

# ONLINE AUCTION

235+/- Acres, Red Lake County, Minnesota

## Highlights:

- Productive fine sandy loam soils
- Tract 1 contains 40 acres of wooded recreational property
- Tract 2 has excellent drainage

L-2300141

Online bidding starts Tuesday, March 7, 2023 at 9:00 AM  
Bidding closes Wednesday, March 8, 2023 at 1:00 PM

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



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### Property Location:

Tract 1: From Plummer, Minnesota, two miles west and south on County Highway 1 and one mile west on 190th Street SE or six miles east of Red Lake Falls on County Highway 1 and one-half mile north on 170th Avenue SE

Tract 2: From Plummer, Minnesota, two miles west and south on County Highway 1 and one-half mile west on 190th Street SE or six miles east of Red Lake Falls on Co Highway 1, one mile north on 170th Avenue SE and one-quarter mile east on 190th Street SE.

### Legal Description:

Tract 1: NE1/4 of Section 23 less building site, T151 R43

Tract 2: E1/2NW1/4 of Section 24, T151 R43

**Property Description:** Great farmland in Red Lake County. Productive soils for corn, soybeans, and wheat. Tract 1 has 40 acres of woodland that provides excellent hunting opportunity.

### 2022 Taxes:

Tract 1: \$1,938

Tract 2: \$1,192

### Farm Data:

Tract 1  
Cropland 111.95 acres  
Woods 43.05 acres  
Total 155.00 acres

Tract 2  
Cropland 79.10 acres  
Non-crop .90 acres  
Total 80.00 acres

### FSA Information:

Tract 1

Crop	Base	Yield
Soybeans	59.71 acres	25 bushels
Corn	2.81 acres	82 bushels

Tract 2

Crop	Base	Yield
Soybeans	41.33 acres	25 bushels
Corn	1.95 acres	82 bushels

### Location Map



**Tract 1 Aerial Map**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I25A	Hamar loamy fine sand, Aspen Parkland, 0 to 1 percent slopes	40.22	25.94	52	36	4w
I47A	Poppleton fine sand, 0 to 2 percent slopes	38.03	24.53	45	28	4s
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	23.98	15.47	54	35	3w
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	16.44	10.6	80	59	2w
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	12.03	7.76	50	41	4e
I11A	Deerwood muck, 0 to 1 percent slopes	10.42	6.72	15	21	6w
I59A	Smiley loam, 0 to 1 percent slopes	8.73	5.63	95	76	2w
I56A	Rosewood-Venlo complex, 0 to 1 percent slopes	3.08	1.99	33	29	3w
I60A	Smiley mucky loam, 0 to 1 percent slopes	0.95	0.61	86	47	6w
I17A	Foldahl fine sandy loam, loamy till substratum, 0 to 3 percent slopes	0.7	0.45	65	58	2s
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	0.44	0.28	77	62	2w
TOTALS		155.02(*)	100%	53.3	38.05	3.63

**Tract 2 Aerial Map**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	25.02	31.1	50	41	4e
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	24.57	30.54	80	59	2w
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	13.92	17.3	77	62	2w
I37A	Kratka and Strathcona soils, 0 to 1 percent slopes	8.34	10.37	15	38	6w
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	7.81	9.71	89	69	2c
I59A	Smiley loam, 0 to 1 percent slopes	0.8	0.99	95	76	2w
TOTALS		80.46(*)	100%	64.44	52.88	3.04

# Auction 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, 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 April 7, 2023 or such other date agreed to by the parties.

**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 Team, 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 Team, 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). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on April 7, 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.

**Sale Method:** The real estate will be offered in two individual tracts. All bids are open for advancement **starting, Tuesday, March 7, 2023 at 9:00 AM until Wednesday, March 8, 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.

**Seller:** Neil A. McEwen Trust

## Online Bidding Procedure:

**This online auction begins on Tuesday, March 7, 2023 at 9:00 AM and closes Wednesday, March 8, 2023 at 1:00 PM.**

**To register and bid on this auction go to:  
[www.FNCBid.com](http://www.FNCBid.com)**

All bids on the tracts 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.

