
# ONLINE AUCTION

## 158.9± Acres, Chippewa County, Minnesota

**Bidding starts | October 28, 2025 at 9:00 AM**

**Bidding closes | October 30, 2025 at 11:00 AM**

A 4% Buyers premium will apply to the final bid.

**To register and bid go to: www.fncbid.com**

## Highlights:

- Highly productive Tara silt loam soil
- Excellent location in Stoneham Township
- Available to farm in 2026
- Strong PI of 93.1

For additional information, please contact:

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# Property Information

### Directions to Property:
Property is located one-half mile east of State Highway 23 in Maynard on County Road 17.

### Legal Description:
NW1/4 of Section 33, Twp 117 Rge 38

### Property Description:
This rare offering presents a prime parcel of highly productive farmland located just east of Maynard, Minnesota. Ideally situated near Farmers Co-op grain elevator and only three miles from Southern Minnesota Beet Sugar Cooperative's Maynard receiving station. Featuring Tara silt loam soil with an outstanding Productivity Index of 99, this land is well-suited for high yield crop production. A new tile main has been installed and is ready to support additional tile lines as needed. Access is great via County Road 17 and the property will be available to farm in the 2026 growing season. Historically rotated with corn, soybeans, and sugar beets, the land has demonstrated consistent performance and agronomic versatility. Whether you're looking to expand your operation or invest in premium farmland, this property offers exceptional potential.

### FSA Information:

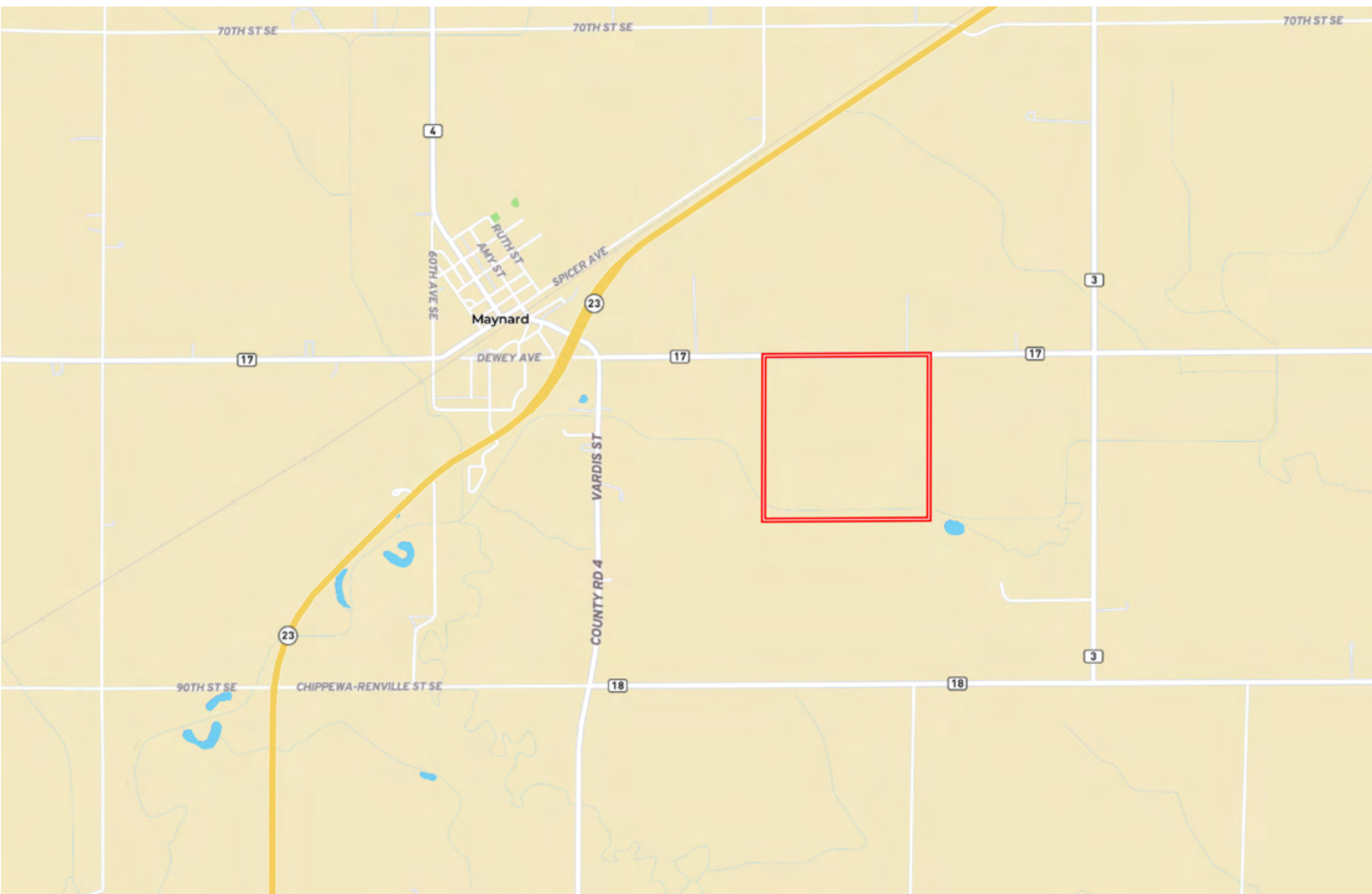
| | Base | Yield (ARC-CO) |
|---|---|---|
| Soybeans | 64.85 acres | 40 bushels |
| Corn | 64.85 acres | 139 bushels |

