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FOR MORE INFO!



ONLINE AUCTION

559.04± Acres, Polk County, Minnesota

Bidding starts | Tuesday, November 17, 2026 at 9:00 AM

Bidding closes | Wednesday, November 18, 2026 at 12:00 PM

To register and bid go to: www.FNCBid.com

Highlights:

- **Highly productive Class II loam soils with Productivity Indexes near 90**
- **Both tracts are pattern tiled with excellent surface drainage**
- **Excellent farmland for the production of potatoes, sugar beets, edible beans, corn and many other crops**
- **This property is subject to offers and sale prior to the auction**

For additional information, please contact:
Hugh Hunt, AFM/Agent | (218) 843-1139
HHunt@FarmersNational.com



Property Information

Property Description:

Productive Class II sandy loam soils with a high Productivity Index, excellent crop history including sugar beets and potatoes, great surface drainage, and pattern tiled. Excellent access and close to the ACS piling station in Warren. Great farmland for the production of many high value crops. Here's your opportunity to own Red River Valley farmland that will show great returns for farmers or investors.

Directions to Property:

Tract 1: From Warren, Minnesota travel 2.5 miles south on U.S. Highway 75 and 1 mile east on 190th Street NW.

Tract 2: From Warren, Minnesota travel 3.5 miles south on U.S. Highway 75 and 2.5 miles east on County Road 67.

Legal Description:

Tract 1: N1/2 Section 21, T154N R47W.

Tract 2: SE1/4 & W1/2NE1/4 Section 27, T154N R47W.

Farm Data:

Tract 1:

Cropland	317.49 acres
Non-crop	2.51 acres
Total	320.00 acres

Tract 2:

Cropland	226.77 acres
Non-crop	12.27 acres
Total	239.04 acres

FSA Information:

Tract 1:

Crop	Base	Yield
Wheat	137.42 acres	66 bushels
Soybeans	107.39 acres	34 bushels
Corn	24.75 acres	131 bushels

Tract 2:

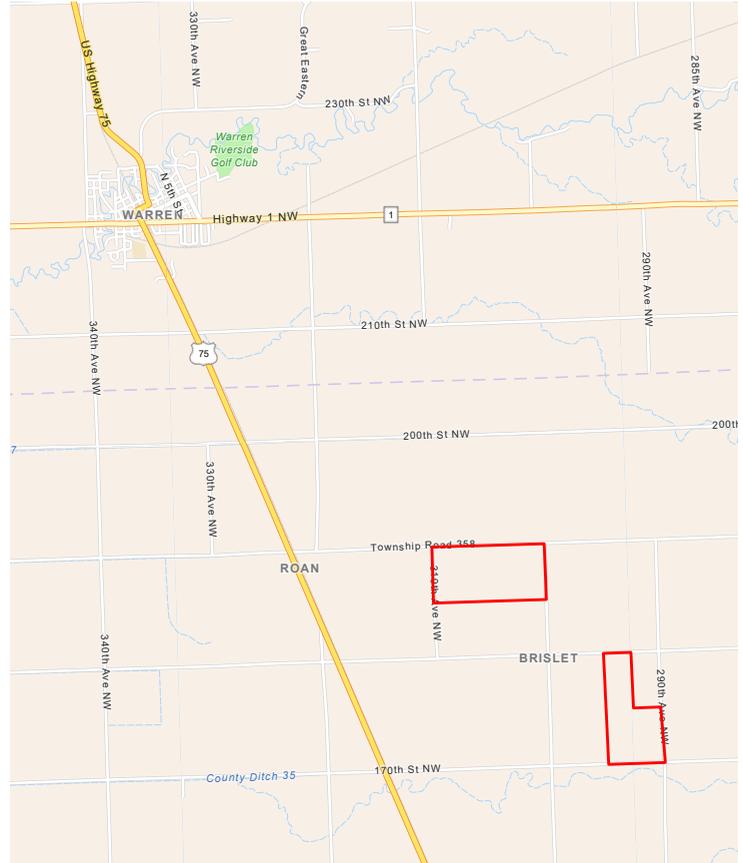
Crop	Base	Yield
Wheat	97.96 acres	66 bushels
Soybeans	76.56 acres	34 bushels
Corn	17.64 acres	131 bushels

Taxes:

Tract 1: \$9,384.00

Tract 2: \$6,770.00

Property Location



Tract 1:

