



Farmers  
National  
Company™

[www.FarmersNational.com](http://www.FarmersNational.com)

L-2300460

SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**80± Acres, Clay County, Minnesota**

Tuesday, October 17, 2023 | 11:00 AM

Courtyard by Marriott | 1080 28<sup>th</sup> Avenue South, Moorhead, Minnesota

## Highlights:

- Excellent Red River Valley land
- Productivity Index on soils in the 90's
- Viding Township

For additional information, please contact:

Kyle Nelson, Agent | (701) 238-9385  
[KNelson@FarmersNational.com](mailto:KNelson@FarmersNational.com)

Dale Weston, Agent | (701) 361-2023  
[DWeston@FarmersNational.com](mailto:DWeston@FarmersNational.com)

Brady Butenhoff, Agent | (701) 212-3256  
[BButenhoff@FarmersNational.com](mailto:BButenhoff@FarmersNational.com)

**Online Bidding starts | Monday, October 16, 2023 at 9:00 AM**

**Bidding closes | Tuesday, October 17, 2023 at 11:00 PM at close of live event**

**To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)**

## Property Information

**Property Location:** From Minnesota Highway 9 on the east side of Felton, Minnesota. Go west, on Clay County Highway 34 for three miles. This will put in in the northeast corner of the property. Gravel road located on east boundary.

**Legal Description:** E1/2NE1/4 of Section 36, T142 R47 Viding Township

**Property Description:** Productive Viding Township land with excellent Class II soils such as Bearden silty clay loam. Located adjacent to Clay County Highway 34, just west of Felton, Minnesota.

### Farm Data:

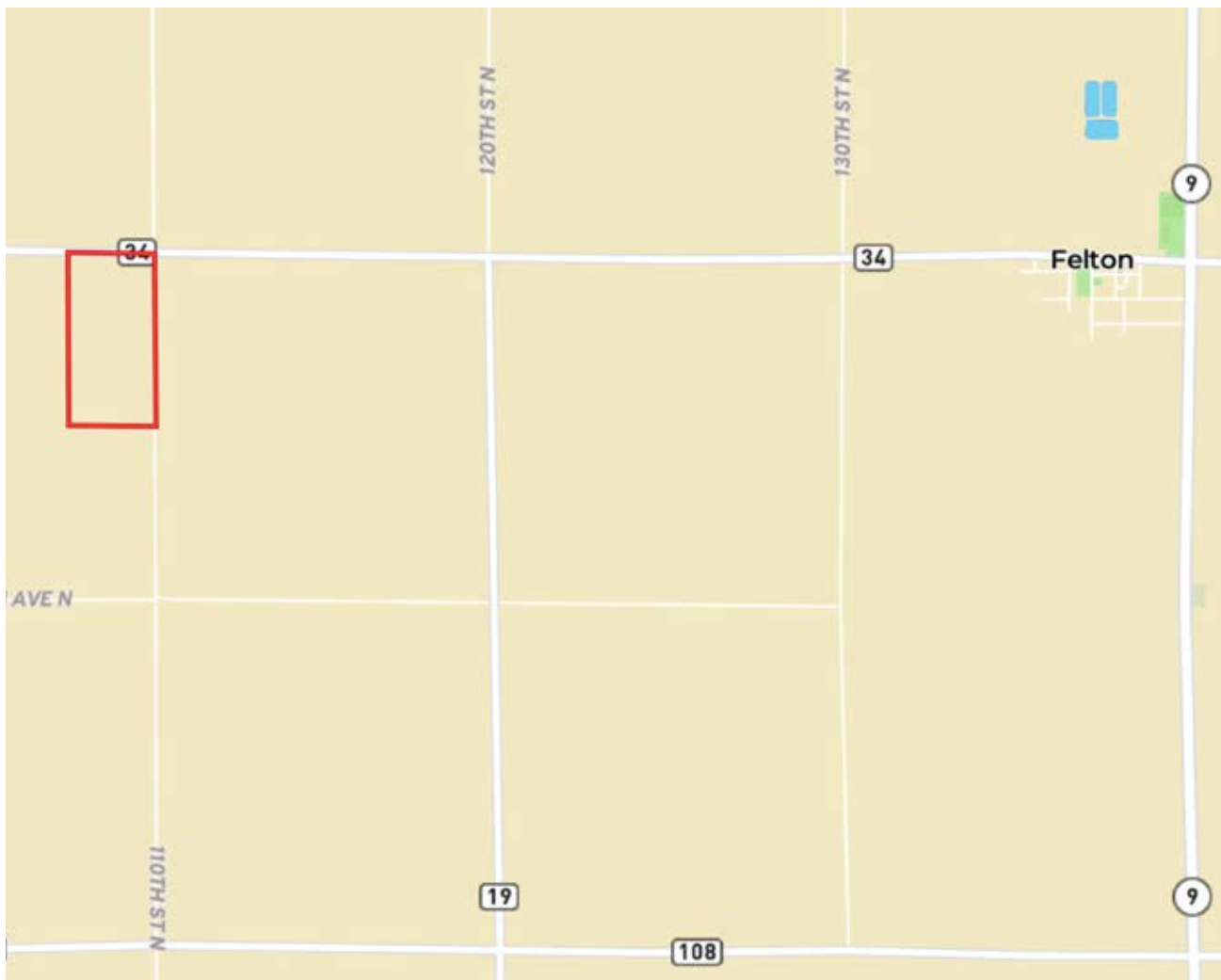
Cropland	78.45 acres
Non-crop	1.55 acres
Total	80 acres

### FSA Information:

	Base	Yield PLC
Corn	25.29 acres	33 bushels
Soybeans	18.72 acres	118 bushels
Wheat	13.35 acres	46 bushels

**Taxes:** \$2,896, including \$114.03 in specials.

## Location Map



**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I119A	Bearden silty clay loam, 0 to 2 percent slopes	46,66	57,98	93	65	2e
I376A	Colvin silty clay loam, 0 to 1 percent slopes	18,6	23,11	89	48	2w
I467A	Bearden silt loam, 0 to 2 percent slopes	15,2	18,89	93	66	2e
TOTALS		80,46(7)	100%	92,06	61,25	2,0



# 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 for 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 or before November 20, 2023, or such other date agreed to by the parties. Subject to easements of record. The Seller will convey by Trustee's Deed.

**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 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 closing agent, 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 equally paid by both. Sale is not contingent up Buyer(s) financing.

**Closing:** The sale closing is on or before November 20, 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 closing agent.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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(s):** Stevenson Trust

**Auctioneer:** Marshall Hansen 67-99

## Online Simultaneous Bidding Procedure:

Bidding will be simultaneous with the live auction on **Tuesday, October 17, 2023, at 11:00 AM**, with bidding concluding at the end of the live auction.

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