### Farm Data:

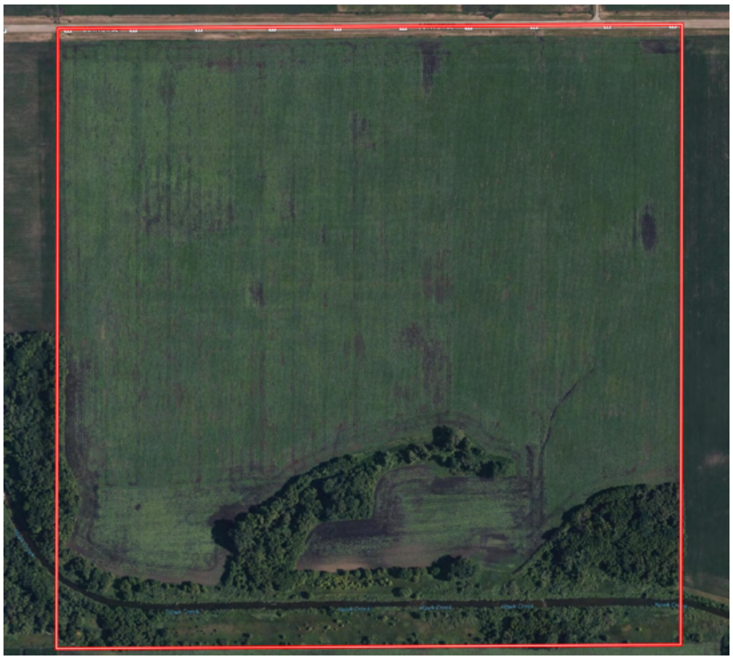
| | |
|---|---|
| Cropland | 129.73 acres |
| Non-crop | 2.47 acres |
| Woods | 26.70 acres |
| Total | 158.90 acres |

### Taxes:
$8,452

## Location Map



## Aerial Map



## Soil Map

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|---|---|---|---|---|---|---|
| J30A | Tara silt loam, 1 to 3 percent slopes | 66.05 | 52.35 | 99 | 80 | 1 |
| J51A | Bearden-Quam, depressional, complex, 0 to 2 percent slopes | 28.27 | 22.41 | 91 | 74 | 2s |
| J23A | Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded | 15.64 | 12.4 | 78 | 79 | 3w |
| J34B | Byrne-Buse complex, 2 to 6 percent slopes | 7.45 | 5.9 | 90 | 67 | 2e |
| J57A | Balaton-Hamerly complex, 1 to 4 percent slopes | 6.0 | 4.76 | 89 | 71 | 2s |
| J260A | Colvin-Quam complex, depressional, 0 to 1 percent slopes | 2.76 | 2.19 | 86 | 71 | 3w |
| TOTALS | | 126.17(*) | 100% | 93.31 | 77.14 | 1.62 |

# 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 December 16, 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 December 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 Company.

**Sale Method:** The real estate will be offered as one tract. All bids are open for advancement starting **October 28, 2025 at 9:00 AM, until October 30, 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.

**Buyers Premium:** There is a 4% buyers premium in effect that will be applied to the final bid to arrive at the contract sale price.

**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:** The Snook Family Trust

**Online Bidding Procedure:** This online auction begins on October 28, 2025 at 9:00 AM. Bidding closes on October 30, 2025 at 11:00 AM. 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

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