

FOR SALE BY BIDS

46.42± Acres, Kandiyohi County, Minnesota

Bid Deadline: Wednesday, January 20, 2021

Contact Agent for Additional Details!

Highlights:

- Wonderful Location for Acreage or Hobby Farm
- Combination of tillable farmland, water, wildlife, and timber
- 500+ maturing black walnut trees 25+ years old

L-2100107

Property Location: Located on northwest side of Atwater, Minnesota. West side of 4th Street - 6.42 acres in city limit and 40 acres adjoining.

Legal Description: NorthWest 1/4 SouthEast 1/4 (40 acres) & North 212' North 1/2 SouthWest 1/4 SouthEast 1/4 (6.42 acres) in Atwater City Limits all in Section 2, Township 119 Range 33



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For additional information, please contact:

Darwin Thue, AFM, Agent

Willmar, Minnesota

Phone: (763) 360-9432

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Property Information

Property Description: Rare 46.42 acre land parcel adjoining the northwest side of the city of Atwater, Minnesota. Unique property has multiple features including tillable farmland, wildlife, water and hardwood timber.

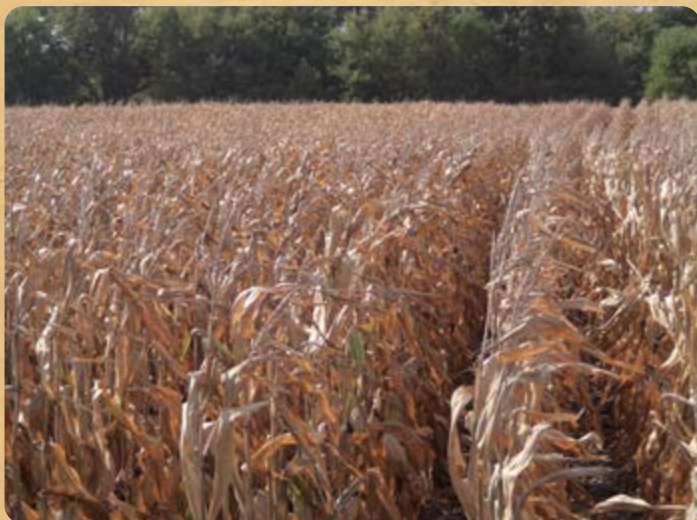
Farm Data:

Cropland	16.36 acres
Non-crop	23.47 acres
<u>Timber</u>	<u>6.59 acres</u>
Total	46.42 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	9.8 acres	116 bushels
Soybeans	1.7 acres	34 bushels
Wheat	1.9 acres	45 bushels

2020 Taxes: \$1,786



Property Location Map



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	PRODUCTIVITY INDEX	ACRES
L337B	Wadenill-Sunburg complex, 2 to 6 percent slopes	Ile	88	14.0
L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	VIIIw	5	13.9
L336A	Arctander, overwash-Arctander complex, 1 to 4 percent slopes	IIw	88	10.1
L354A	Grovecity loam, 1 to 3 percent slopes	Iw	100	7.3
L340B	Wadenill-Sunburg-Hawick complex, 2 to 6 percent slopes	Ile	76	0.8
L331A	Klossner muck, lundlake catena, 0 to 1 percent slopes	IIIw	77	0.4
842	Urban land-Udorthents complex	---	---	0.2
TOTAL			64.4	46.5

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 March 3, 2021 or such other date agreed to by the parties.

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.

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 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 March 3, 2021, 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.

For Sale by Bids: Written bids are due at the office of Darwin Thue - Farmers National Company, PO Box 465, Willmar, Minnesota 56201 on January 20, 2021. 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): Bernard Revocable Living Trust

