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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

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

**Tuesday, August 12, 2025 | 10:00 AM**

**Lake Belt Bar & Grill | 103 East Main Street, Ceylon, Minnesota 56121**

## **Highlights:**

- **Highly productive farmland**
- **CPI of 92**
- **Nearly 160 acres of tillable land**



**For additional information, please contact:**

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

**JRamirez@FarmersNational.com**

Bidding starts | Monday, August 11, 2025 at 10:00 AM  
Bidding closes | Tuesday, August 12, 2025 at close of live event.

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

Property Information

**Directions to Property:** From Dannel, Minnesota, go South on Highway 4 for two miles, then go East on 30<sup>th</sup> Street for three miles. Farm is on the North side of the road.

**Legal Description:** Southeast Quarter of Section 19, of Township 101 North Range 32 West of the Fifth Principal Meridian, Martin County, Minnesota.

FSA Information:

	Base	PLC Yield
Corn	105.31 acres	164 bushels
Soybeans	46.19 acres	57 bushels

Farm Data:

Cropland	156.71 acres
Total	160.00± acres

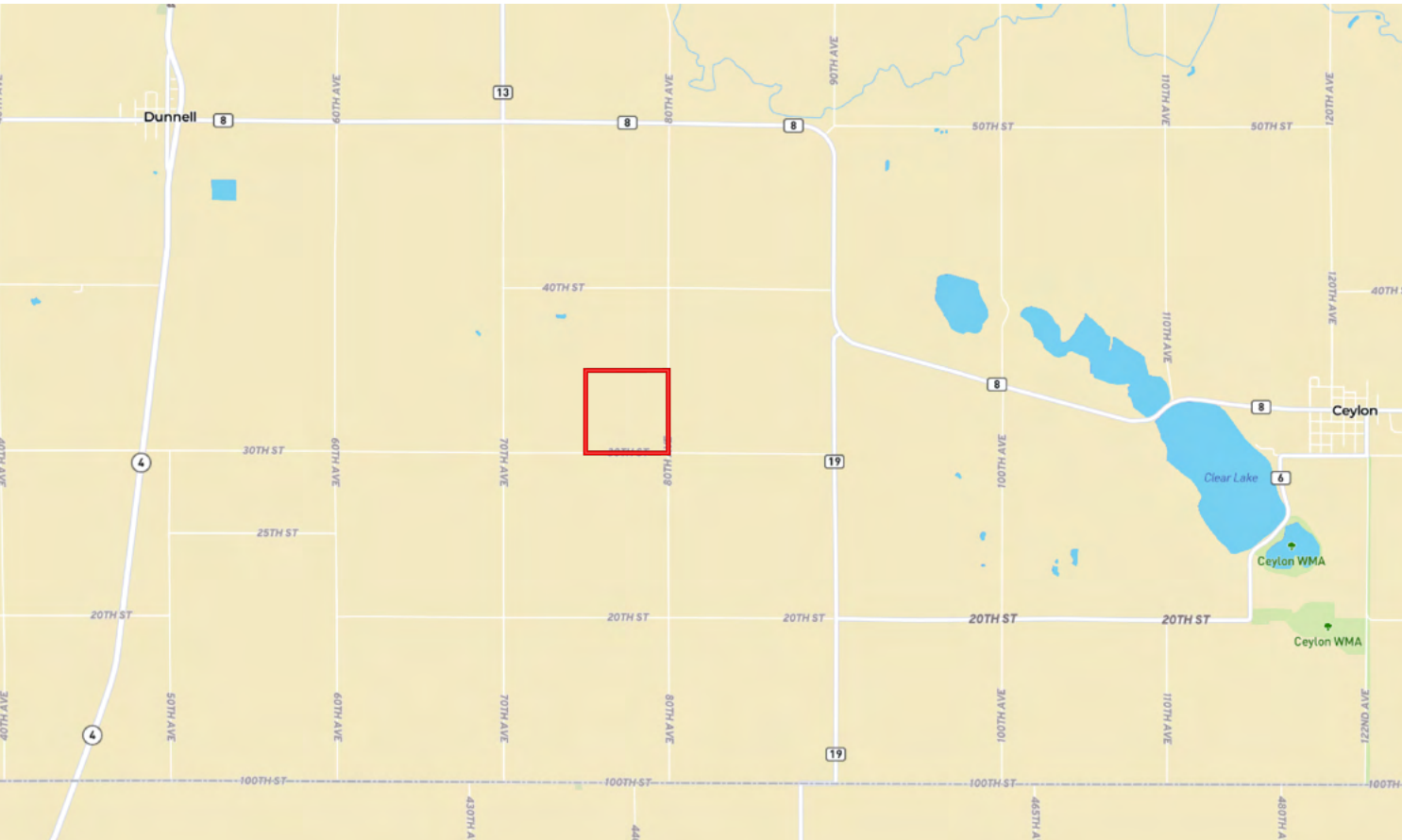
**Property Description:** Don't miss the chance to own one of the premier farms in Martin County—ideally located just southeast of Dunnell and west of Ceylon, Minnesota.

With a stellar CPI of 92.75 and nearly all tillable acres, this farm features naturally rolling terrain and exceptionally high-quality soils. Whether you're a first-time buyer or a seasoned investor looking to expand your land base, this property checks every box.

Highly productive and easy to farm, this is a rare opportunity to secure top-tier farmland in a sought-after location. Now is the perfect time to make it yours.

