

ONLINE AUCTION

75+/- Acres, Sherburne County, Minnesota

Located one mile south of the Big Lake Northstar Station

Highlights:

- Excellent location with paved road access on both west and south sides of property
- Irrigated farmland with convenient access to grain markets
- Development potential with easy commute to Twin Cities or St. Cloud
- Seller(s) will be participating in 1031 Exchange



L-2100294

Online bidding starts Monday, May 17, 2021 at 9:00 AM
Bidding closes Wednesday, May 19, 2021 at 1:00 PM

To Register and Bid on this Auction, go to:
<https://farmersnational.nextlot.com>



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Darwin Thue, AFM, Agent

St. Augusta, Minnesota

Phone: (763) 360-9432

DThue@FarmersNational.com

www.FarmersNational.com/DarwinThue



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • Hunting Lease Network • FNC Ag Stock

Property Information

Property Location: Located at the corner of County Road 43 and County Road 14 in Big Lake, Minnesota just one mile south of the Metro Transit Northstar Line - Big Lake Station

Legal Description: E½ of the NW¼, ex. South 467' of West 467' of Section 32, Twp 33 Range 27

Property Description: Perfectly located land just a mile south of Highway 10 past the Metro Transit Northstar Line in Big Lake, MN on the corner of County Road 43 and County Road 14. Unlimited future potential for agriculture production or potential development property. Conveniently located between the Twin City Metro and St. Cloud with easy access to Highway 10 and I-94. **Please note: the five acre home/building site in the southwest corner is not included.*

Improvements: Irrigation Pivot for consistent crop production

Irrigation Equipment: 1997 Reinke Irrigation Pivot

Farm Data:

Cropland	72.24 acres
Non-crop	<u>2.79 acres</u>
Total	75.03 acres

FSA Information:

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>
Corn	72.19 acres	124 bushels

2021 Taxes: \$2,228



Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
261	Isan sandy loam, depressional, 0 to 1 percent slopes	2.3	2.98	15	6w
D62A	Hubbard-Mosford complex, Mississippi River Valley, 0 to 3 percent slopes	16.0	21.09	42	4s
D67B	Hubbard loamy sand, 1 to 6 percent slopes	18.8	24.85	37	4s
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	1.0	1.29	30	4w
D67A	Hubbard loamy sand, 0 to 2 percent slopes	37.7	49.79	39	4s
TOTALS		75.8	100%	38.3	4.06



Online Auction Terms

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

Taxes: Real estate taxes for 2021 payable in 2021 will be paid by the Seller. All future taxes 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 June 30, 2021 or such other date agreed to buy the parties. Subject to tenants rights to harvest crop production.

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 Abstract and Title, the closing agent.

Contract and Title: The high bidder(s) will enter into a real estate contract and deposit with Benton County Abstract and Title 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 June 30, 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 of Benton County Abstract and Title, the closing agent.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement **starting Monday, May 17, 2021 at 9:00 AM until Wednesday, May 19, 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: Wilts etal

Online Bidding Procedure:

This online auction begins on Monday, May 17, 2021 at 9:00 AM. Bidding closes Wednesday, May 19, 2021 at 1:00 PM.

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.