

ONLINE AUCTION

155+/- Acres, Wilkin County, Minnesota

Highlights:

- High quality Atherton Township land with good access
- Strong soil profile with a PI of 89
- Available to farm in 2023

L-2300085

Online Bidding starts Wednesday, January 11, 2023 • 9:00 AM

Bidding closes Thursday, January 12, 2023 • 1:00 PM

To Register and Bid on this Auction, go to: www.FNCBid.com

For additional information, please contact:



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Property Information

Property Location: From Barnesville, Minnesota, proceed southwest on Highway 9 to 120th Street South. Turn west for two and one-half miles to the southeast corner of the property.

Legal Description: SW1/4 (less site) of Section 8, T136 R46 Atherton Township

Property Description: High quality tillable farmland near Barnesville, Minnesota. Recent cropping history includes corn and sugar beets. There are 16.13 acres in the northeast corner enrolled in the Conservation Reserve Program (CRP) through September 30, 2033 at \$136.73 per acre. The CRP acres have strong hunting appeal. Current owners reserve the right to remove deer stands by June 1, 2023.

Farm Data:

Cropland	132.79 acres
Non-crop	6.08 acres
CRP	<u>16.13 acres</u>
Total	155.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	29.62 acres	45 bushels
Corn	38.54 acres	124 bushels
Soybeans	42.93 acres	29 bushels
Barley	2.45 acres	50 bushels
Oats	0.11 acres	56 bushels

CRP Information: 16.13 acres enrolled through September 30, 2033. Annual payment is \$2,205.

2022 Taxes: \$3,844, which includes \$162.08 in special assessments.

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I405A	Antler clay loam, 0 to 2 percent slopes	78.93	50.86	89	66	2e
I639A	Fargo silty clay, till-floored lake plain, 0 to 1 percent slopes	31.77	20.47	94	52	2w
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	11.78	7.59	77	42	3e
I235A	Fargo silty clay, depressionnal, 0 to 1 percent slopes	9.45	6.09	83	27	3w
I376A	Colvin silty clay loam, 0 to 1 percent slopes	7.94	5.12	89	67	2w
I400A	Gilby loam, 0 to 2 percent slopes	6.77	4.36	89	71	2e
I233A	Fargo silty clay loam, 0 to 1 percent slopes	4.1	2.64	95	54	2w
I621A	Clearwater sandy clay loam, 0 to 1 percent slopes	2.18	1.4	94	51	2w
I468A	Divide loam, 0 to 2 percent slopes	1.39	0.9	65	46	2s
I724A	Elmville fine sandy loam, 0 to 2 percent slopes	0.84	0.54	86	60	3e
I762A	Vallers loam, lake plain, 0 to 1 percent slopes	0.02	0.01	90	68	2w
TOTALS		155.18(*)	100%	88.74	58.46	2.14



Auction Terms

Minerals: All mineral interests owned by the Seller, if any, 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 22, 2023 or such other date agreed to by the parties. Subject to: CRP contract, with current fiscal year payment prorated between Buyer and Seller to date of closing.

Earnest Payment: A 10% earnest money payment is required with the signed purchase agreement. 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 Company, the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The 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 paid equally by the Seller(s) and Buyer(s).

Closing: The sale closing is on February 22, 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 Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement **starting Wednesday, January 11, 2023, at 9:00 AM until Thursday, January 12, 2023, 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. All decisions of Farmers National Company 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.

Sellers: Estate of Wallace Stetz

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To register and bid on this auction go to:
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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.

