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L-2400214



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# ONLINE AUCTION

**157.5± Acres, Kittson County, Minnesota**

**Bidding starts | Wednesday, April 17, 2024, at 9:00 AM**

**Bidding closes | Thursday, April 18, 2024, at 1:00 PM**

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

## Highlights:

- Excellent loam soils with great productivity rating and crop history
- Property is adjacent to 1,300-head dairy barn
- Soils are suitable for a variety of crops: sugar beets, corn, soybeans, edible beans and canola

**For additional information, please contact:**

**Hugh Hunt, Agent, AFM | (218) 843-1139**

**[HHunt@FarmersNational.com](mailto:HHunt@FarmersNational.com)**

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## Property Information

### Directions to Property:

From Lancaster, Minnesota, travel one mile west on County Highway 4 and one quarter of a mile south on 280th Avenue. From Hallock, Minnesota, travel six miles north on County Highway 1, four miles east on County Highway 4 and one quarter of a mile south on 280th Avenue.

### Property Description:

Productive loam soils with excellent crop history and drainage. Suitable for sugar beets, corn, soybeans, edible beans and many other crops. Adjacent to dairy barn, with possible opportunity to raise feed or obtain manure. Opportunity to own excellent, high-quality farmland!

### Legal Description:

- **Tract 1:** S1/2NE1/4 of Section 15, T162 R48
- **Tract 2:** E1/2SE1/4 of Section 15, T162 R48 Granville Township

### Farm Data:

• <b>Tract 1:</b>	
Cropland	<u>79.50 acres</u>
Total	79.50 acres
• <b>Tract 2:</b>	
Cropland	<u>78.00 acres</u>
Total	78.00 acres

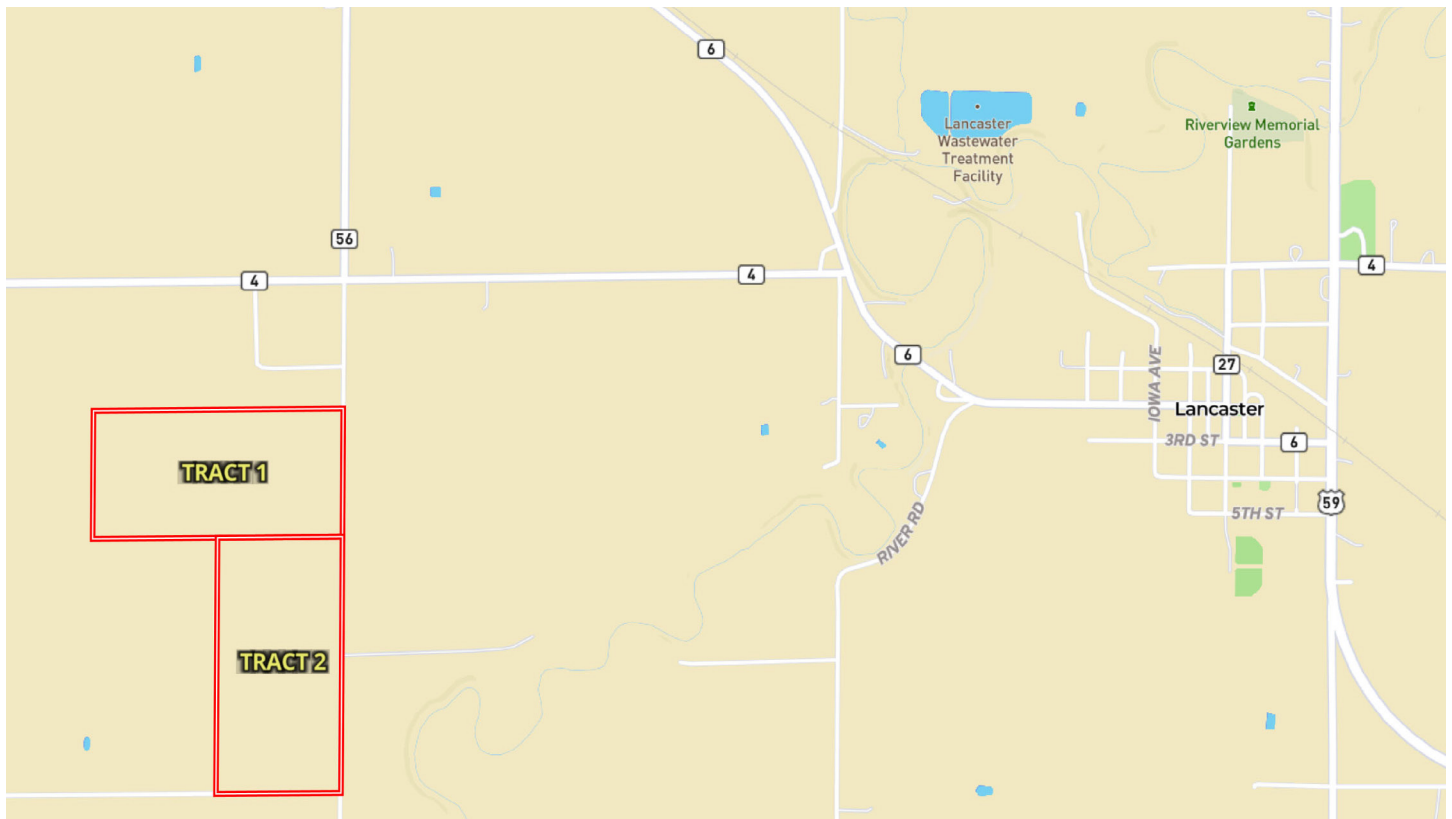
### FSA Information:

