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FOR SALE BY BIDS

79.23± Acres, Blue Earth County, Minnesota

BIDS DUE: Friday, March 15, 2024

Contact Agents for Additional Details!

L-2400154

Highlights:

- 70.4 acres of high quality tillable cropland with an average crop productivity of 85.7
- Building site with quonset building and site to build home or ag support buildings
- Option to bid on either parcel or bid on combined parcels

For additional information, please contact:

Sharon Jacobson, Agent
(507) 778-1980 or (612) 499-5555
SJacobson@FarmersNational.com

Doug Bergemann, AFM/Agent
(507) 413-6339 or (507) 420-8328
DBergemann@FarmersNational.com

Property Information

Location: 10633 495th Avenue, Amboy, MN 56010. From Amboy, Minnesota, five miles west on Highway 30 to Cty Rd 20/499th Ave, then south two miles to 105th Street. Travel west on 105th Street one-half mile to parcel #1, and three-quarters of a mile to parcel #2. Parcel #1 is on the east side of 495th Avenue, and parcel #2 is on the west side.

Legal Description:

Tract 1: 40 acres, SE ¼ SW ¼ 26-105N-29W

Tract 2: 39.23 acres, SW ¼ SW1/4 EXC BEG SE COR OF SW4 of SW4 N181.4', W180', S181.4', E183.7' 26-105-29

Tract 3: 79.23 acres, S2 OF SW4 EXC BEG SE COR OF SW4 OF SW4, N181.4', W180', S181.4', E183.7' 26-105-29

Property Description:

79.23+/- acres with 70.4 acres of high quality tillable cropland.

Improvements:

Tract 1: 30' x 50' Quonset Shed

Farm Data:

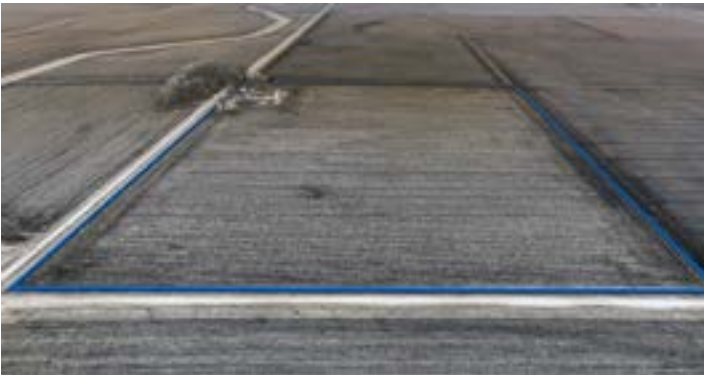
Tract 1:	
Cropland	37.37 acres
Non-Crop	1.54 acres
Other	<u>1.09 acres</u>
Total	40 acres

Tract 2:	
Cropland	33.03 acres
Non-Crop	3.2 acres
Timber	.66 acres
Other	<u>2.34 acres</u>
Total	39.23 acres

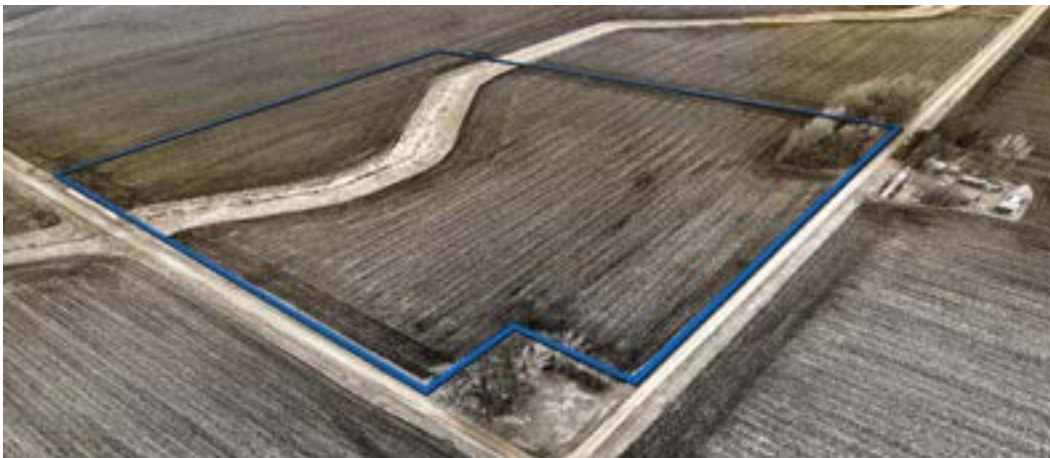
2023 Taxes: \$3,346.00

Agent Comments: 2024 rental agreement will be assigned to the buyer.

TRACT 1



TRACT 2



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
229	Waldorf silty clay loam, 0 to 2 percent slopes	22.82	61.15	85	69	2w
96	Collinwood silty clay loam, 1 to 3 percent slopes	11.31	30.31	86	70	2w
230	Guckeen silty clay loam, 1 to 3 percent slopes	3.15	8.44	95	81	2w
110	Marna silty clay loam, 0 to 2 percent slopes	0.05	0.13	87	77	2w
TOTALS		37.33(*)	100%	86.17	70.35	2.0

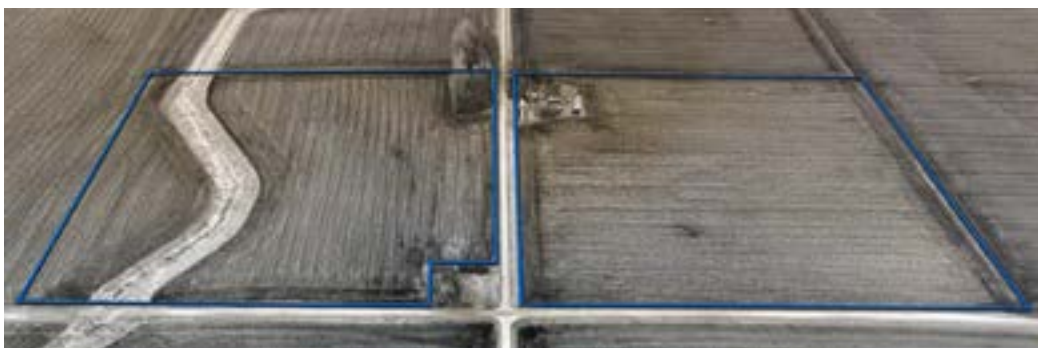
Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
96	Collinwood silty clay loam, 1 to 3 percent slopes	18.97	53.06	86	70	2w
229	Waldorf silty clay loam, 0 to 2 percent slopes	12.93	36.17	85	69	2w
211	Lura silty clay, 0 to 1 percent slopes	3.85	10.77	81	57	3w
TOTALS		35.75(*)	100%	85.1	68.24	2.11



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 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 15, 2024, or such other date agreed to by the parties. Subject to current lease.

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 Team, Fairmont, Minnesota.

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, Fairmont, Minnesota the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 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 Team, Fairmont, Minnesota.

Sale Method: 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.

Bid Procedure: **Written bids will be received at the office of Sharon Jacobson: P.O. Box 4, LeRoy, Minnesota 55951, or by email: SJacobson@FarmersNational.com, up to Friday, March 15, 2024.**

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 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: Orville W. Richter Trust



Property Location Map

