

# ONLINE AUCTION

160+/- Acres, Big Woods Township, Marshall County, Minnesota

## Highlights:

- Excellent natural drainage with slope to the Snake River
- Majority of tillable soil is PI of 90
- Great recreational opportunities with flowing water and abundance of trees

L-2200583

Online bidding starts Tuesday, October 25, 2022 • 9:00 AM  
Bidding closes Wednesday, October 26, 2022 • 1:00 PM

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



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# Property Information

**Property Location:** From Alvarado Minnesota, proceed north on #10 (440th Avenue NW) for eight miles to #19. Then west for two miles and you will be at the southeast corner of the property.

**Legal Description:** Marshall County, Big Woods Township, E1/2E1/2 of Section 23, T156 R50

**Property Description:** The property is located in northwest Minnesota in western Marshall County. It has an excellent cropping history including sugar beets. The tillable acres have slope from east to west over 11 feet, providing a rare opportunity of excellent surface drainage. The western portion is made up of a combination of flowing water from the Snake River and established trees providing cover for wildlife. Access along the eastern side is by a well-traveled gravel road.

## Farm Data:

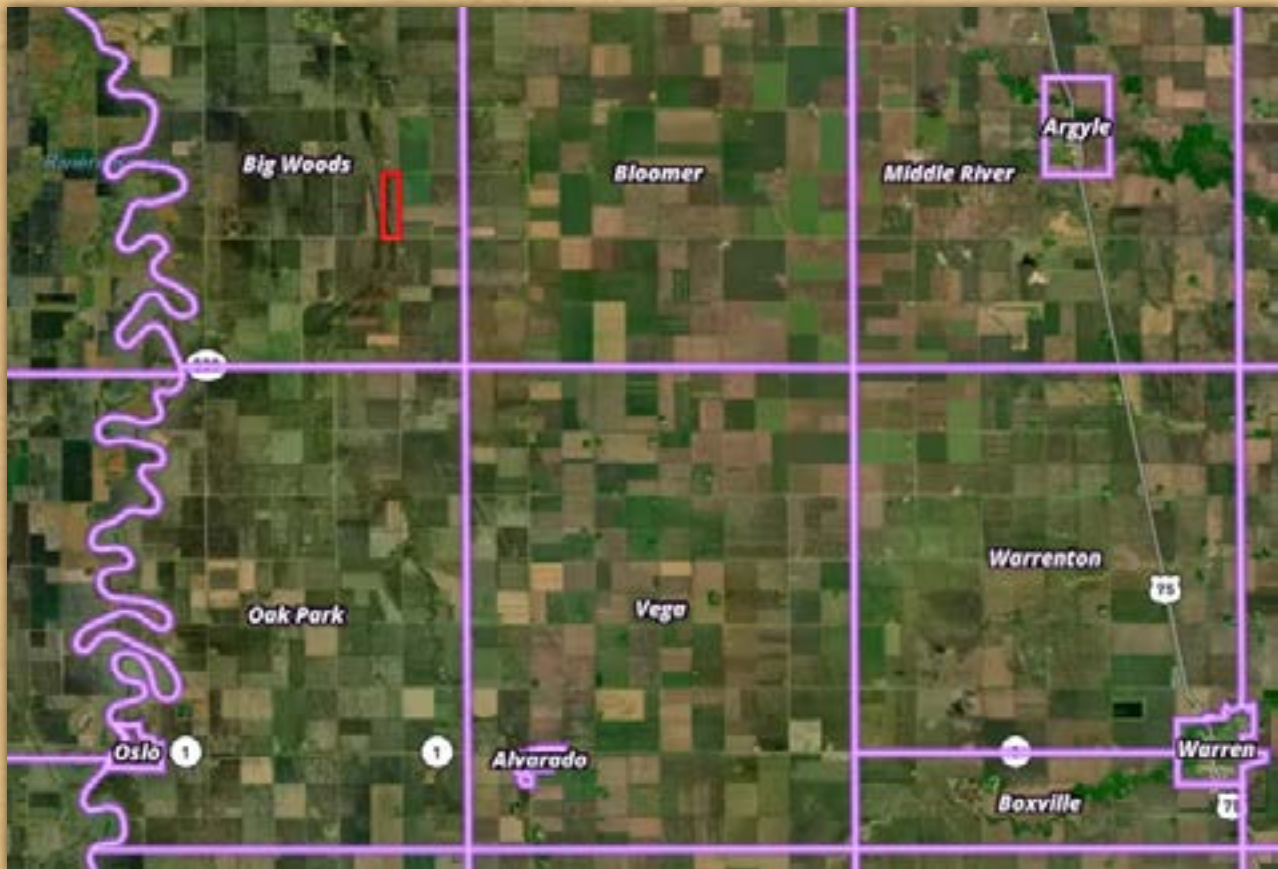
Cropland	123.39 acres
Recreation	35.00 acres
Roads	<u>0.61 acres</u>
Total	160.00 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	38.79 acres	60 bushels
Soybeans	30.86 acres	36 bushels
Barley	28.82 acres	74 bushels

**2022 Taxes:** \$1,640

Property Location Map



**Aerial Map**



**Tillable Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I124A	Colvin-Fargo complex, 0 to 1 percent slopes	117.37	95.38	90	65	2w
I16F	Fluvaquents,frequently flooded-Hapludolls complex, 0 to 30 percent slopes	3.11	2.53	20	32	6w
I478A	Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded	2.58	2.1	78	73	2w
TOTALS		123.06(*)	100%	87.98	64.33	2.1



# Online Auction Terms

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

**Taxes:** Real estate taxes for 2022, payable in 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. Subject to: farm lease expiring after 2022 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 The Title Team - Grand Forks, and 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 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 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 Tuesday, October 25, 2022, at 9:00 AM until Wednesday, October 26, 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):** Brian & Jennifer Merkel

## Online Bidding Procedure:

**This online auction begins on Tuesday, October 25, 2022, at 9:00 AM. Bidding closes Wednesday, October 26, 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 on-line 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.

