

# FOR SALE BY BIDS

234.81± Acres, Fillmore County, Minnesota

BIDS DUE: Tuesday, February 28, 2023

Contact Agents for Additional Details!

## Highlights:

- Highly-productive soils
- Available to farm 2023
- Excellent hunting and recreational options
- Potential buildable site on paved road



L-2300161

**Legal Description:** West 31 acres of the W1/2 NW1/4 Section 12, Township 101 North, Range 9 West, plus 203.81 acres in Section 11, Township 101 North, Range 9 West of the 5th PM (NE1/4 Except 6.19 acres in NE1/4NE1/4 and the North 50 acres of the E1/2 SE1/4

For additional information, please contact:

**Doug Bergemann, AFM, Agent**  
Owatonna, Minnesota

Business: (507) 413-6339

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# Property Information

**Property Location:** Located just east of Lenora on the south side of County Road 24. This is about three miles northeast of Canton, Minnesota, and five miles north of the Iowa border.

**Property Description:** Rare opportunity to purchase a high-quality, multi-use farm in southeastern Fillmore County, Minnesota. High-quality tillable crop land, along with CRP ground and timber offering quality hunting and recreational options. Excellent access on paved road with existing covered shelter campsite.

**Improvements:** Covered car port and camping structure

**Taxes:** \$7,822

## Farm Data:

Cropland	179.33 acres
Non-crop	4.48 acres
CRP	13.00 acres
Timber	<u>38.00 acres</u>
Total	234.81 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	88.17 acres	155 bushels
Soybeans	83.33 acres	37 bushels

**CRP Information:** Thirteen acres, due to expire September 30, 2028. Annual payment of \$1,056



## Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	94.49	40.79	93	93	2e
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	43.28	18.68	86	87	3e
Ab	Alluvial land, medium textured, well drained	34.33	14.82	74	81	2w
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	16.67	7.2	94	92	2e
Dx	Dubuque and Whalan silt loams, 18 to 45 percent slopes	10.29	4.44	17	15	7e
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	8.96	3.87	72	86	3e
Ff	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	6.83	2.95	61	80	4e
Fb	Fayette silt loam, 2 to 6 percent slopes	6.63	2.86	85	92	2e
Lc	Lindstrom silt loam, 11 to 17 percent slopes, moderately eroded	2.48	1.07	73	82	4e
Dv	Dubuque and Whalan silt loams, 12 to 17 percent slopes, moderately eroded	1.96	0.85	32	50	6e
N510E	Sylvester-Downs complex, 20 to 45 percent slopes	1.57	0.68	6	18	7e
Ce	Chelsea and Boone loamy fine sands, 12 to 17 percent slopes	1.55	0.67	28	31	7s
Du	Dubuque and Whalan silt loams, 7 to 11 percent slopes, moderately eroded	1.46	0.63	42	54	4e
Ld	Lindstrom fine sandy loam, 18 to 45 percent slopes	1.07	0.46	23	18	7e
Sb	Schapville silty clay loam, 7 to 11 percent slopes, moderately eroded	0.07	0.03	46	62	3e
TOTALS		231.6 4(*)	100%	81.17	83.87	2.67



# 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 and transferred at closing 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 March 28, 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 Ohly Law Office.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract, and deposit with Ohly Law Office 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 both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on March 28, 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 Ohly Law Office.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where

there is not an existing legal or where new boundaries are created. The survey cost will be paid equally by both the Buyer(s) and Seller. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Bid Procedure:** Written bids will be received at the office of Doug Bergemann, PO Box 514, Owatonna, Minnesota 55060, until Tuesday, February 28, 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.

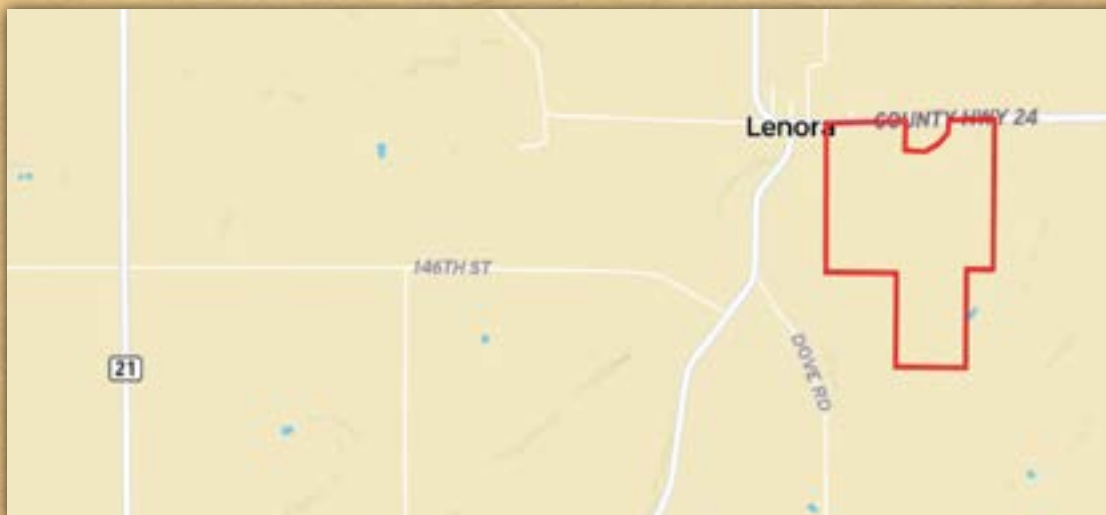
**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**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." 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.

**Additional Comments:** No personal property included with sale.

**Seller:** James T. and Norma L. McNary Trust

## Property Location Map





## Bid Form

**234.81 Acres, Fillmore County, Minnesota, Listing Number L-2300161**

Legal Description: West 31 acres of the W1/2 NW1/4 Section 12, Township 101 North, Range 9 West, plus 203.81 acres in Section 11, Township 101 North, Range 9 West of the 5th PM (NE1/4 Except 6.19 acres in NE1/4NE1/4 and the North 50 acres of the E1/2 SE1/4

I hereby offer \$\_\_\_\_\_ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Print Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Telephone number \_\_\_\_\_ Cell phone number \_\_\_\_\_

Email \_\_\_\_\_

**Return no later than February 28, 2023 to:**

Doug Bergemann  
Farmers National Company  
PO Box 514, Owatonna, MN 55060  
dbergemann@farmersnational.com  
Telephone Office: 507-413-6339 Cell: 507-420-8328