

# ONLINE AUCTION

147.04+/- Acres, Polk County, Kertsonville Township, Minnesota

## Highlights:

- Located along Highway 2 east of Crookston
- Overall Productivity Index of 94.8
- Excellent tract for the area

L-2200571

Online bidding starts Wednesday, October 26, 2022 • 9:00 AM  
Bidding closes Thursday, October 27, 2022 • 1:00 PM

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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**Property Location:** From the intersection of Highway #2 and #9, just east of Crookston, proceed 4.6 miles east and you will be at the northwest corner of the property. From Gentilly, proceed west on 260th Street SW one-half mile to Highway #2 Truck Bypass, then south for two miles, on the south side of Highway 2, and west of #46 is the property.

**Legal Description:** Polk County Minnesota, Kertsonville Township, Lots 1 & 2 less Highway and Site, S1/2NE1/4 of Section 6, T149 R45

**Property Description:** Located in northwest Minnesota, in western Polk County. The property consists of 147.04 acres with 146.04 cropland acres with overall PI of 94.8. An opportunity to purchase this highly productive parcel is very rare.

**Farm Data:**

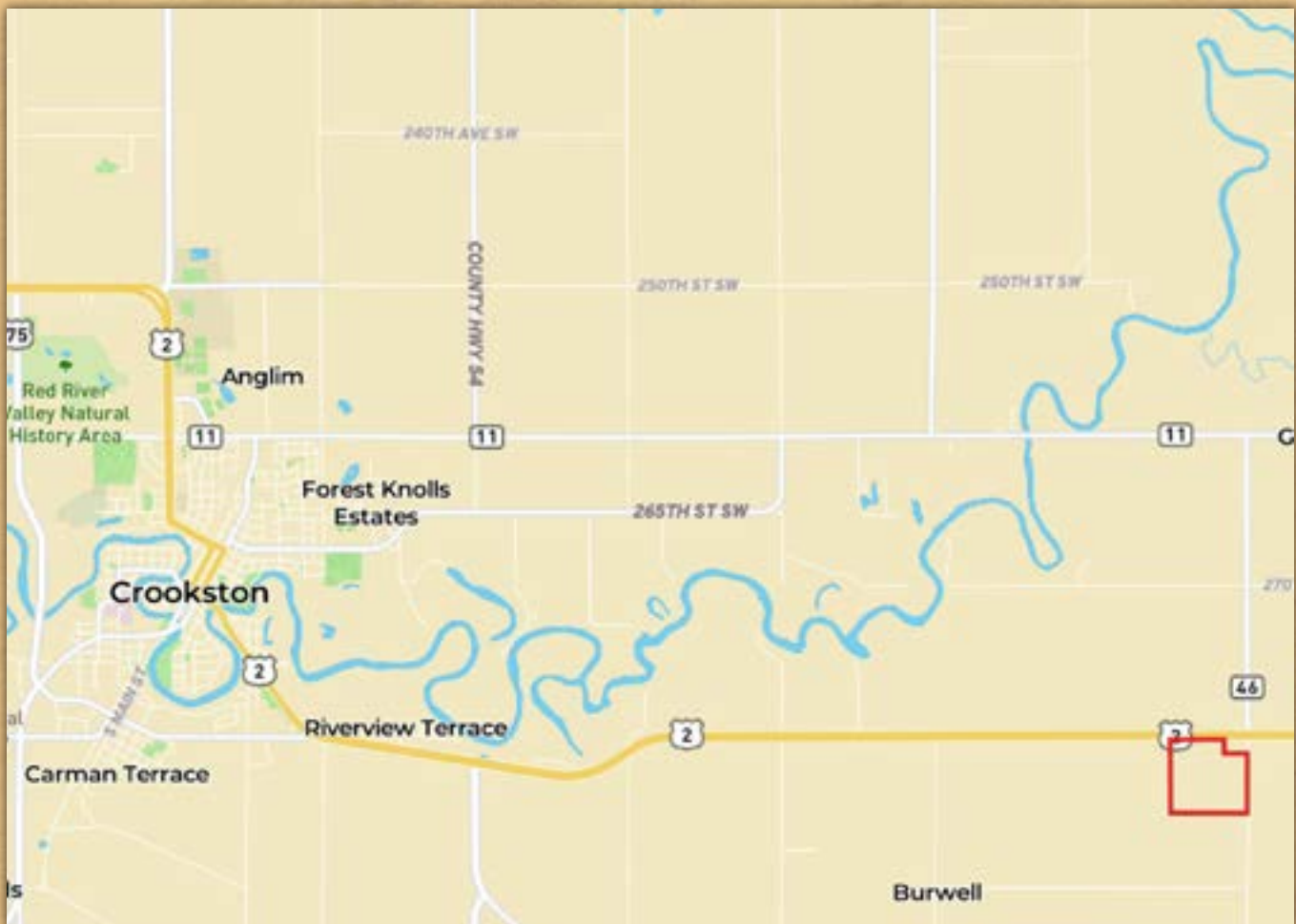
Cropland	146.04 acres
Roads	<u>1.00 acres</u>
Total	147.04 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Wheat	43.32 acres	64 bushels
Soybeans	47.89 acres	37 bushels
Sunflowers	29.99 acres	2,865 pounds
Corn	17.90 acres	131 bushels

**2022 Taxes:** \$2,334

**Property Location Map**





## Aerial



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I9A	Clearwater clay, 0 to 1 percent slopes	114.2 2	77.18	95	52	2w
I20A	Foxlake loam, 0 to 1 percent slopes	33.78	22.82	94	62	2w
TOTALS		148.0( *)	100%	94.77	54.28	2.0





# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2022 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 12, 2022 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 The Title Team - Grand Forks, the closing company for both Buyer and Seller.

**Contract and Title:** Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with The Title Team - Grand Forks the required earnest payment. Seller will provide an updated abstract at Sellers 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 12, 2022, 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 Team - Grand Forks, and the closing company for both Buyer and Seller.

**Sale Method:** Offered in one individual tract. All bids are open for advancement **starting Wednesday, October 26, 2022, at 9:00 AM until Thursday, October 27, 2022, 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):** Plante Living Trust by Renee Kjelaas, Trustee

## Online Bidding Procedure:

This online auction begins on

**Wednesday, October 26, 2022, at 9:00 AM.**

**Bidding closes Thursday, October 27, 2022, at 1:00 PM.**

**To register and bid on this auction go to:**

**[www.FNCBid.com](http://www.FNCBid.com)**

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 online bidding process through the main office computer.

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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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