• <b>Tract 1:</b>		
	<u>Base</u>	<u>Yield</u>
Wheat	59.25 acres	41 bushels
Soybeans	20.37 acres	32 bushels
• <b>Tract 2:</b>		
	<u>Base</u>	<u>Yield</u>
Wheat	56.61 acres	41 bushels
Soybeans	19.46 acres	32 bushels

### Taxes:

- **Tract 1:** \$374.00
- **Tract 2:** \$514.00

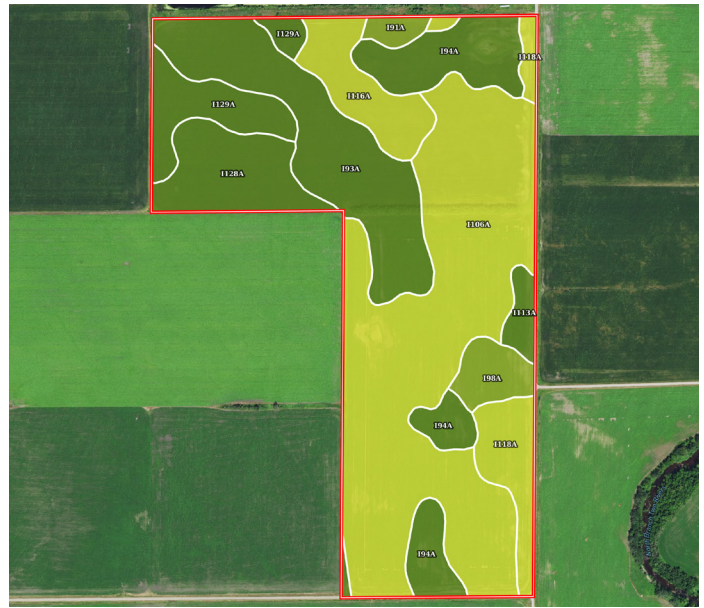
## Property Location



### Aerial Map



### Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I106A	Enstrom loamy fine sand, dense till, 0 to 2 percent slopes	67.78	41.98	74	32	4s
I93A	Viking clay loam, dense till, 0 to 1 percent slopes	26.29	16.28	77	56	2w
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	17.27	10.7	80	34	2w
I128A	Noyes sandy clay loam, 0 to 2 percent slopes	12.62	7.82	74	48	2w
I129A	Croke very fine sandy loam, 0 to 2 percent slopes	9.92	6.14	85	62	2c
I116A	Grygla loamy fine sand, dense till, 0 to 1 percent slopes	9.35	5.79	70	36	4w
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	9.34	5.78	45	34	4s
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	4.63	2.87	55	33	3e
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	2.5	1.55	88	36	2s
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	1.77	1.1	55	32	3w
TOTALS		161.47(*)	100%	73.36	39.65	3.11

### Tract 1



### Tract 2



# Online Auction Terms

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

**Taxes:** Seller will pay the first half of those real estate tax installments due and payable through May 15, 2024.

**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 May 20, 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 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 20, 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 two individual tracts. All bids are open for advancement starting Wednesday, April 17, 2024, at 9:00 AM until Thursday, April 18, 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.

**Additional Comments:** Buyer(s) will have immediate access to property upon acceptance of purchase agreement and receipt of earnest money. If Buyer(s) fail to successfully close purchase by August 1, 2024, Buyer(s) will forgo earnest money as payment of rent for the 2024 crop year.

**Sellers:** Ramona D. Johnson

**Online Bidding Procedure:** This online auction begins on Wednesday, April 17, 2024, at 9:00 AM. Bidding closes on Thursday, April 18, 2024, at 1:00 PM.

Bidders can also bid in-person at the Farmers National Company office located at: 2301 272nd Street, Hallock, Minnesota 56728. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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

All bids on the tracts 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.