

L-2600226



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ONLINE AUCTION

160± Acres, Yellow Medicine County, Minnesota

Bidding starts | April 7, 2026 at 8:00 AM

Bidding closes | April 8, 2026 at 1:00 PM

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

Highlights:

- **Cropland is currently enrolled in the CRP program.**
- **Steady, reliable income providing an excellent investment.**
- **Suitable hunting habitat with well established cover.**



For additional information, please contact:
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Property Information

Directions to Property: From the north edge of Canby, Minnesota, travel six and a half miles east on County Highway 3 (220th Avenue) to the southwest corner of the farm. Or from St. Leo, Minnesota, travel three and a half miles west on County Highway 3 (220th Avenue) and the farm will be on the north side of the highway.

Property Description: This online only auction presents an opportunity to purchase an all CRP farm located east of Canby, Minnesota, in Yellow Medicine County. There are currently two separate CRP contracts on the property, one that is in the process of being renewed and the other runs for a few more years. The farm has been well cared for and doubles as a recreational property, as well as a source of guaranteed income for your portfolio.

This CRP farm will be sold by an Online Only Auction, with the final bid price multiplied by the total gross acres of 160.0. According to the Yellow Medicine County Assessor, there are 160.0 gross acres. The Yellow Medicine County FSA office shows 152.45 cropland acres. All cropland acres are currently enrolled in the CRP program. The farm carries an excellent soil productivity rating of 93.8.

Legal Description: SW1/4 of Section 35, T115N, R44W

Farm Data:

Cropland	152.45 acres
Non-crop	7.55 acres
<u>CRP</u>	<u>152.45 acres</u>
Total	160.00 acres



FSA Information:

	<u>Base</u>
Corn	69.9 acres
Soybeans	10.0 acres
Wheat	32.1 acres

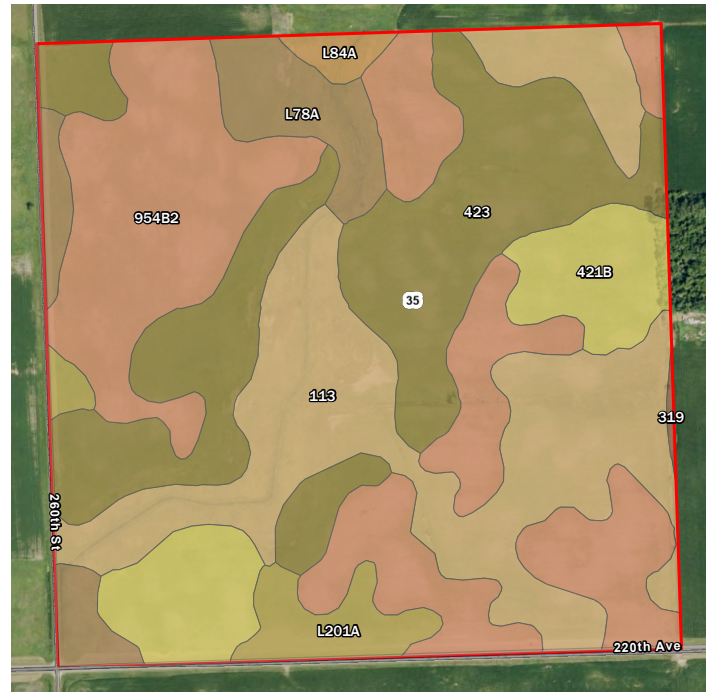
CRP:

- 17.08 acres with an annual payment of \$3,453 expires September 30, 2026
- 135.37 acres with an annual payment of \$34,674 expires September 30, 2030

Taxes: \$7,280

Agent Comments: Farmers National Company is honored to represent the Lootens family in offering at auction this nice CRP farm located just east of Canby, Minnesota in Oshkosh Township, Yellow Medicine County. Whether you are a local farm operator, livestock producer, land investor or hunting and recreational enthusiast, this would make an excellent addition to your portfolio. Interested buyers are encouraged to register early for this Online Only Auction and make plans now to bid on this Yellow Medicine County CRP parcel.





Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	2e	92	48.5
113	Webster clay loam, 0 to 2 percent slopes	2w	93	40
423	Seaforth loam, 1 to 3 percent slopes	2s	95	39.5
421B	Amiret loam, 2 to 6 percent slopes	2e	98	14.6
L78A	Canisteo clay loam, 0 to 2 percent slopes	2w	93	10.8
L201A	Normania loam, 1 to 3 percent slopes	1	99	5.7
L84A	Glencoe clay loam, 0 to 1 percent slopes	3w	86	1.5
319	Barbert silt loam	3w	86	0.2
TOTAL			93.8	160.8



Online 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 4, 2026 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 Lyon County Abstract and Title - Marshall.

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

Closing: The sale closing is on May 4, 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 Lyon County Abstract and Title - Marshall.

Sale Method: The real estate will be offered in one tract. All bids are open for advancement starting April 7, 2026, at 8:00 AM until April 8, 2026, at 1:00 PM, subject to the automatic bid extend feature outline 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.

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.

Additional Comments: The CRP contracts will be signed over to the buyer(s) at the closing and the seller and buyer(s) will complete the paperwork at the FSA office. The CRP payments for fiscal year 2026 will be shared on a prorated basis between the seller and the buyer(s) and based on the sale closing date.

Seller: Margaret M. Lootens

Online Bidding Procedure: This online auction begins April 7, 2026, at 8:00 AM. Bidding closes on April 8, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

