

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

531.72± Acres, Clay County, Minnesota

Tuesday, October 19, 2021 • 10:00 AM

Courtyard by Marriott | 1080 28th Avenue South, Moorhead, Minnesota 56560

## Highlights:

- Offered in six tracts
- Good soils and drainage
- Available to farm in 2022

L-2100617

Online Bidding starts Monday, October 18, 2021 at 9:00 AM

Online Bidding closes Tuesday, October 19, 2021 at the conclusion of the live event

**To Register and Bid on this Auction, go to: [www.FNCBid.com](http://www.FNCBid.com)**

For additional information, please contact:



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### Eric Skolness, Agent

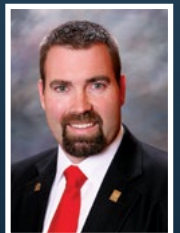
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**Offering multiple tracts of various sizes located near Ulen. Over 80% of the soils have PI ratings of 87 or higher! Auction will utilize the high bidder "choice" method.**

**Property Location:** Six tracts near Ulen, Minnesota

**Legal Description:**

**Tract 1:** S½NE¼ of Section 29, T142 R44 Ulen Township

**Tract 2:** S½SW¼ of Section 6, T141 R44 Goose Prairie Township

**Tract 3:** S½SW¼ (less site), SW¼SE¼ of Section 1, T141 R45 Keene Township

**Tract 4:** E½NE¼ of Section 12, T141 R45 Keene Township

**Tract 5:** NE¼ (less site) of Section 11, T141 R45 Keene Township

**Tract 6:** SW¼SE¼ of Section 9, T141 R45 Keene Township

**Farm Data:**

**Tract 1:**

Cropland	67.16 acres
CRP	11.73 acres
<u>Non-crop</u>	<u>1.11 acres</u>
Total	80.00 acres

**Tract 2:**

Cropland	76.26 acres
<u>Non-crop</u>	<u>4.94 acres</u>
Total	81.20 acres

**Tract 3:**

Cropland	109.71 acres
<u>Non-crop</u>	<u>3.69 acres</u>
Total	113.40 acres

**Tract 4:**

Cropland	64.11 acres
<u>Non-crop</u>	<u>15.89 acres</u>
Total	80.00 acres

**Tract 5:**

Cropland	123.41 acres
<u>Non-crop</u>	<u>13.71 acres</u>
Total	137.12 acres

**Tract 6:**

Cropland	39.10 acres
<u>Non-crop</u>	<u>0.90 acres</u>
Total	40.00 acres

**FSA Information:**

**Tract 1**

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Wheat	17.51 acres	49 bushels
Corn	25.51 acres	118 bushels
Soybeans	19.42 acres	30 bushels

**Tracts 2, 3, 4**

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Wheat	65.18 acres	49 bushels
Corn	94.96 acres	118 bushels
Soybeans	72.33 acres	30 bushels

**Tract 5**

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Wheat	4.40 acres	35 bushels
Corn	67.32 acres	140 bushels
Soybeans	48.60 acres	33 bushels

**Tract 6**

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Wheat	1.40 acres	35 bushels
Corn	21.33 acres	140 bushels
Soybeans	15.4 acres	33 bushels

Note: All tracts enrolled in PLC for wheat and corn and ARC-County for soybeans.

