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L-2600181

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ONLINE AUCTION

238± Acres, Clay County, Minnesota

Bidding starts | Friday, March 6, 2026 at 8:00 AM

Bidding closes | Tuesday, March 10, 2026 at 1:00 PM

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

Highlights:

- Eglon Township
- Excellent location on Highway 32
- Available to farm in 2026



For additional information, please contact:

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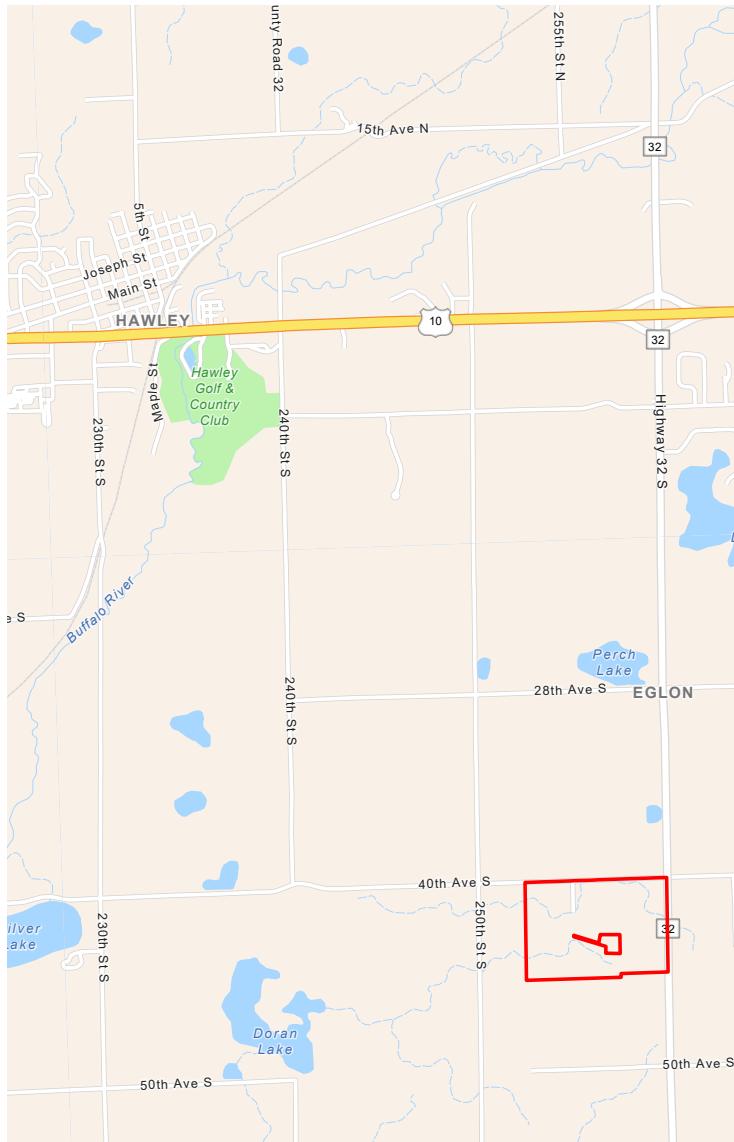
Property Information

Property Description: Here is an exceptional opportunity to acquire premium farmland located southeast of Hawley, Minnesota. This highly productive cropland features good natural drainage patterns and strong yield potential, with a strong Productivity Index. Positioned in an ideal location along State Highway 32, the property provides easy access for farm operations and transportation. Available to farm in 2026.

Directions to Property: Located southeast of Hawley, Minnesota. From US Highway 10, three miles south on State Highway 32.

Legal Description: (Abbreviated, pending survey)
E1/2NW1/4, NE1/4 (less 6.6 acre building site),
North 50 feet of NE1/4SW1/4, North 50 feet of
NW1/4SE1/4, all in Section 29, T139 R44.

Property Location



Farm Data: Cropland acres are estimates only. FSA to determine final cropland acres, base acres, and yields, as the property is being split from a larger tract.

Cropland	232.00 acres
<u>Non-crop</u>	<u>6.00 acres</u>
Total	238.00 acres

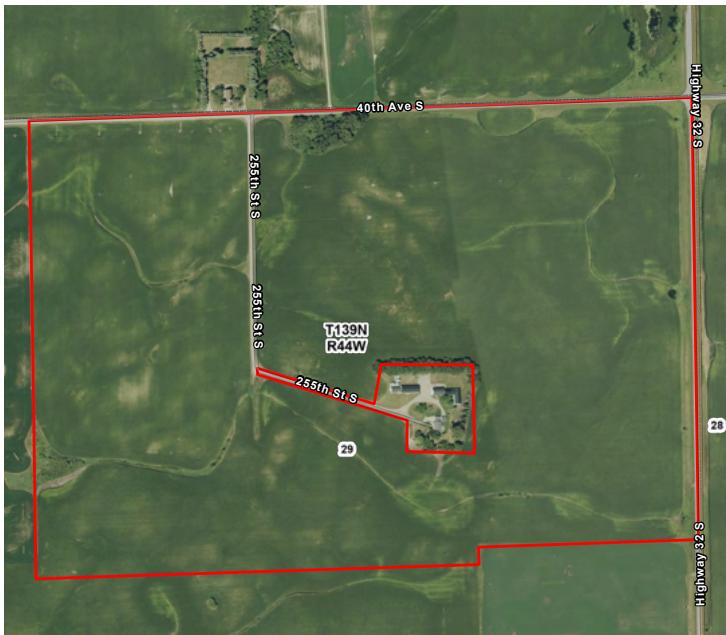
FSA Information:

Crop	Base	Yield
Corn	229.02 acres	117 bushels
Soybeans	229.01 acres	32 bushels

Taxes: \$37.13 per deeded acre



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	4e	74	94.6
903B	Hokans-Buse complex, 2 to 6 percent slopes	2e	89	59
494	Darnen loam, 1 to 6 percent slopes	2e	99	40.3
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	4e	60	12.5
36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	2w	92	8.6
184B	Balaton-Hamerly complex, 1 to 4 percent slopes	2s	89	8.2
33C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	3e	76	8.1
33B	Hokans-Svea complex, 1 to 4 percent slopes	2e	96	4.8
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	3w	88	2
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	8w	5	1.8
236	Vallers clay loam, 0 to 2 percent slopes	2w	90	0.8
TOTAL			82.4	240.7



Online Auction Terms

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

Taxes: The Seller will be responsible for paying 2025 and prior real estate taxes. Buyer(s) will be responsible for 2026 and subsequent real estate taxes.

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 April 22, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment from the successful bidder is required upon entering into a purchase agreement. 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. The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 22, 2026, 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: The Seller shall provide a property survey at their expense. Final contract price will be adjusted to reflect any difference between the advertised and actual surveyed acreage.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Friday, March 6, 2026, at 8:00 AM until Tuesday, March 10, 2026, at 1:00 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 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 Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller 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 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: Steven K. Aakre (Laurence Aakre Estate)

Online Bidding Procedure: This online auction begins on Friday, March 6, 2026, at 8:00 AM. Bidding closes on Tuesday, March 10, 2026, at 1:00 PM.

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.



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