



**Farmers
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L-2400175

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ONLINE AUCTION

16.72± Acres, Pipestone County, Minnesota

Online bidding starts Monday, June 10, 2024, at 8:00 AM

Bidding closes Wednesday, June 12, 2024, at 1:00 PM

To Register and Bid on this Auction, go to: www.fncbid.com

Highlights:

- Large acreage
- Close to town
- Highly improved



For additional information, please contact:

Rick Gullickson, Agent | (605) 770-6041

RGullickson@FarmersNational.com

PROPERTY SHOWING!

739 131st Street, Pipestone, Minnesota | June 1, 2024 from 11 AM - 1 PM

Property Information

Directions to Property:

739 131st Street Pipestone, Minnesota - From Pipestone, Minnesota go two miles North on Highway 75 to 131st Street. Then 1/2 mile West to the property on the South side.

Legal Description:

All that part of the NE 1/4 of the NW 1/4 of Section 36-107-46 West, Pipestone Co. MN, being more particularly described as follows: Commencing at the NW corner of said NW 1/4 ; thence South 89 degrees 34 minutes 41 seconds East, bearing based on MN State Plane Coordinate System Pipestone Co. datum, along the North line of said NW 1/4, a distance of 1410 feet to the point of beginning; thence continuing thence South 89 degrees 34 minutes 41 seconds East, along said North Line, a distance of 847 feet; thence South 00 degrees 25 minutes 19 seconds West a distance of 860 feet; thence North 89 degrees 34 minutes 41 seconds West a distance of 847 feet; thence North 00 degrees 25 minutes 19 seconds East a distance of 860 feet to the point of beginning.

Property Description:

Located just North of Pipestone, Minnesota. This highly improved acreage is one of a kind, with unlimited possibilities and room to grow.

Improvements: Featuring a 1.5 story two bedroom home. Workshop - 50' x 80' Garage - 24' x 48' Northwest Building - 80' x 120' Office - 60' x 120' with in floor heat, Big shop - 65' x 170' and South shop - 84' x 128' Has in floor heat set up. Northeast shed - 72' x 60' Barns - 64' x 78' and 54' x 60' grain bins, silos and more

Farm Data:

Cropland	7.18 acres
Buildings	9.54 acres
Total	16.72 acres

Taxes: \$3,380

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	11.49	68.84	93	71	2e
J71A	Brookings silty clay loam, 0 to 2 percent slopes	2.6	15.58	98	79	1
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	2.59	15.52	92	69	2w
TOTALS		16.68(*)	100%	93.57	71.89	1.84







Online Auction 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on July 16, 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 Pipestone Abstract and 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 Pipestone Abstract and Title Company 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 equally by both the Buyer(s) and Seller. 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 July 16, 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 closing agent.

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 Buyer(s) will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, June 10, 2024, at 8:00 AM until Wednesday, June 12, 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: KAJ Properties, LLC

Auctioneer: Marshall Hansen

Additional Comments: A 1% broker participation will be offered for pre-registering a successful buyer. The Cost of any Septic System and Subsurface Sewage Treatment improvements required by the County and State of Minnesota will be the sole responsibility of the new buyer. Buyer is to receive Full Possession of cropland acres upon the completion of the 2024 harvest Buyer is to receive no payment.

Online Bidding Procedure: This online auction begins on **Monday, June 10, 2024, at 8:00 AM. Bidding closes on Wednesday, June 12, 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.