**Taxes:**

**Tract 1:** \$2,238.00

**Tract 2:** \$2,414.00

**Tract 3:** \$2,490.00

**Tract 4:** \$1,344.00

**Tract 5:** \$2,866.00

**Tract 6:** \$486.00

**Tract 1 CRP:** 11.73 acres enrolled with annual payment of \$1,654.00, expiring 9/30/2033





**Tract 1 FSA Map**



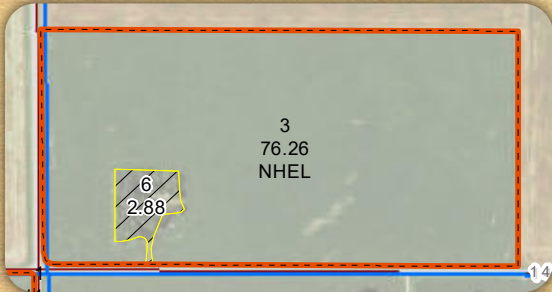
**Tract 1 Soils Map**



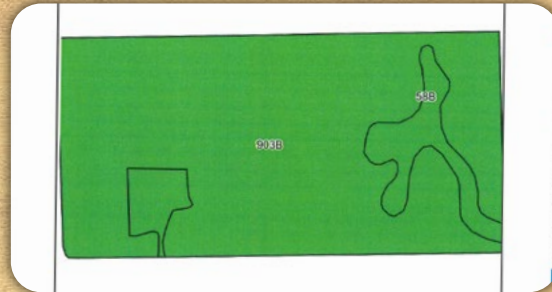
Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	Barley	Corn	Soybeans	Spring wheat	Sunflowers	*n NCCPI Overall	*n NCCPI Soybeans	
124A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	45.76	68.1%		11s	88	88	75	106	35	40	1600	57	
118A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	10.84	16.1%		11ls	65	65	70	78	26	40	1400	48	
1699A	Rockwell loam, 0 to 1 percent slopes	10.56	15.7%		11lw	87						63	63	
<b>Weighted Average</b>							<b>84.1</b>	<b>62.4</b>	<b>84.8</b>		<b>28</b>	<b>33.7</b>	<b>1316.1</b>	<b>*n 56.5</b>

**Tract 2 FSA Map**



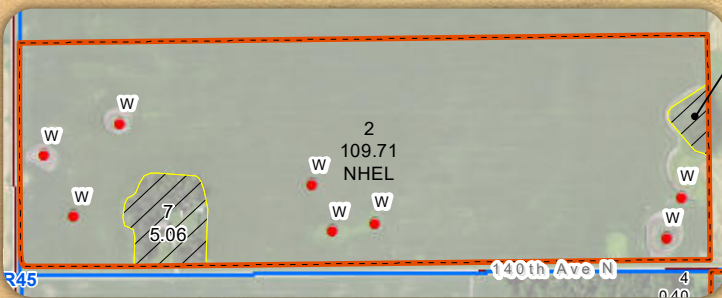
**Tract 2 Soils Map**



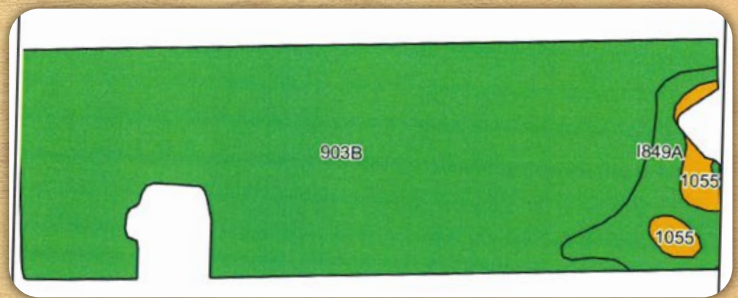
Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Spring wheat	Sunflowers	*n NCCPI Overall	*n NCCPI Soybeans
903B	Hokans-Buse complex, 2 to 6 percent slopes	73.21	92.5%		11e	89	89				68	68
58B	Kittson loam, 1 to 5 percent slopes	5.93	7.5%		11e	99	99	145	45	56	1870	54
<b>Weighted Average</b>							<b>89.7</b>	<b>10.9</b>	<b>3.4</b>	<b>4.2</b>	<b>140.1</b>	<b>*n 67</b>

**Tract 3 FSA Map**



**Tract 3 Soils Map**

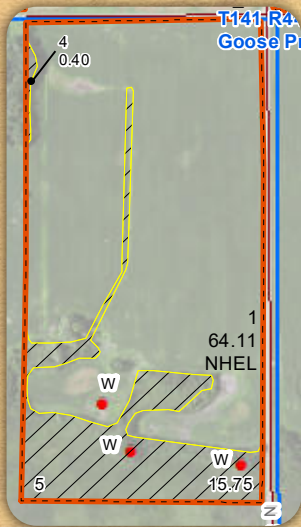


Area Symbol: MN027, Soil Area Version: 17

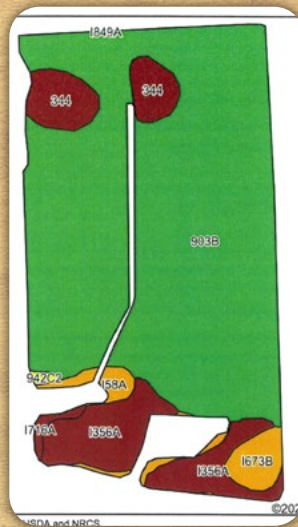
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Soybeans
903B	Hokans-Buse complex, 2 to 6 percent slopes	98.44	89.7%		11e	89	68	68
1849A	Kittson fine sandy loam, wet, 0 to 2 percent slopes	8.26	7.5%		11c	100	65	65
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	3.01	2.7%		V11lw	5	31	5
<b>Weighted Average</b>							<b>87.5</b>	<b>*n 66.8</b>



