

ONLINE AUCTION

165.34+/- Acres, Polk County, Minnesota

Highlights:

- Belgium Township, NE1/4 of Section 5
- Great access along paved and gravel roads
- Very productive farmland, majority of the tillable acres have a PI of 88
- FSA indicates no wetlands on the property

L-2100409

Online bidding starts Monday, September 20, 2021 • 9:00 AM
Bidding closes Tuesday, September 21, 2021 • 1:00 PM

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

For additional information, please contact:



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Property Information

Property Location: From Euclid, Minnesota north on #75 approximately 3.5 miles then east on County Highway #21 four miles. You will be at the northwest corner of the property.

From East Grand Forks, Minnesota north on #220 approximately six miles then east on County Highway #21 for 20.5 miles and you will be at the northwest corner of the property.

From St. Hilaire, west on County Highway #21 16.5 miles and you will be at the northeast corner of the property.

Legal Description: Polk County, Minnesota, Belgium Township, Lots 1&2, S1/2NE1/4 (aka NE1/4) of Section 5, T152 R46

Property Description: Larger than typical Quarter of 165.34 deeded acres, located along a nice paved road. Has three FSA cropland areas totaling 155.32 cropland acres. Part of the cropland is Highly Erodible Land (HEL). East/West tree shelterbelt located in the central portion. Located in the southeastern portion is natural drain provided additional drainage. Tract has very high percentage of FSA Base Acres at 144.61 total.

Farm Data:

Cropland	155.32 acres
Non-crop	10.02 acres
Total	165.34 acres

FSA Information:

Crop	Base	Yield
Wheat	91.00 acres	52 bushels
Sunflowers	7.71 acres	1,459 pounds
Soybeans	45.90 acres	27 bushels

2021 Taxes: \$3,128 (this includes \$83.07 of Specials)



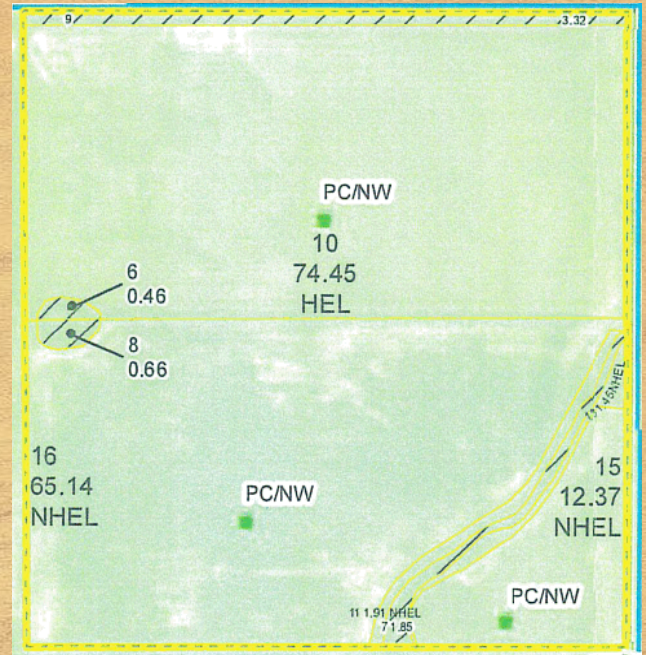
Property Location Map



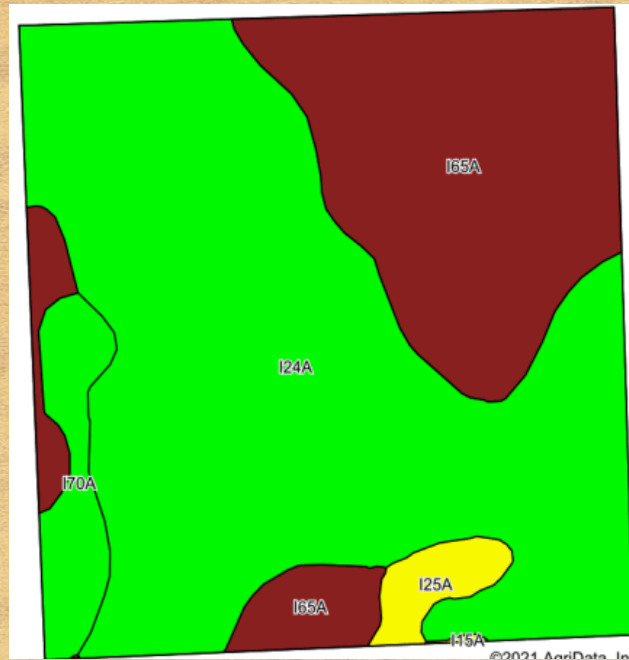
Aerial Map



FSA Map



Soil Map



Area Symbol: MN119, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	102.31	61.9%	Light Green	Ils	88	59
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	51.14	30.9%	Dark Red	IIIs	55	35
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	8.08	4.9%	Light Green	IIW	80	57
I25A	Hamar loamy fine sand, Aspen Parkland, 0 to 1 percent slopes	3.69	2.2%	Yellow	IVw	52	36
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	0.12	0.1%	Light Green	IVe	50	40
Weighted Average						76.6	*n 51

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, and restrictions of record. 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 or December 1, 2021 which is the expiration of the farm lease, whichever is later, or such other date agreed to by the parties. Subject to current lease expiring on December 1, 2021.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. 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 North Dakota Guaranty and Title Company.

Contract and Title: Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with North Dakota Guaranty and Title Company 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 equally paid by both parties. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 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 of North Dakota Guaranty and Title.

Sale Method: Offered in one individual tract. All bids are open for advancement **starting Monday, September 20, 2021, at 9:00 AM until Tuesday, September 21, 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 minute time frame.

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 make 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 the 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.

Online Bidding Procedure:

This online auction begins on Monday, September 20, 2021, at 9:00 AM. Bidding closes Tuesday, September 21, 2021, at 1:00 PM.

**To register and bid on this auction go to:
<https://farmersnational.nextlot.com/public>**

Bidders can also bid in person at the Farmers National Company office located at 4050 Garden View Dr #103, Grand Forks, ND 58201. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

All bids on the tracts will be visible on-line, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.