



**FARMERS
NATIONAL**
C O M P A N Y

L-2600296

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

220± Acres, Grant County, Minnesota

Bidding starts | Monday, November 2, 2026 at 8:00 AM

Bidding closes | Thursday, November 5, 2026 at 1:00 PM

To register and bid go to: fncbid.com

Highlights:

- **Highly productive loam soils with PI ratings over 90**
- **Available to farm in 2027**
- **Easy access and close to paved county road**



Brady Butenhoff, CGA/Agent
(320) 558-3410 or (701) 212-3256
BButenhoff@FarmersNational.com



Property Information

Directions to Property:

Drive 5.5 miles west (road curves south) of Barrett, MN on County Rd 2. Tract #2 will be on the west side. Travel one-half mile south, head west on gravel road for one mile, Tract #3 will be on the southeast side, Tract #1 will be on the northwest side.

Legal Description:

Tract 1: SE1/4SE1/4 of Section 33, T128 R42

Tract 2: E. 60 acres of the S1/2NE1/4 of Section 34, T128 R42

Tract 3: SW1/4NW1/4, N1/2NW1/4 of Section 3, T127 R42

Property Description:

Here is an outstanding opportunity for any farming operation. This property offers mostly tillable acres and an impressive Productivity Index of over 90, making it well-suited for high performing agricultural use.

Taxes:

Tract 1: \$1,596 **Tract 2:** \$2,234 **Tract 3:** \$4,696

Farm Data:

Tract 1:
Cropland 39.00 acres
Non-crop 1.00 acre
Total 40.00 acres

Tract 2:
Cropland 58.92 acres
Non-crop 1.08 acres
Total 60.00 acres

Tract 3:
Cropland 111.70 acres
Non-crop 8.30 acres
Total 120.00 acres

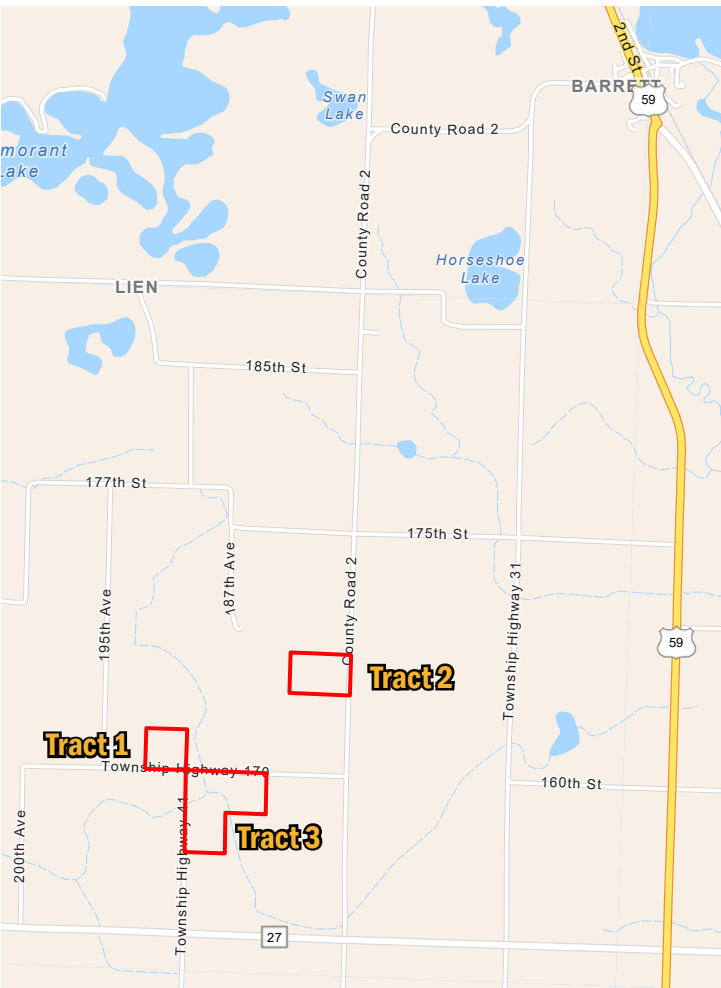
FSA Information:

Tract 1	Base	Yield
Corn	18.25 acres	157 bushels
Soybeans	18.87 acres	42 bushels
Tract 2	Base	Yield
Corn	26.62 acres	157 bushels
Soybeans	27.53 acres	42 bushels
Tract 3	Base	Yield
Corn	52.16 acres	157 bushels
Soybeans	53.94 acres	42 bushels

