate tax installments due and payable through December 31, 2020.

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 March 29, 2021 or such other date agreed to buy 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 Benton County Title and Abstract.

Contract and Title: The high bidder(s) will enter into a real estate contract and deposit with Benton County Title and Abstract the required earnest payment. The cost of any title insurance will be paid by both the Seller(s) and Buyer(s). The cost of any escrow closing services will be paid by both the Seller(s) and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 29, 2021, 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 Benton County Title and Abstract.

Sale Method: The real estate will be offered as 4 individual tracts. All bids are open for advancement **starting Monday, February 22, 2021 at 9:00 AM until Tuesday, February 23, 2021 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.

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: Nelly Farm Partners, LLC

Online Bidding Procedure:

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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.