

SCAN THE QR CODE  
FOR MORE INFO!



# ONLINE AUCTION

**161.09± Acres, Grant County, Minnesota**

**Bidding starts | Monday, October 20, 2025 at 9:00 AM**

**Bidding closes | Wednesday, October 22, 2025 at 11:00 AM**

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

## Highlights:

- Available for 2026
- Strong soil Productivity Index of 92
- Gorton Township



**For additional information, please contact:**

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

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



# Property Information

## Directions to Property:

**Tract 1:** From Norcross, take State Highway 9 northwest for one-half mile to 180th Street, then go two miles west. This will bring you to the northeast corner of property.

**Tract 2:** From Norcross, take State Highway 9 northwest for one-half mile to 180th Street, then go west across the railroad tracks. This will bring you to the southeast corner of property.

## Legal Description:

**Tract 1:** NW1/4 Exc Pt Gov't Lot 1 of Section 30, Twp 128, Rge 44 (abbreviated legal/long legal on file)

**Tract 2:** That part of the SW1/4 of Section 21, Twp 128, Rge 44, which is west of the right-of-way of the Great Northern Railway Company, and which tract lies directly North of the E1/2NW1/4 of Section of Section 28, Twp 128, Rge 44

**Property Description:** The property includes two separate tracts of land that are being offered together. Tract 1 features highly productive silty clay loam soil with a Productivity Index of 92! This land is located upstream of Traverse County Ditch #35 and allows for excellent drainage into it. There are 12.14 acres enrolled in CRP that expire in 2026 and could potentially be re-enrolled or converted to crop production. A building site is located in the southwest corner with mature trees that offers the possibility to build your dream home or convert it back to cropland. The current owners have until October 15, 2025 to remove any personal items from the building site. Tract 2 features a great location with quick access to State Highway 9. There are currently 20 acres enrolled in CRP that expire in 2035. The prominent soil type here is also Doran-Mustinka silty clay loam that boasts a soil Productivity Index of 92!

## FSA Information:

Tract 1	Base	PLC Yield (ARC-CO)
Soybeans	61.43 acres	49 bushels
Corn	61.45 acres	137 bushels

## Farm Data:

Tract 1:	
Cropland	122.88 acres
Non-crop	0.94 acres
CRP	12.14 acres
Site	5.13 acres
Total	141.09 acres

Tract 2:	
CRP	20.01 acres
Total	20.01 acres

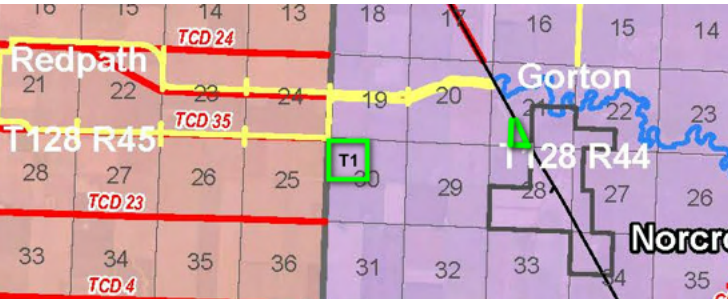
## CRP:

Tract 1		
CRP Program	Annual Payment	Expiration
12.14 acres	\$3,036	9/30/26

Tract 2		
CRP Program	Annual Payment	Expiration
20.01 acres	\$3,002	9/30/35

## Taxes:

**Tract 1:** \$5,604  
**Tract 2:** \$606



Location Map





Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	142.11	99.93	92	60	2c
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	0.1	0.07	88	60	2e
TOTALS		142.21(*)	100%	92.0	60.0	2.0

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	20.64	100	92	60	2c
TOTALS		20.64(*)	100%	92.0	60.0	2

# Online Auction Terms

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

**Taxes:** Real estate taxes payable in 2025 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 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 or about Wednesday, December 10, 2025 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 the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on or about Wednesday, December 10, 2025 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 as a total unit. All bids are open for advancement starting **Monday, October 20, 2025 at 9:00 AM, until Wednesday, October 22, 2025 at 11:00 AM**, 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. **Final sale is Subject to court approval.**

**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 will retain the 2025 CRP payment.**

**Sellers:** Eric Skolness, as Court appointed referee.

**Online Bidding Procedure:** This online auction begins on Monday, October 20, 2025 at 9:00 AM. Bidding closes on Wednesday, October 22, 2025 at 11:00 AM. To register and bid on this auction go to: **[www.fncbid.com](http://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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



**[www.FarmersNational.com](http://www.FarmersNational.com)**

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