

ONLINE AUCTION

**315+/- Acres, Kandiyohi County, Minnesota
Offered in Two Tracts**

Highlights:

- Excellent soil productivity of 89+ on both tracts
- Convenient location to multiple grain markets
- Seller 1031 Exchange in place

L-2100297

**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>**



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For additional information, please contact:

Darwin Thue, AFM, Agent
Phone: (763) 360-9432
DThue@FarmersNational.com
www.FarmersNational.com/DarwinThue



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Property Information

Property Location:

Tract 1: Go one mile north of Priam, Minnesota on County Road 118 and one mile west on County Road 87 or four miles south of Pennock on Highway 1 and one mile east on County Road 87.

Tract 2: Go one mile east of Roseland, Minnesota on Highway 7 and one mile north on 30th Street or three miles west of Blomkest on Highway 7 and one mile north on 30th Street.

Legal Description:

Tract 1: NE¼ of Section 34, Township 119 Range 36

Tract 2: NE¼ of Section 17, less part, Township 117 Range 35

Property Description:

Two quality southern Kandiyohi County farm tracts for sale. Both tracts have soil productivity over 89 and are conveniently located to multiple grain markets. Rare opportunity to purchase one or both tracts to add to your farm landholdings. Seller(s) will be participating in 1031 Exchange.

Farm Data:

Tract 1:
 Cropland 153.85 acres
 Non-crop 1.15 acres
 Total 155.00 acres

Tract 2:
 Cropland 148.06 acres
 Non-crop 11.94 acres
 Total 160.00 acres

FSA Information:

Tract 1:

Crop	Base Acres	Yield
Corn	102.47 acres	158 bushels
Soybeans	51.43 acres	46 bushels

Tract 2:

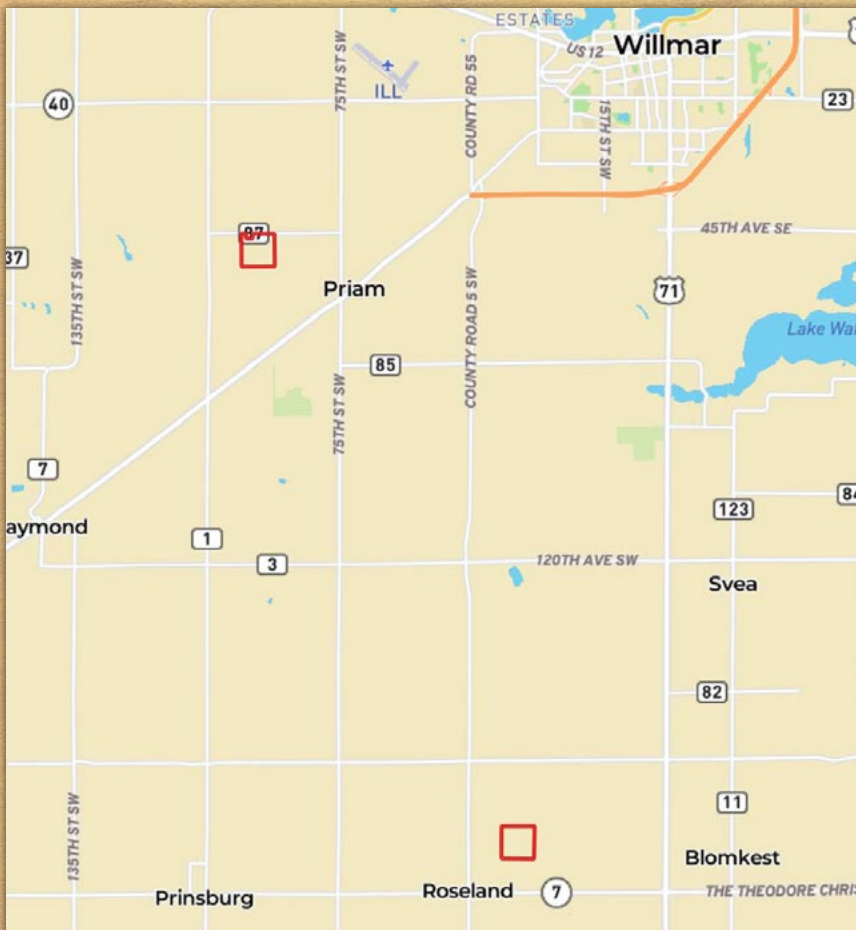
Crop	Base Acres	Yield
Corn	93.2 acres	175 bushels
Soybeans	22.5 acres	43 bushels

2021 Taxes:

Tract 1: \$7,816

Tract 2: \$7,666

Property Location Map



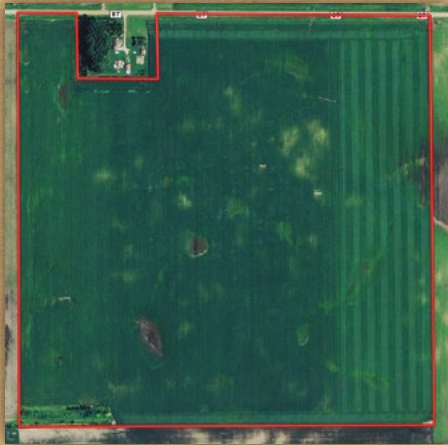
Tract 1



Tract 2



Tract 1 Aerial Map



Tract 1 Soils Map



Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
927	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	59.3	37.69	91	2w
897B	Seaforth-Swanlake loams, 2 to 6 percent slopes	6.2	3.94	90	2s
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	29.0	18.42	90	2e
L13A	Klossner muck, 0 to 1 percent slopes	5.7	3.59	76	3w
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	15.8	10.02	86	3w
954C	Swanlake-Ves loams, 6 to 12 percent slopes	7.3	4.61	78	3e
981	Canisteo-Harps loams	27.7	17.62	92	2w
899	Harps-Okoboji complex, 0 to 2 percent slopes	4.2	2.65	89	2w
817	Canisteo-Seaforth complex, 0 to 3 percent slopes	2.3	1.46	93	2w
TOTALS		157.3	100%	89.29	2.18

Tract 2 Aerial Map



Tract 2 Soils Map



Tract 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	45.6	28.69	86	3w
817	Canisteo-Seaforth complex, 0 to 3 percent slopes	19.1	11.97	93	2w
981	Canisteo-Harps loams	18.3	11.5	92	2w
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	3.0	1.9	87	3w
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	30.3	19.06	90	2e
927	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	24.6	15.49	91	2w
899	Harps-Okoboji complex, 0 to 2 percent slopes	14.9	9.36	89	2w
446B	Normania loam, 2 to 5 percent slopes	0.6	0.39	94	2e
112	Harps clay loam, 0 to 2 percent slopes	2.6	1.65	90	2w
TOTALS		159.1	100%	89.46	2.31

Online Auction 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 at 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 June 30, 2021 or such other date agreed to by 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 JMS&K Trust Account, the closing agent.

Contract and Title: The high bidder(s) will enter into a real estate contract and deposit with JMS&K Trust Account 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 JMS&K Trust Account, the closing agent.

Sale Method: The real estate will be offered in two individual tracts. 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 et al

Note: 2021 Rental Income to be pro-rated to date of closing.

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.