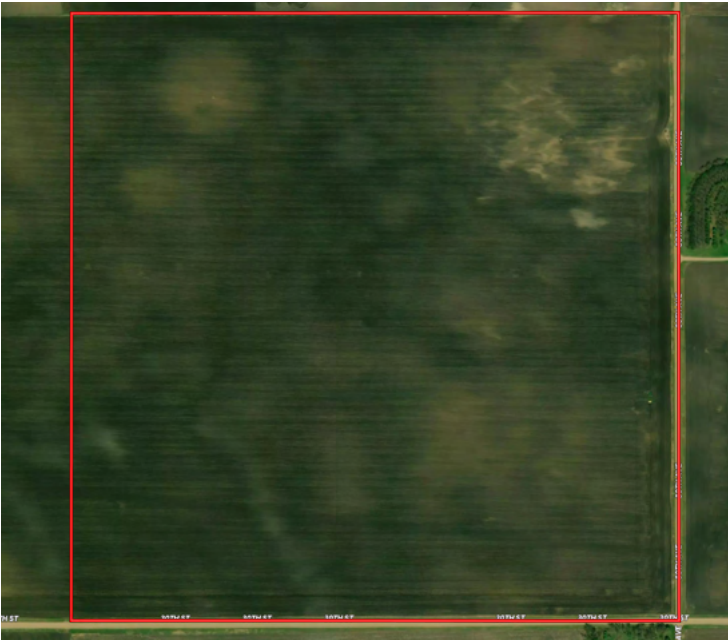
**2025 Taxes:** \$10,088.00

Location Map





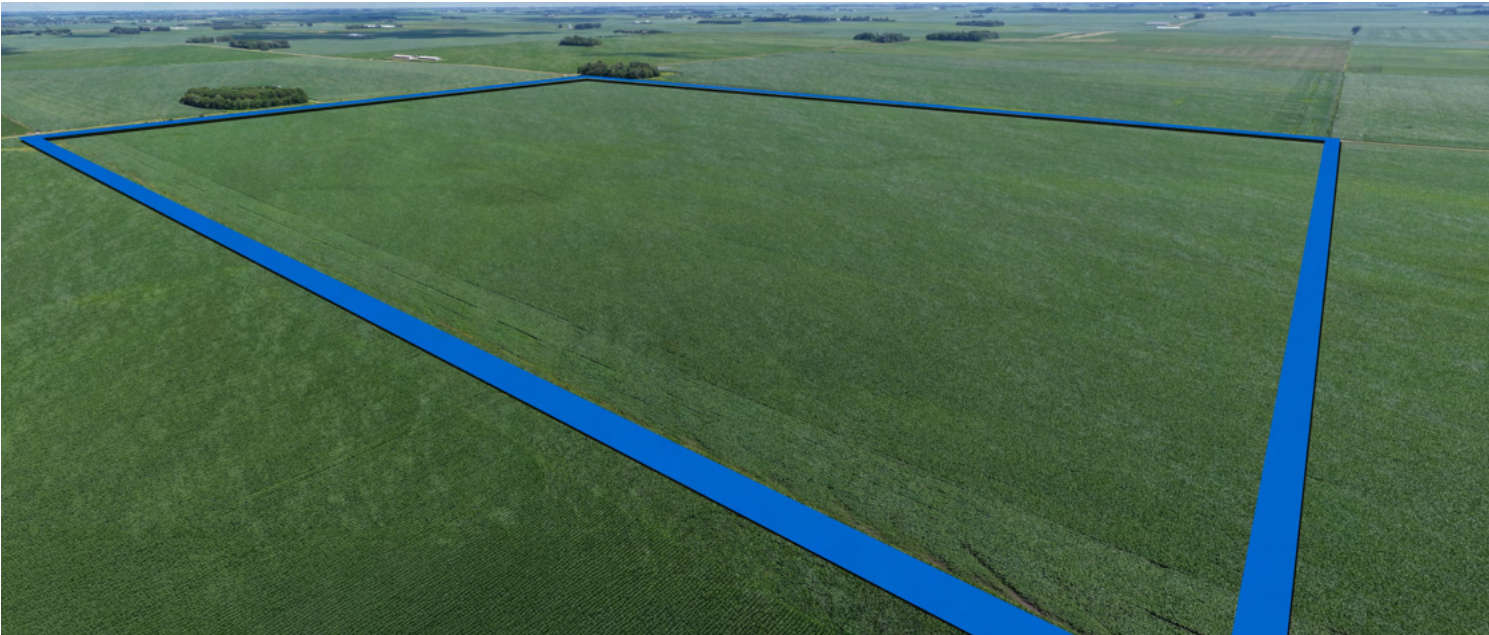
Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	99.6	62.19	91	80	2w
886	Nicollet-Crippin complex	35.03	21.87	100	83	1
L84A	Glencoe clay loam, 0 to 1 percent slopes	9.21	5.75	86	76	3w
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	7.39	4.61	86	74	3w
118	Crippin loam, 1 to 3 percent slopes	3.46	2.16	100	87	1
102B	Clarion loam, 2 to 6 percent slopes	2.88	1.8	95	83	2e
L83A	Webster clay loam, 0 to 2 percent slopes	2.26	1.41	93	83	2w
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.32	0.2	92	82	2e
TOTALS		160.15(*)	100%	92.75	80.4	1.86



# 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 September 16, 2025, or such other date agreed to by the parties. Subject to current lease for 2025 crop year.

**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 Farmers National Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 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 September 16, 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 Team.

**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 real estate will be sold as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of 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:** Roland Schultz Family Trust

**Auctioneer:** Marshal Hansen

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, August 11, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, August 12, 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.

