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L-2400195



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FOR MORE INFO!



ONLINE AUCTION

159.1± Acres, Polk County, Minnesota

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

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

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

Highlights:

- **Unobstructed quarter!**
- **Highly-productive; majority soil PI is 92!**
- **Excellent cropping history, including sugar beets**



For additional information, please contact:

**Hugh Hunt, AFM, Agent | (218) 843-1139
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AGudajtes@FarmersNational.com**

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Property Information

Directions to Property:

Travel nine miles north of East Grand Forks, Minnesota, on Highway 220, then continue north one and one-half miles on 450th Avenue NW. From Highway 1/200 in Alvarado, proceed south for six miles. Then, travel west one mile on 160th Street, and you will be at the northeast portion of the property.

Legal Description:

Polk County, Minnesota, Esther Township, Lots 1 & 2, S1/2NE1/4 Section 1, T153 R50.

Property Description:

Located in northwest Minnesota in Polk County, 10.5 miles north of East Grand Forks, six miles south of Alvarado or seven and one-half miles southeast of Oslo, Minnesota. This is an extremely productive quarter of farmland with an excellent overall PI of 91.6. The soils found within this farm are all highly desirable silty clay loams. The farm is accessed by a gravel road on the east. The farm is improved with two lateral drains (west to east). Located on the northern side of the farm is Judicial Ditch 75, providing a good outlet for excess moisture.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	49.24 acres	65 bushels
Soybeans	53.66 acres	33 bushels
Barley	7.20 acres	88 bushels

Farm Data:

Cropland	149.63 acres
Roads/Waste	<u>9.53 acres</u>
Total	159.16 acres

Taxes:

- \$3,957.20 (General)
- \$1,086.80 (Specials)

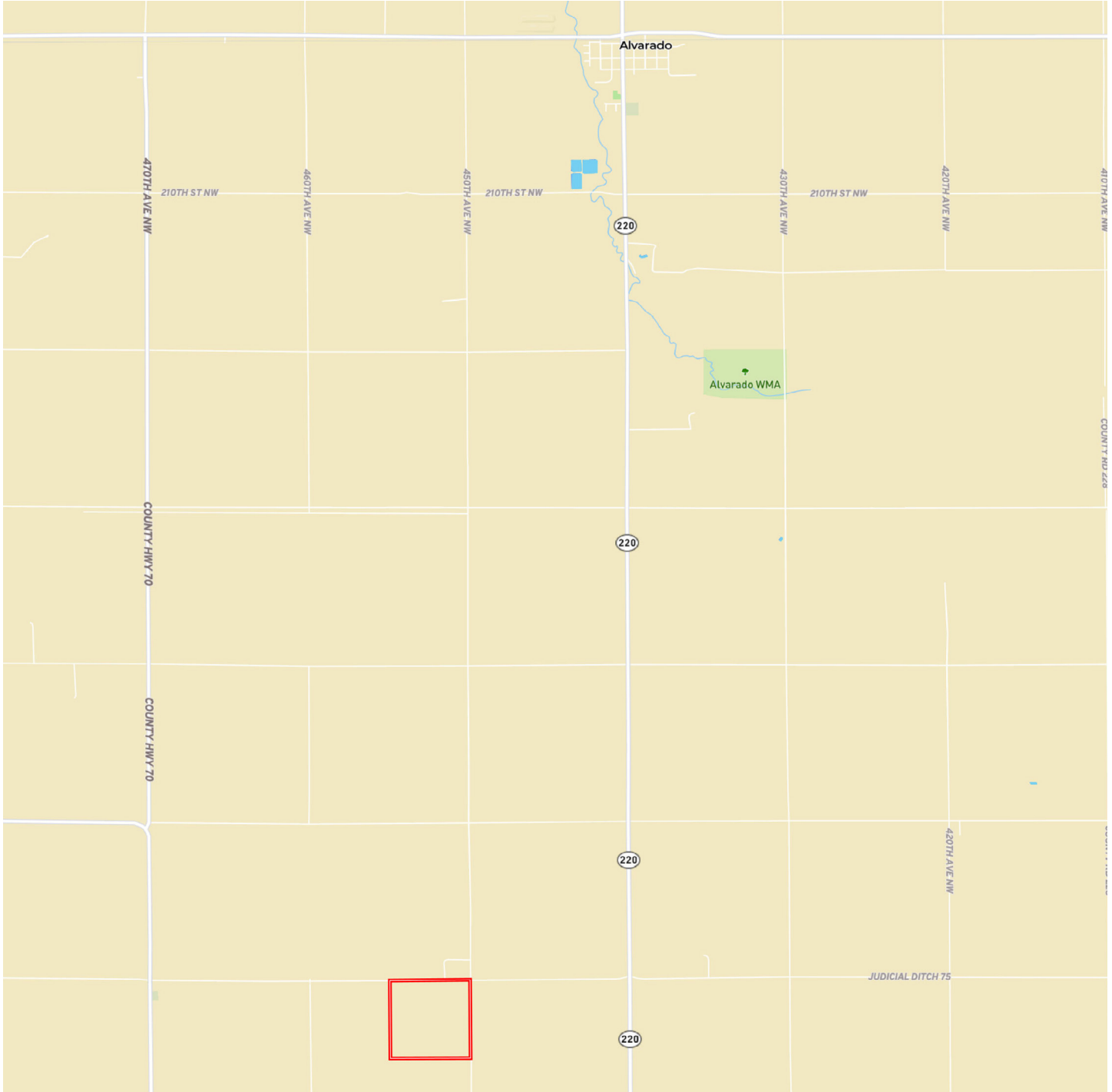


Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I666A	Colvin-Perella silty clay loams, 0 to 1 percent slopes	92.76	57.9	92	51	2w
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	64.66	40.36	91	60	2e
I376A	Colvin silty clay loam, 0 to 1 percent slopes	2.77	1.73	89	48	2w
TOTALS		160.19(*)	100%	91.54	54.58	2.0

Property Location



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

Online Auction Terms

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

Taxes: Seller will pay those real estate tax installments due and payable through 2023.

Conditions: This sale is subject to all easements, covenants, and restrictions of record. 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 May 3, 2024, or such other date agreed to by the parties. Early possession could be obtained by closing earlier. Seller intends to have the Abstract updated and a Title Opinion completed.

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.

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 is on May 3, 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.

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

Online Bidding Procedure: This online auction begins on Tuesday, April 9, 2024, at 9:00 AM. Bidding closes on Wednesday, April 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.