



**Farmers
National
Company™**

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L-2400082

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

80± Acres, Norman County, Minnesota

Bidding starts | Tuesday, January 9, 2024, at 9:00 AM

Bidding closes | Wednesday, January 10, 2024, at 1:00 PM

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

Highlights:

- Available for 2024 crop year
- Strong soil productivity index of 92.7!
- Excellent Red River Valley farmland
- Mary Township



For additional information, please contact:

Eric Skolness, Broker, AFM, ALC | (218) 233-1333

ESkolness@FarmersNational.com

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Property Information

Property Location:

From Borup, go five miles west on County Highway 39 and one mile south on 220th Street. This will bring you to the northeast corner of the property.

Legal Description:

N1/2NE1/4 of Section 34, Twp 143, Rge 47

Property Description:

This highly-productive Red River Valley farmland is located in southern Norman County and is available to farm in 2024. The soil profile is very consistent and suitable for sugar beets, corn, soybeans and small grains. Spring wheat was produced on the farm in 2023. The land is located only seven miles from American Crystal Sugar Company's Felton receiving station. Property offers great potential to expanding farm operators or investors.

Farm Data:

Cropland	74.99 acres
Non-crop	<u>5.01 acres</u>
Total	80.00 acres

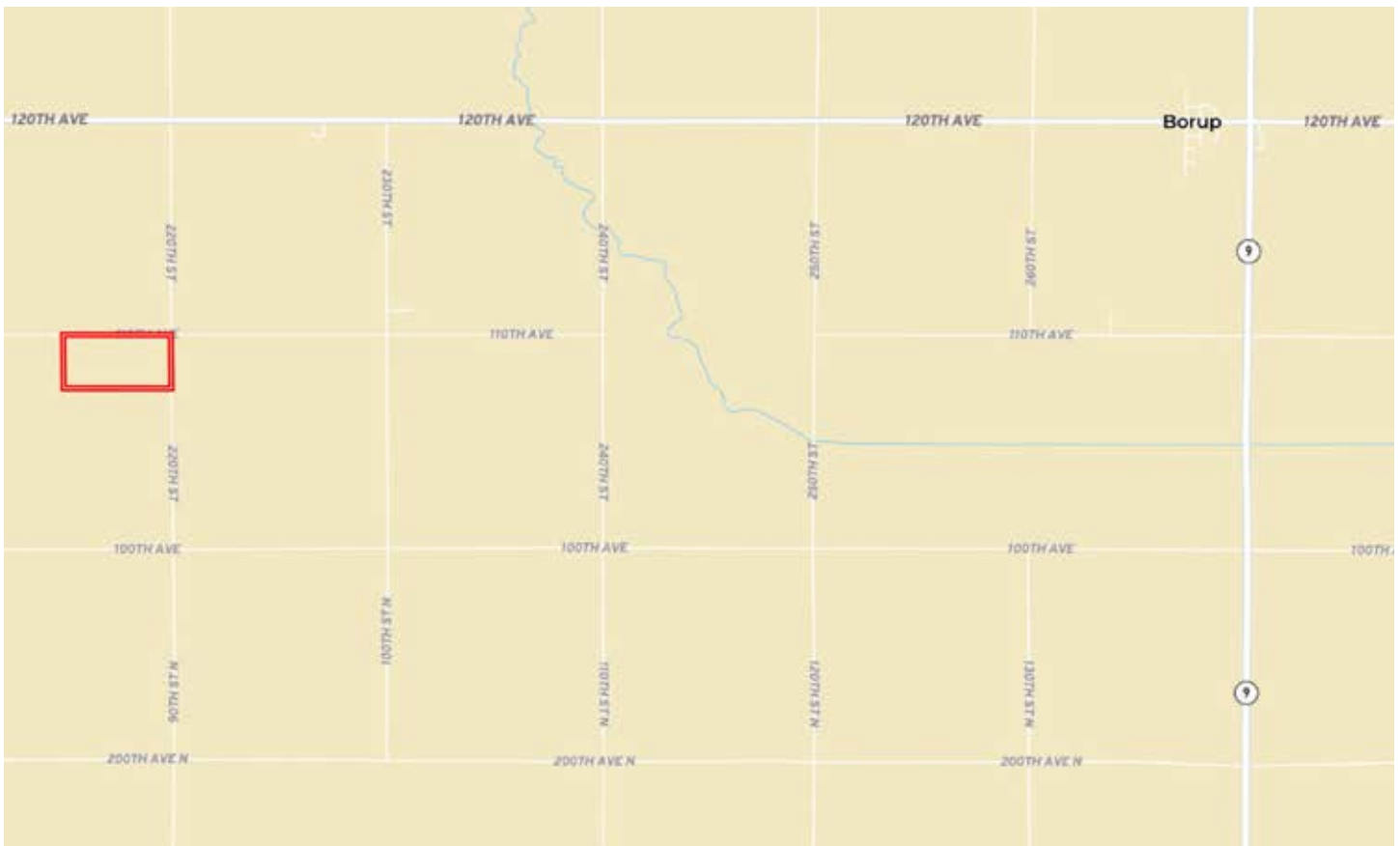
FSA Information:

	Base	Yield (ARC-CO)
Corn	23.3 acres	119 bushels
Soybeans	41.8 acres	28 bushels

2023 Taxes:

- \$2,412 (includes \$219.20 in specials)

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1627A	Bearden-Fargo complex, 0 to 2 percent slopes	73.57	92.04	93	60	2e
1376A	Colvin silty clay loam, 0 to 1 percent slopes	6.37	7.97	89	48	2w
TOTALS		79.94(*)	100%	92.69	59.05	2.0



Online Auction Terms

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

Taxes: Real estate taxes due 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on February 15, 2024, 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 The Title Company.

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 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 Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on February 15, 2024, 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 Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Tuesday, January 9, 2024, at 9:00 AM until Wednesday, January 10, 2024, 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Steven F. Volesky and Bernard J. Volesky

Online Bidding Procedure: This online auction begins on Tuesday, January 9, 2024, at 9:00 AM. Bidding closes on Wednesday, January 10, 2024, at 1:00 PM.

To register and bid on this auction go to: 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.