Aerial Map



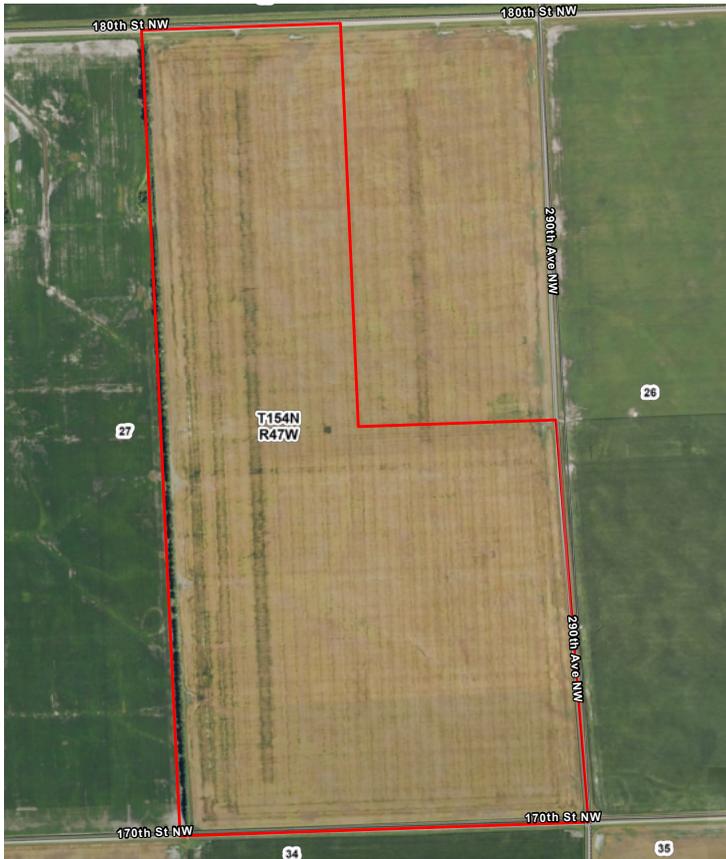
Soil Map



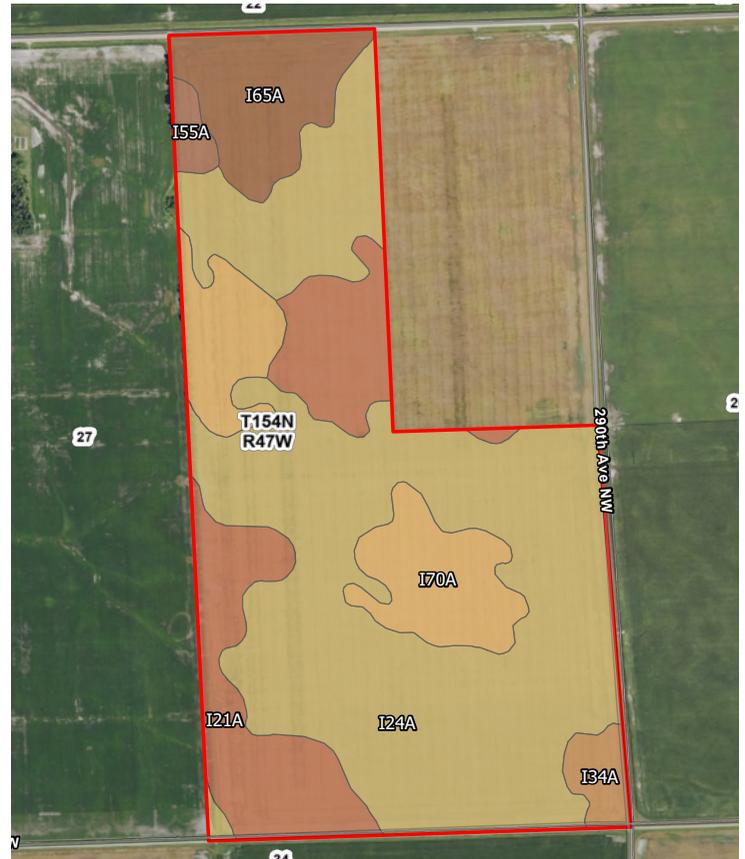
Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I23A	Glyndon very fine sandy loam, 0 to 2 percent slopes	2e	89	243
I376A	Colvin silty clay loam, 0 to 1 percent slopes	2w	89	26.6
I6A	Borup very fine sandy loam, 0 to 1 percent slopes	2w	90	22.6
I111A	Wheatville very fine sandy loam, 0 to 2 percent slopes	2e	89	11.6
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	3s	55	10.8
I467A	Bearden silt loam, 0 to 2 percent slopes	2e	93	5.8
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	4e	50	5.1
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	3w	54	1
TOTAL			87.3	326.5

Tract 2:

Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	2s	88	141.9
I21A	Fram loam, 1 to 3 percent slopes	2e	90	40.5
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	2w	80	29.7
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	3s	55	19.5
I34A	Huot fine sandy loam, clayey till substratum, 0 to 2 percent slopes	2s	75	5
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	3w	54	2.9
TOTAL			84	239.5

Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 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 a date agreed to by both parties. Subject to current lease. Property has lease through 2026 crop season.

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.**

Sale Method: All bids are open for advancement starting Tuesday, November 17, 2026, at 9:00 AM until Wednesday, November 18, 2028, at 12:00 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 on any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all tracts. 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 make 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.

Seller: Peter Hapka Trust

Online Bidding Procedure: This online auction begins on Tuesday, November 17, 2026, at 9:00 AM. Bidding closes on Wednesday, November 18, 2028, at 12:00 PM.

To register and bid on this auction go to: 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.

LAND AUCTION

ONLINE ONLY

559.04± Acres, Polk County, Minnesota

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