

ONLINE AUCTION

160+/- Acres, Red Lake County, Minnesota

Highlights:

- Good access along a gravel road
- Soil classifications include highly desirable light textured soils
- Property has natural slope and good drainage into Lower Badger Creek and County Ditch #64

L-2100582

Online bidding starts Monday, October 11, 2021 • 9:00 AM
Bidding closes Wednesday, October 13, 2021 • 1:00 PM

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



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Property Information

Property Location: From Red Lake Falls, Minnesota, south on Highway #32, approximately five miles to Highway #14, east on Highway #14 for 2.5 miles and you will be at the southwest corner of the property. From Intersection of Highway #2 and #32, north on Highway #32 for three miles then east on Highway #14 for 2.5 miles again you will be at the southwest corner of the property.

Legal Description: Red Lake County, Terrebonne Township: SE¼ of Section 18, T150 R43

Property Description: Quarter Section of farmland located in southwestern Red Lake County, only 3.5 miles southwest of Terrebonne or 5.5 miles southeast of Red Lake Falls. The property has great natural drainage and productive light textured soils. Primary crops grown in the area are very diverse and include soybeans, corn, wheat, barley, and dry beans. The Lower Badger Creek provides a great opportunity for hunting.

Farm Data:

Cropland	156.03 acres
Habitat	3.97 acres
Total	160.00 acres

FSA Information:

Crop	Base	Yield
Wheat	88.97 acres	39 bushels
Corn	57.03 acres	89 bushels

2021 Taxes: Net Tax Due \$2,578.00

Property Location Map



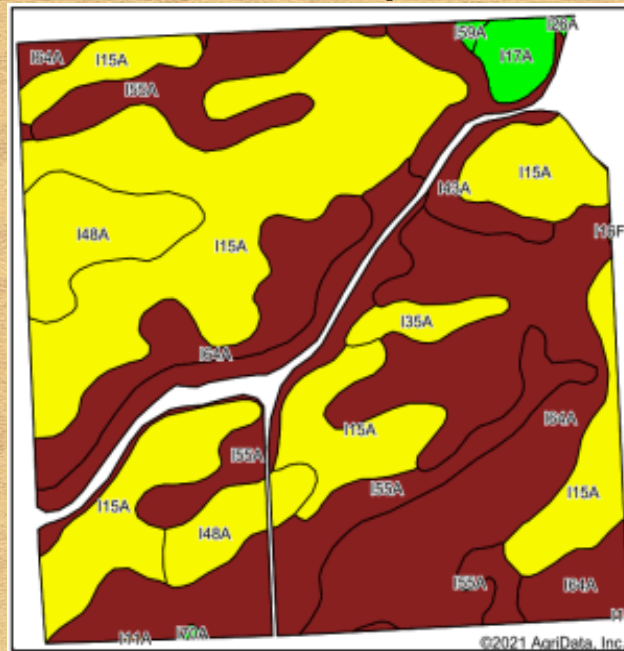
Aerial Map



FSA Map



Soil Map



Area Symbol: MN125, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	58.32	37.4%		IVe	50	40
I64A	Ulen fine sandy loam, Aspen Parkland, 0 to 2 percent slopes	43.56	27.9%		IIIe	55	36
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	32.39	20.8%		IIIw	54	35
I48A	Radium loamy sand, 0 to 2 percent slopes	10.85	7.0%		IVs	39	31
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	5.78	3.7%		IIIw	75	54
I17A	Foldahl fine sandy loam, loamy till substratum, 0 to 3 percent slopes	2.50	1.6%		IIIs	65	58
I35A	Karlsruhe sandy loam, 0 to 2 percent slopes	2.14	1.4%		IVe	52	33
I59A	Smiley loam, 0 to 1 percent slopes	0.26	0.2%		IIw	95	71
I26A	Hamerly loam, 0 to 2 percent slopes	0.13	0.1%		IIe	89	68
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	0.10	0.1%		IIw	80	57
Weighted Average						52.8	*n 38

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 13, 2021 or such date agreed to by the parties. Subject to current lease that expires after this 2021 crop year.

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 13, 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, October 11, 2021, at 9:00 AM until Wednesday, October 13, 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): Nine C's LLC

Online Bidding Procedure:

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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.