

SIMULCAST AUCTION

1,201.53+/- Acres, Polk County, Minnesota

Thursday, December 1, 2022 • 3:30 PM

Erskine Community Center | 105 East Ross Avenue, Erskine, Minnesota

Highlights:

- Large combination of farmland with 996 tillable acres
- Productive fine sandy loam and loamy fine sand soils
- 110 acres of excellent hunting property for whitetail deer, grouse, and geese
- All tracts are close to Mentor and Maple Lake

L-2200632

For additional information, please contact:

ONLINE SIMULCAST BIDDING

Starts Monday, November 28, 2022 at 9:00 AM
Closes Thursday, December 1, 2022 at the end of the live event

Andy Gudajtes, Agent

Grand Forks, North Dakota

Cell: (218) 779-7305

AGudajtes@FarmersNational.com

www.FarmersNational.com/AndyGudajtes



To Register and Bid on this Auction, go to:

www.FNCBid.com



Serving America's Landowners Since 1929

www.FarmersNational.com



Hugh Hunt, Agent

Hallock, Minnesota

Phone: (218) 843-1139

HHunt@FarmersNational.com

www.FarmersNational.com/HughHunt



Dale Weston, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 361-2023

DWeston@FarmersNational.com

www.FarmersNational.com/DaleWeston



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

Property Location:

Tract 1: Mentor, Minnesota junction of Highway 2 and County Road 10, one mile south, one-half mile east on 330th Street.

Tract 2: From Mentor, Minnesota, two miles north on County Road 12, one and one-half miles east.

Tract 3: Three miles east of Mentor, Minnesota on Highway 2, three miles north on County Road 38, one-half mile west.

Tract 4: Three miles east of Mentor, Minnesota on Highway 2, two miles north on County Road 38, a quarter mile east.

Tract 5: Three miles east of Mentor, Minnesota on Highway 2, two miles north on County Road 38, two and a quarter miles east.

Tract 6: Three miles east of Mentor, Minnesota on Highway 2, one-half mile north on County Road 38.

Legal Description:

Tract 1: Polk County, Grove Park Township, SE1/4, less northeasterly portion, south of RR, of Section 26, T149 R43

Tract 2: Polk County, Grove Park Township, NE1/4 of Section 13, T149 R43

Tract 3: Polk County, Badger Township, E1/2SW1/4, Lots 3-4, of Section 7, T149 R42

Tract 4: Polk County, Badger Township, SE1/4, E1/2SW1/4, W1/2NW1/4, SE1/4NW1/4, less ROW, and NE1/4, less 1.5 acres all in Section 17, T149 R42

Tract 5: Polk County, Badger Township, E1/2SW1/4 of Section 15, T149 R42

Tract 6: Polk County, Badger Township, NW1/4 of Section 29, T149 R42

Property Description: Great opportunity to acquire a large amount of productive loam and loamy sand soils. Suitable for wheat, soybeans, canola, and corn. Excellent hunting ground available. All acres located in close proximity.

2022 Taxes:

Tract 1: \$1,292.00

Tract 2: \$1,290.00

Tract 3: \$1,650.00

Tract 4: \$5,030.00

Tract 5: \$820.00

Tract 6: \$1,382.00

Farm Data:

Tract 1

Cropland	98.75 acres
Recreational	<u>28.62 acres</u>
Total	127.37 acres

Tract 2

Cropland	81.75 acres
Recreational	<u>78.25 acres</u>
Total	160.00 acres

Tract 3

Cropland	153.61 acres
Non-crop	<u>4.52 acres</u>
Total	158.13 acres

Tract 4

Cropland	453.69 acres
Timber	20.15 acres
Recreational	<u>42.19 acres</u>
Total	516.03 acres

Tract 5

Cropland	51.78 acres
Non-crop	3.12 acres
Recreational	<u>25.10 acres</u>
Total	80.00 acres

Tract 6

Cropland	156.85 acres
Non-crop	<u>3.15 acres</u>
Total	160.00 acres

FSA Information:

Tract 1	<u>Base</u>	<u>Yield</u>
Corn	81.48 acres	95 bushels

Tracts 2&3	<u>Base</u>	<u>Yield</u>
Corn	174.32 acres	95 bushels

Tract 4	<u>Base</u>	<u>Yield</u>
Corn	375.27 acres	95 bushels

Tract 5	<u>Base</u>	<u>Yield</u>
Wheat	45.20 acres	33 bushels

Tract 6	<u>Base</u>	<u>Yield</u>
Corn	131.83 acres	95 bushels

Property Location Map



Tract 1 Aerial



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I21A	Fram loam, 1 to 3 percent slopes	48.9	41.61	90	63	2e
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	35.41	30.13	80	59	2w
I30A	Hedman loam, 0 to 2 percent slopes	10.54	8.97	91	66	2w
I19A	Foxhome sandy loam, 0 to 2 percent slopes	7.09	6.03	65	55	3e
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	6.1	5.19	75	53	3w
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	2.81	2.39	33	27	4s
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	2.4	2.04	88	60	2s
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	2.0	1.7	55	34	3s
I31A	Hedman-Fram complex, 0 to 3 percent slopes	1.36	1.16	91	65	2w
I56A	Rosewood-Venlo complex, 0 to 1 percent slopes	0.33	0.28	33	29	3w
I62A	Syrene sandy loam, 0 to 2 percent slopes	0.29	0.25	40	22	4w
I41A	Markey muck, 0 to 1 percent slopes	0.28	0.24	5	36	6w
TOTALS		117.5 1(*)	100%	82.32	59.41	2.19

