

ONLINE AUCTION

154.44+/- Acres, Clay County, Minnesota

Highlights:

- Keene Township
- Future potential for crop production, pasture, or hunting/recreational use
- Close proximity to grain markets and within 30 miles of Fargo/Moorhead

L-2100347

Online bidding starts Monday, June 14, 2021 at 9:00 AM
Bidding closes Wednesday, June 16, 2021 at 1:00 PM

To Register and Bid on this Auction, go to:

www.fnctbid.com



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Eric Skolness, Agent

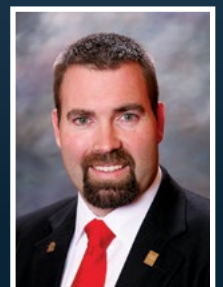
Glyndon, Minnesota

Business: (218) 233-1333

Cell: (701) 238-2727

ESkolness@FarmersNational.com

www.FarmersNational.com/EricSkolness



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Location: From Ulen, Minnesota, go three miles west on Highway 34, then four miles south on Highway 33 to 120th Avenue N and proceed west 1.5 miles. This brings you to the southeast corner of the property.

From Hitterdal, Minnesota, go five miles west on Highway 26, then three miles north on 210th Street N. This brings you to the southwest corner of the property.

Legal Description: SW $\frac{1}{4}$, less site, in Section 14, Township 141, Range 45

Property Description: Here's your opportunity to purchase land that just came out of CRP! This property is attractive to any buyer given higher commodity prices, low interest rates, and lower supply of land available to purchase. Cropland acres are classified as HEL and buyer would need to follow an NRCS approved conservation plan, if land is brought back into crop production. The non-cropland acres feature excellent recreational/hunting qualities with ample water supply from Felton Creek that meanders along the north side of property.

Farm Data:

Cropland	141.81 acres
Non-crop	12.63 acres
Total	154.44 acres

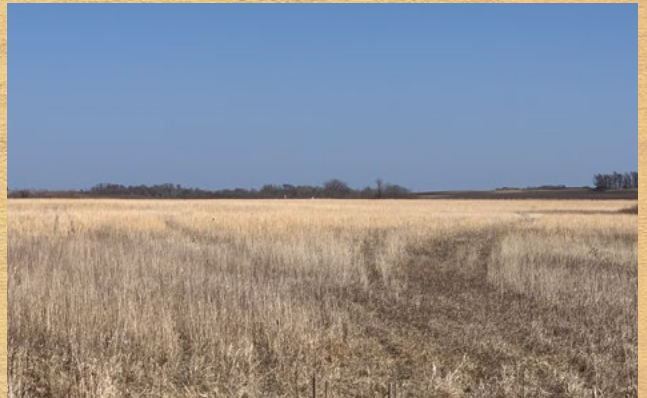
FSA Information:

Crop	Base	Yield	Elections
Wheat	55.6 acres	41 bushels	PLC
Barley	42.2 acres	59 bushels	ARC-CO
Corn	14.4 acres	86 bushels	ARC-CO

2021 Taxes: \$1,918



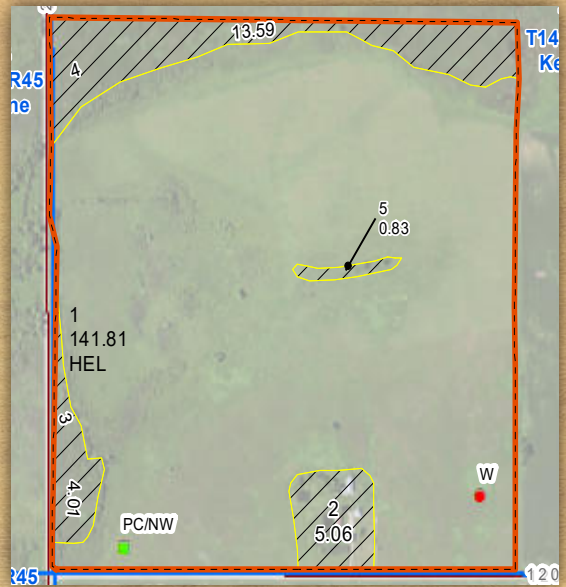
Location Map



Aerial Map



FSA Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
903B	Hokans-Buse complex, 2 to 6 percent slopes	3.6	2.34	89	2e
I673B	Lohnes coarse sandy loam, 2 to 6 percent slopes	4.2	2.71	37	6e
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	5.1	3.28	50	4e
258C	Sandberg sandy loam, 2 to 12 percent slopes	15.5	10.02	30	6s
I676A	Syrene sandy clay loam, 0 to 2 percent slopes	26.7	17.21	40	4w
494	Darnen loam, 1 to 6 percent slopes	1.3	0.83	99	2e
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	3.6	2.3	74	4e
I58A	Seelyville muck, 0 to 1 percent slopes	1.9	1.21	5	6w
I40B	Maddock loamy fine sand, 2 to 6 percent slopes	27.4	17.65	50	4e
258B	Sandberg sandy loam, 1 to 6 percent slopes	10.5	6.77	32	4s
I678A	Osakis sandy loam, 0 to 2 percent slopes	16.5	10.63	45	3e
45B	Maddock fine sand, 0 to 4 percent slopes	3.3	2.11	51	4s
I8A	Cathro muck, 0 to 1 percent slopes	9.3	6.02	5	6w
I794A	Haplaquolls and Histosols, ponded, 0 to 1 percent slopes	2.9	1.88	5	8w
I362D	Maddock loamy fine sand, 6 to 15 percent slopes	0.3	0.2	40	6e
I716A	Arveson clay loam, 0 to 1 percent slopes	23.0	14.83	74	3w
TOTALS		155.1	100%	45.5	4.16

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 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 July 21, 2021 or such other date agreed to by 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 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 July 21, 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 The Title Company.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement **starting Monday, June 14, 2021 at 9:00 AM until Wednesday, June 16, 2021 at 1:00 PM**, subject to the automatic bid extend feature outline 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: Alden and Diana Brendemuhl

Online Bidding Procedure:

This online auction begins on Monday, June 14, 2021 at 9:00 AM. Bidding closes Wednesday, June 16, 2021 at 1:00 PM.

**To register and bid on this auction go to:
www.fnccbid.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.



Farmers
National
Company™