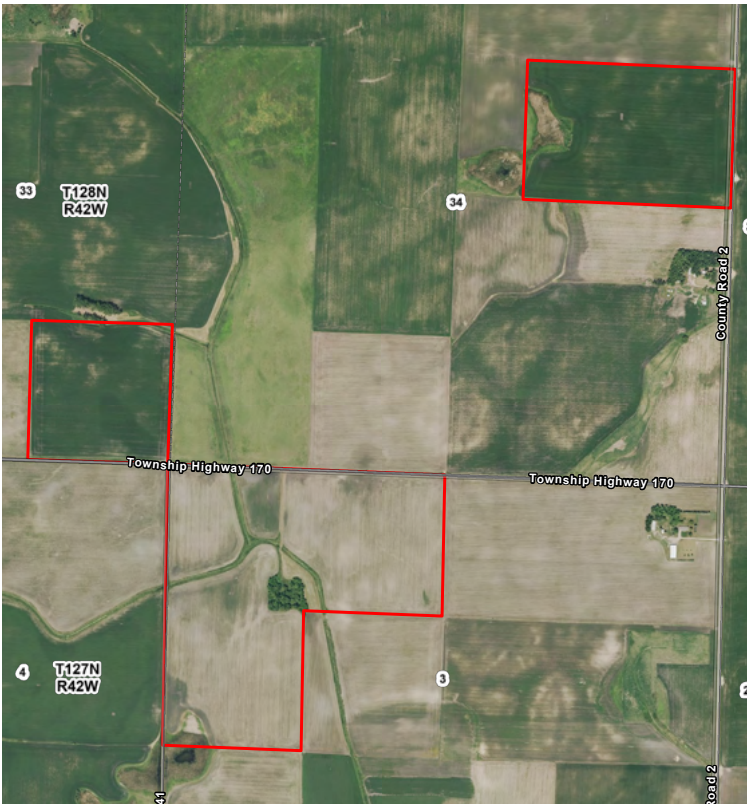
Additional Comments:

Sale is subject to a 3% buyers premium.

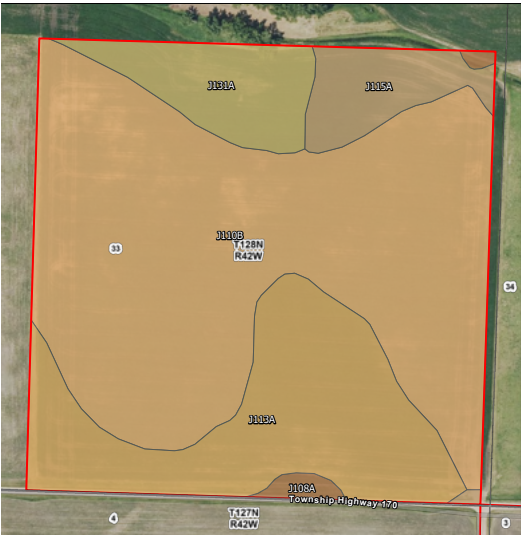
Location Map



Aerial Map

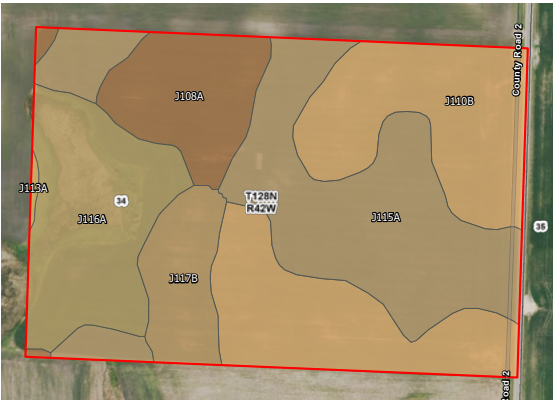


Tract 1 Soil Map



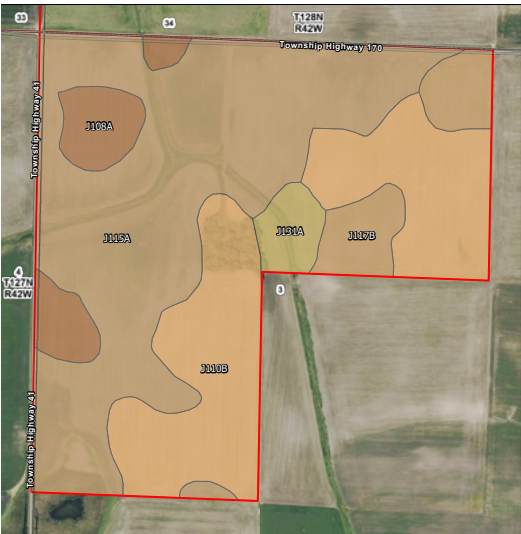
Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	2c	93	24.9
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	3w	88	9.6
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	3w	80	3.3
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	3w	90	2.5
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	2c	97	0.4
TOTAL			90.6	40.7

Tract 2 Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	2c	93	20.3
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	3w	90	18
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	3w	86	10.6
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	2c	97	6.7
J117B	Hokans-Svea complex, 2 to 6 percent slopes	2e	99	4.4
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	3w	88	0.2
TOTAL			91.7	60.2

Tract 3 Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	3w	90	62.4
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	2c	93	38.3
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	2c	97	8.8
J117B	Hokans-Svea complex, 2 to 6 percent slopes	2e	99	8.6
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	3w	80	3.8
TOTAL			91.8	121.9

Online Auction Terms

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

Taxes: Real estate taxes for 2025 payable in 2026 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 December 21, 2026, or such other date agreed to by the parties. Subject to current lease.

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 equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 21, 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 Company.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement starting **Monday, November 2, 2026 at 8:00 AM until Thursday, November 5, 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 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 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 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.

Additional Comments: Sale is subject to a 3% buyers premium.

Sellers: Jennifer Jerving, Alana Husky, Julie Smith, Terry Husky

Online Bidding Procedure: This online auction begins on Monday, November 2, 2026 at 8:00 AM. Bidding closes on Thursday, November 5, 2026 at 1:00 PM.

To register and bid on this auction go to: **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.



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