Tract 2 Aerial



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	73.39	45.41	54	35	3w
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	35.74	22.11	50	41	4e
I40B	Maddock loamy fine sand, 2 to 6 percent slopes	30.12	18.64	50	33	4e
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	8.57	5.3	80	59	2w
I37A	Kratka and Strathcona soils, 0 to 1 percent slopes	5.39	3.34	15	38	6w
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	5.16	3.19	55	34	3s
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	3.25	2.01	88	60	2s
TOTALS		161.6 1(*)	100%	53.17	37.8	3.43

Tract 3 Aerial

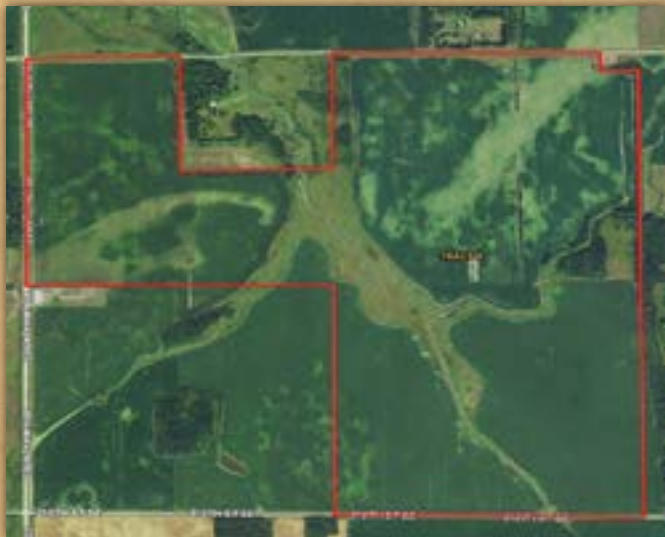


Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	89.62	57.53	88	60	2s
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	27.73	17.8	50	41	4e
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	15.29	9.81	54	35	3w
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	13.5	8.67	55	34	3s
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	8.97	5.76	80	59	2w
I56A	Rosewood-Venlo complex, 0 to 1 percent slopes	0.64	0.41	33	29	3w
I37A	Kratka and Strathcona soils, 0 to 1 percent slopes	0.03	0.02	15	38	6w
TOTALS		155.79(*)	100%	74.33	51.72	2.55

Tract 4 Aerial

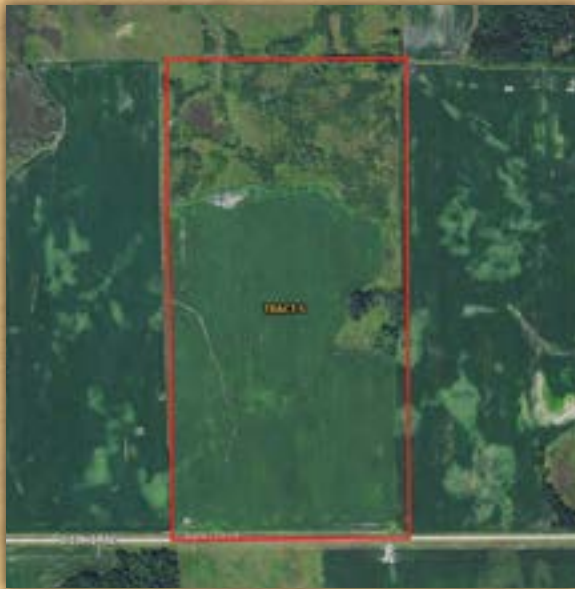


Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	180.17	40.89	50	41	4e
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	154.7	35.11	55	34	3s
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	44.84	10.18	80	59	2w
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	21.4	4.86	33	27	4s
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	18.99	4.31	54	35	3w
I40B	Maddock loamy fine sand, 2 to 6 percent slopes	10.88	2.47	50	33	4e
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	6.46	1.47	88	60	2s
I11A	Deerwood muck, 0 to 1 percent slopes	3.21	0.73	15	21	6w
TOTALS		440.63(*)	100%	54.46	39.37	3.39

Tract 5 Aerial



Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	40.36	49.87	55	34	3s
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	22.32	27.58	50	41	4e
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	13.04	16.11	54	35	3w
I56A	Rosewood-Venlo complex, 0 to 1 percent slopes	5.2	6.43	33	29	3w
TOTALS		80.93(*)	100%	52.04	35.77	3.28

Tract 6 Aerial



Tract 6 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	95.39	57.59	55	34	3s
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	31.43	18.98	50	41	4e
I56A	Rosewood-Venlo complex, 0 to 1 percent slopes	20.3	12.26	33	29	3w
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	15.13	9.13	54	35	3w
I41A	Markey muck, 0 to 1 percent slopes	2.16	1.3	5	36	6w
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	0.62	0.37	88	60	2s
I37A	Kratka and Strathcona soils, 0 to 1 percent slopes	0.59	0.36	15	38	6w
TOTALS		165.63(*)	100%	50.59	34.94	3.24

Tract 1



Tract 2



Tract 3



Tract 4



Tract 5



Tract 6



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 February 1, 2023 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, 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 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 February 1, 2023, 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, the closing company for both Buyer and Seller.

Sale Method: The real estate will be offered as six individual tracts, **with high bidder "choice" of one tract or any combination of tracts or remaining tracts at the high bid amount.** 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 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): K & L Land & Cattle, LLC

Auctioneer: Marshall Hansen #67-99

Bidding Procedure:

Online bidding starts Monday, November 28, 2022, at 9:00 AM. Bidding will conclude Thursday, December 1, 2022, at the end of the live auction.

To register and bid on this auction go to:
www.FNCBid.com

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.

