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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**160± Acres, Martin County, Minnesota**

**Tuesday, April 8, 2025 | 10:00 AM**

**Lake Belt Bar & Grill | 103 East Main Street, Ceylon, Minnesota**

## Highlights:

- Open to farm in 2025!
- Option for immediate access!
- CPI of 86 and 92!



**For additional information, please contact:**

**John Ramirez, Agent | (515) 293-4207**

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

**Bidding starts | Monday, April 7, 2025 at 10:00 AM**  
**Bidding closes | Tuesday, April 8, 2025 at close of live event.**

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

## Property Information

### Directions to Property:

- **Tract 1:** From Ceylon Minnesota, go west on 35th Street for three miles then south on 90th Street for 1/2 mile. 80 acre farm is on the east side of the road.
- **Tract 2:** From Ceylon Minnesota, go west on 35th Street for two miles then north for one mile on 100th Avenue. 80 acre farm is on the east side of the road.

### Legal Description:

- **Tract 1:** South Half of the Southwest Quarter (S1/2 of SW1/4) of Section Twenty One (21) in Township One Hundred and One (101) North Range Thirty Two (32) West of the Fifth Principal Meridian, Martin County, Minnesota.
- **Tract 2:** North Half of the Southwest Quarter (N1/2 of SW1/4) of Section Fifteen (15) in Township One Hundred and One (101) North Range Thirty Two (32) West of the Fifth Principal Meridian, Martin County, Minnesota.

### FSA Information:

• <b>Tract 1:</b>	<u>Base</u>	<u>PLC Yield</u>
Corn	48.50 acres	168 bushels
Soybeans	30.60 acres	45 bushels
• <b>Tract 2:</b>	<u>Base</u>	<u>PLC Yield</u>
Corn	47.70 acres	168 bushels
Soybeans	30.00 acres	45 bushels

### Property Description:

Selling via buyers-choice are these two prime Martin County tracts that have been well cared for, and are well located West of Ceylon, Iowa. Tract 1 boasts a CPI of 86.49 along with a CPI of 92.84 on Tract 2. Both include highly tillable land for ease of farming, and are smaller in size for any potential buyer. **For those who are looking to make their first land purchase, or to the buyer who is seeking to add to their land base, look no more!**

### Farm Data:

• <b>Tract 1:</b>	
Cropland	79.54 acres
Non-crop	<u>0.46 acres</u>
Total	80.00 acres +/-
• <b>Tract 2:</b>	
Cropland	78.12 acres
Non-crop	<u>1.88 acres</u>
Total	80.00 acres +/-

### 2023 Taxes:

- **Tract 1:** \$4,410
- **Tract 2:** \$4,708

### Agent Comments:

Fertilizer and tillage was completed last fall on the farms. Buyer will need to reimburse the cost at closing. Please contact the real estate agent for additional information.

## Property Location Map



### Tract 1 Aerial Map



### Tract 1 Soils Map

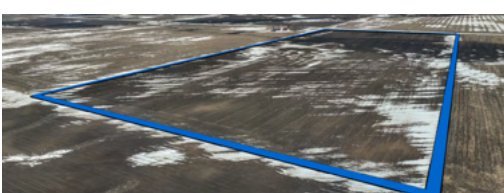


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
920B	Clarion-Estherville complex, 2 to 6 percent slopes	22.79	28.17	76	66	2e
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	18.24	22.55	91	80	2w
L83A	Webster clay loam, 0 to 2 percent slopes	12.62	15.6	93	83	2w
86	Canisteo clay loam, 0 to 2 percent slopes	8.18	10.11	93	82	2w
L13A	Klossner muck, 0 to 1 percent slopes	6.39	7.9	77	85	3w
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.07	6.27	92	82	2e
118	Crippin loam, 1 to 3 percent slopes	4.17	5.16	100	87	1
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.42	4.23	86	76	3w
TOTALS		80.88(*)	100%	86.49	77.43	2.07

### Tract 2 Aerial Map



### Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	46.01	58.22	91	80	2w
886	Nicollet-Crippin complex	14.58	18.45	100	83	1
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	11.93	15.1	92	82	2e
L83A	Webster clay loam, 0 to 2 percent slopes	5.78	7.31	93	83	2w
920B	Clarion-Estherville complex, 2 to 6 percent slopes	0.75	0.95	76	66	2e
TOTALS		79.05(*)	100%	92.84	80.96	1.82

# Simulcast 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 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 May 13, 2025, or such other date agreed to by the parties. Subject to early possession agreement.

**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 closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on May 13, 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 closing agent. Fertilizer and tillage was completed last fall on the farms. Buyer will need to reimburse the cost at closing. Please contact the real estate agent for additional information.

**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 Seller and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The farms will be offered in two individual tracts via the Buyer's Choice method. This method of sale allows the highest bidder to choose either or both tracts. After the highest bidder has made their selection, if there are any tracts left, a new round of bidding will begin. If available, the remaining tract will be offered for bidding.

Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from Farmers National Company and Seller. All decisions of the Auctioneer 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 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 auction day 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:** William Reiman, Rochelle Grounds, Robert F. Reiman, Laurie Miner, Holly Virgil

**Auctioneer:** Marshal Hansen

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, April 7, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, April 8, 2025, with bidding concluding at the end of the live auction.

**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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

