

ONLINE AUCTION

80+/- Acres, Polk County, Minnesota

Highlights:

- Excellent high quality Red River Valley Cropland, SPI of 90.8
- Available for 2022
- Only 1/4 mile from Eldred American Crystal Sugar beet piler
- Roome Township Section 32

L-2100515

Online bidding starts Monday, November 8, 2021 • 9:00 AM
Bidding closes Tuesday, November 9, 2021 • 1:00 PM

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

For additional information, please contact:



Serving America's Landowners Since 1929

www.FarmersNational.com



Andy Gudajtes, Agent

Grand Forks, North Dakota

Cell: (218) 779-7305

AGudajtes@FarmersNational.com

www.FarmersNational.com/AndyGudajtes



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

Property Information

Property Location: Polk County Minnesota, Roome Township. From Eldred Minnesota, one mile southwest on Highway 75, west on 221 for 1.2 miles and you will be at the southeast corner of the property.

Legal Description: Polk County Minnesota, Roome Township S½SE¼ of Section 32, T149 R48

Property Description: Located in southwestern Polk County Minnesota, 4.5 miles north of Climax, 11 miles southwest of Crookston and 17 miles south of East Grand Forks and two miles west of Eldred, Minnesota. Very nice unobstructed 80, very good surface drainage, strong cropping history. Overall, an impressive parcel of land to add to your holdings. FSA indicates there are no designated wetlands.

Farm Data:

Cropland	77.48 acres
Roads & Ditches	2.52 acres
Total	80.00 acres

FSA Information:

Crop	Base	Yield
Wheat	30.73 acres	67 bushels
Sunflowers	6.3 acres	1,488 pounds
Soybean	26.57 acres	35 bushels

2021 Taxes:

\$2,440.23 General Tax
\$115.77 Special Assessments



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	38.8	47.64	91	2e
I666A	Colvin-Perella silty clay loams, 0 to 1 percent slopes	22.2	27.26	92	2w
I376A	Colvin silty clay loam, 0 to 1 percent slopes	20.4	25.1	89	2w
TOTALS		81.5	100%	90.77	2.0

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 on December 20, 2021 or such date agreed to by the parties.

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 December 20, 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, November 8, 2021, at 9:00 AM until Tuesday, November 9, 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.

Seller(s): Joan B. Osterberg Trust

Online Bidding Procedure:

This online auction begins on Monday, November 8, 2021, at 9:00 AM. Bidding closes Tuesday, November 9, 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.