



**Farmers
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L-2300386

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ONLINE AUCTION

240± Acres, Kittson County, Minnesota

Bidding starts | Monday, September 18, 2023 at 9:00 AM

Bidding closes | Tuesday, September 19, 2023 at 1:00 PM

To register and bid go to: www.fnccbid.com

Highlights:

- **Saint Vincent Township**
- **Available to farm in 2024**
- **Strong soil Productivity Index of 87 on tillable acres**

For additional information, please contact:

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Property Information

Directions to Property: From Pembina, North Dakota, proceed east on North Dakota Highway 59 into Minnesota, continue east on Minnesota Highway 171 approximately one mile to 110th Avenue, proceed 3/4 mile north; you are at the southwest corner of the property.

Legal Description:

NW1/4, N1/2 SW1/4 of Section 36, T164 R51

Property Description: High quality farmland composed mostly of Hegne-Fargo silty clay Class II soils. Good access. CRP payment presently goes to the current farmland tenant. Nice unit with a strong Productivity Index of 87!

Taxes:

- \$3,266

Farm Data:

Cropland	211.98 acres
Non-crop	19.90 acres
CRP	8.12 acres
Total	240.00 acres

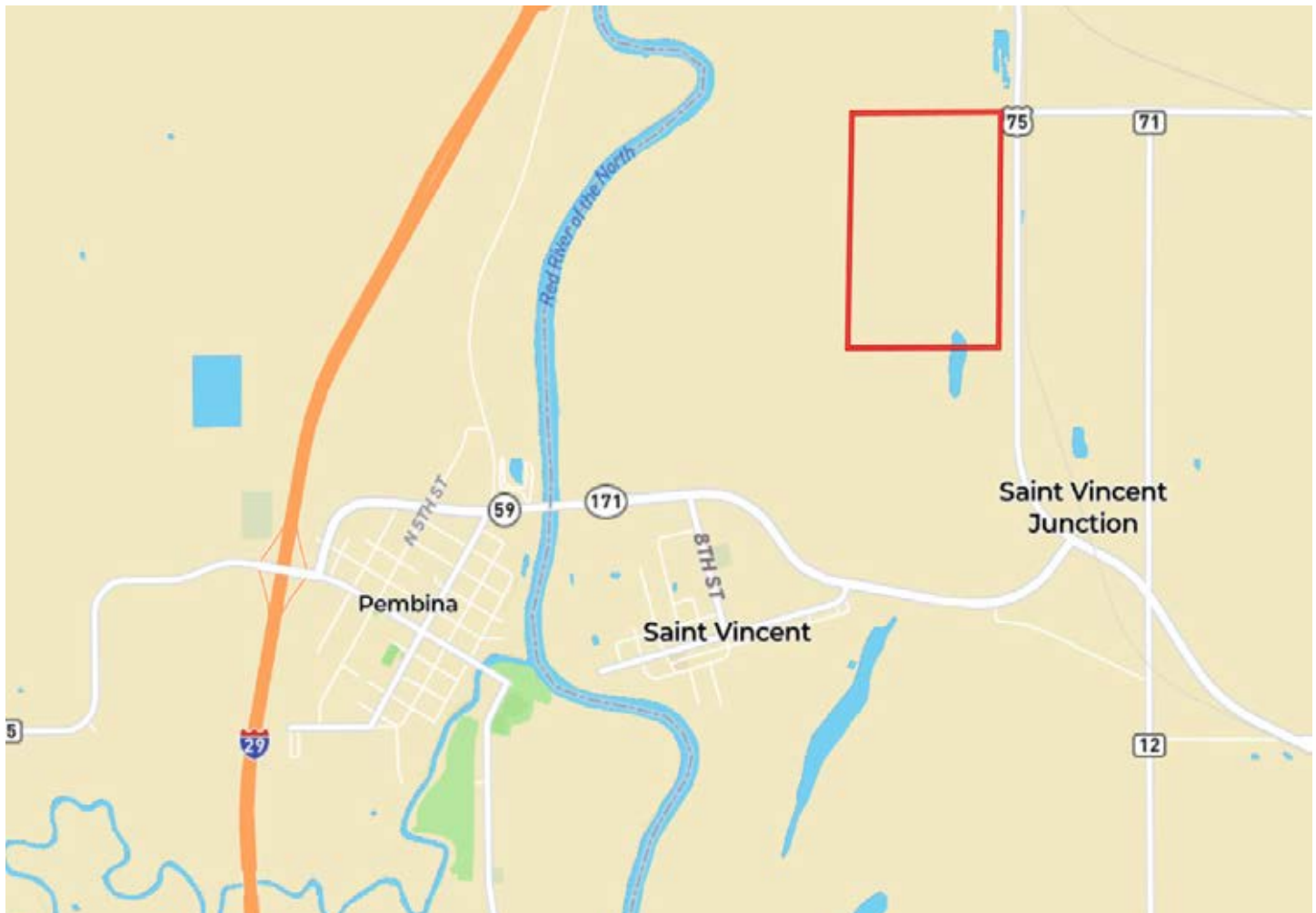
FSA Information:

	Base	Yield
Wheat	107.34 acres	56 bushels
Soybeans	39.45 acres	32 bushels
Barley	.52 acres	58 bushels

CRP Information:

- 8.12 acres, due to expire September 30, 2027. Annual payment of \$643.00

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1134A	Hegne-Fargo silty clays, silty substratum, 0 to 1 percent slopes	195.59	81.72	88	57	2w
1235A	Fargo silty clay, depressional, 0 to 1 percent slopes	31.89	13.32	83	23	3w
1123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	6.55	2.74	91	62	2e
1248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	4.59	1.92	84	55	2e
IWa	Water	0.72	0.3	0	-	-
TOTALS		239.34(*)	100%	87.07	52.4	2.13



Online Auction Terms

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

Taxes: Real estate taxes for 2023 payable in 2023 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, 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 October 31, 2023, or such other date agreed to by the parties. Subject to current lease for 2023 farming season.

Earnest Payment: A 10% earnest money payment is required by the successful bidder upon the close of the auction. 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. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on October 31, 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 one tract. All bids are open for advancement starting Monday, September 18, 2023, at 9:00 AM until Tuesday, September 19, 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within 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: Lydia Kietzer

Online Bidding Procedure: This online auction begins Monday, September 18, 2023, at 9:00 AM and closes Tuesday September 19, 2023 at 1:00 PM

To register and bid on this auction go to:
www.fnccbid.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 on-line 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.