

FOR SALE BY BIDS

86± Acres, Lac Qui Parle County, Minnesota

Bid Deadline: Monday, January 23, 2023

Contact Agent for Additional Details!

Highlights:

- Convenient access to multiple grain markets
- Property has been surveyed
- Available to farm in 2023
- Soil rating of 86.0

L-2300119

Property Location: Property is located six miles north of Canby, Minnesota on Highway 13 then three miles west on 110th Street or from Highway 212 south of Madison, Minnesota, go eight miles south on Highway 75 then seven miles west on 110th Street.

Legal Description: 86 Acres that is part of Section 30, Township 116, Range 45 in Lac Qui Parle County.



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For additional information, please contact:

Darwin Thue, AFM, Agent

St. Augusta, Minnesota

Phone: (763) 360-9432

DThue@FarmersNational.com

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Property Description: Excellent opportunity to purchase Lac Qui Parle County farmland that is available for the 2023 crop year. Soil Productivity Index of 86.0 and is conveniently located to multiple grain markets. Property has been surveyed.

Farm Data:

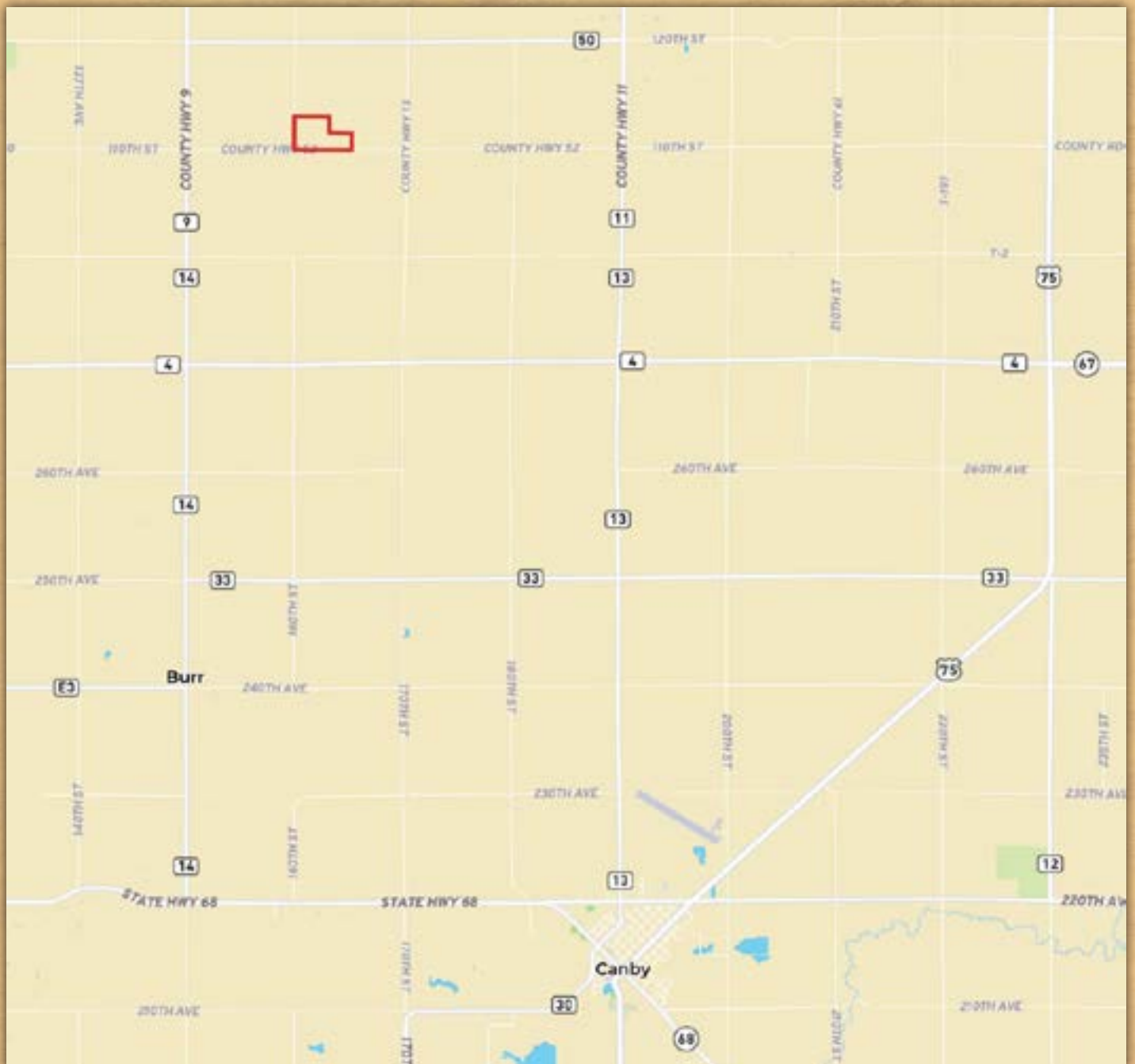
Cropland 80.28 acres
Non-crop 5.72 acres
Total 86.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	39.28 acres	123 bushels
Soybeans	39.28 acres	33 bushels

2022 Taxes: \$1,618.00

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
574	Du Page loam, occasionally flooded	57.58	66.98	90	91	2w
1870	Burr-Calco complex, occasionally flooded	15.88	18.47	85	63	2w
127B	Sverdrup sandy loam, 2 to 6 percent slopes	6.37	7.41	49	42	3e
902B	Hokans-Buse complex, 2 to 6 percent slopes	5.57	6.48	89	65	2e
1994	Embden sandy loam	0.57	0.66	93	64	2s
TOTALS		85.96(*)	100%	86.0	80.34	2.07

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



For Sale by Bid Terms

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

Taxes: Real Estate Taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. 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 28, 2023 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at signing of the 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 Title and Abstract Services, Marshall, Minnesota.

Contract and Title: Immediately upon conclusion of the bidding, the successful bidder will enter into a real estate contract and deposit with Title and Abstract Services, Marshall, Minnesota the required earnest payment. The cost of title insurance will be equally paid by the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). *Sale is not contingent upon Buyer(s) financing.*

Closing: The sale closing is on February 28, 2023, or such other date agreed upon 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 Title and Abstract Services, Marshall, Minnesota.

Survey: Farm has been surveyed by the Seller. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For Sale by Bids: Written bids are due at the office of Darwin Thue - Farmers National Company on January 23, 2023. Bids should be for the total dollar amount and not per acre. ***Please submit your highest and best offer as there will be no oral bidding.*** Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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". 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 is a licensed real estate broker.***