### Tract 4 FSA Map



### Tract 4 Soils Map



Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Soybeans
903B	Hokans-Buse complex, 2 to 6 percent slopes	50.08	78.1%		Ile	89	68	68
1356A	Ulen fine sandy loam, 0 to 2 percent slopes	6.75	10.5%		IIle	55	35	33
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.69	5.8%		IIIw	88	53	47
1673B	Lohnes coarse sandy loam, 2 to 6 percent slopes	1.58	2.5%		VIe	37	30	26
158A	Seelyeville muck, 0 to 1 percent slopes	1.41	2.2%		VIw	5	34	31
1716A	Arveson clay loam, 0 to 1 percent slopes	0.42	0.7%		IIlw	74	56	56
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	0.18	0.3%		IVe	74	60	60
<b>Weighted Average</b>						<b>82.1</b>	<b>*n 61.9</b>	<b>*n 61.2</b>

### Tract 5 FSA Map



### Tract 5 Soils Map

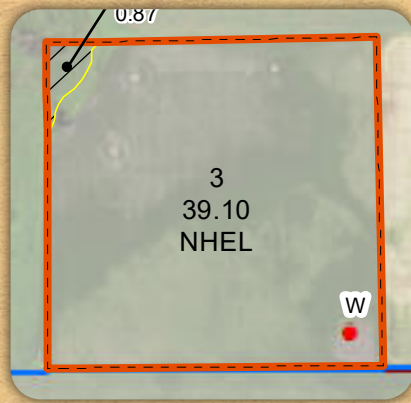


Area Symbol: MN027, Soil Area Version: 17

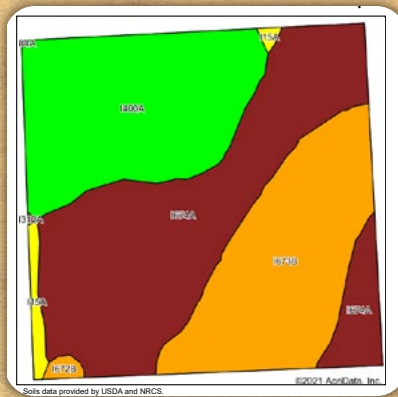
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Spring wheat	Sunflowers	*n NCCPI Overall	*n NCCPI Soybeans
33B	Hokans-Svea complex, 1 to 4 percent slopes	56.26	44.6%		Ile	96					70	69
903B	Hokans-Buse complex, 2 to 6 percent slopes	49.38	39.1%		Ile	89					68	68
127B	Sverdrup sandy loam, 2 to 6 percent slopes	17.72	14.0%		IIle	49					45	39
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	2.06	1.6%		IIlw	88					53	47
58B	Kittson loam, 1 to 5 percent slopes	0.78	0.6%		Ile	99	145	45	56	1870	54	54
<b>Weighted Average</b>						<b>86.5</b>	<b>0.9</b>	<b>0.3</b>	<b>0.3</b>	<b>11.6</b>	<b>*n 65.3</b>	<b>*n 63.9</b>



**Tract 6 FSA Map**



**Tract 6 Soils Map**



Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Barley	Corn	Soybeans	Spring wheat	Sunflowers	*n NCCPI Soybeans	
I674A	Lohnes sandy loam, 0 to 2 percent slopes	16.92	42.3%		Ille		37						27	
I400A	Gilby loam, 0 to 2 percent slopes	11.47	28.7%		Ile		89						68	
I673B	Lohnes coarse sandy loam, 2 to 6 percent slopes	10.63	26.6%		Vle		37						26	
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	0.69	1.7%		Ive	Ille	50	60	59	20	35	1200	33	
I672B	Sioux sandy loam, 2 to 6 percent slopes	0.25	0.6%		Vis		33						24	
<b>Weighted Average</b>								<b>52.1</b>	<b>1</b>	<b>1</b>	<b>0.3</b>	<b>0.6</b>	<b>20.7</b>	<b>*n 38.6</b>

**Location Map**





# Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

**Taxes:** Real estate taxes for 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 3, 2021 or such other 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 TRN Abstract & Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with TRN Abstract & Title, 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 Seller(s) and Buyer(s).

**Closing:** The sale closing is on December 3, 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 TRN Abstract & Title.

**Sale Method:** The real estate will be offered in six tracts with high bidder "choice". All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. 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:** Arthur H. Holte Trust & Valborg J. Nelson Family Trust

**Auctioneer:** Marshall Hansen

## Online Bidding Procedure

The online bidding begins on  
**Monday, October 18, 2021 at 9:00 AM.**  
Bidding will conclude **Tuesday, October 19, 2021**  
at the end of the live auction.

To register and bid on this auction go to:  
**[www.FNCBid.com](http://www.FNCBid.com)**

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.