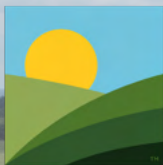


L-2600506



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FOR MORE INFO!



ONLINE ACREAGE AUCTION | **2% BUYER'S PREMIUM**

10.01± Acres, Lac Qui Parle County, Minnesota

Bidding starts | Thursday, September 3, 2026 at 10:00 AM

Bidding closes | Thursday, September 10, 2026 at 2:00 PM

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

Highlights:

- Excellent location with 10.01 acres along County Road 7
- Ideal country homesite with mature tree belt and outbuildings
- Recently updated well and mound system



For additional information, please contact:
Darwin Thue, Agent | (763) 360-9432
DThue@FarmersNational.com



Sam Hanson, Agent | (605) 520-6349
SHanson@FarmersNational.com

Property Information

Directions to Property:

From Highway 12 between Big Stone, South Dakota, and Ortonville, Minnesota, turn south onto County Road 7. Travel 11.1 miles, and the property is located on the east side of the road.

3430 121st Avenue, Bellingham, MN

Property Description:

2% Buyer's Premium

Don't miss this opportunity to own 10.01± acres conveniently located along a county highway just south of Ortonville, Minnesota. This versatile property is well suited for a country home, rural retreat, or hobby farm.

The property includes a well and updated mound system, giving buyers a great head start on future development. A beautiful row of mature trees along the north side provides excellent shelter, privacy, and an attractive setting.

Whether you're looking to build your dream home, start a hobby farm, or invest in a peaceful rural property with outstanding accessibility, this acreage offers the perfect combination.

Legal Description:

PID # 44-0155-010 That part NW1/4SW1/4 Com SW Cor Sec, N 1571.65' to Beg, E 765', N 570.30', W 765, S 570.35' to Beg Section 34, Township 120, Range 46

Lot Size: 10.01 ± acres

Taxes: \$650

Improvements: 4 bed, 1.5 bath house

Location Map





Online Auction Terms

Taxes: Real estate taxes for 2026 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 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 granted at closing on October 2, 2026 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the final day of 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 Realty Title and 1031 Exchange Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Realty Title and 1031 Exchange Company, the closing agent, the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on October 2, 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 Realty Title and 1031 Exchange Company.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement starting Thursday, September 3, 2026 at 10:00 AM until Thursday, September 10, 2026 at 2:00 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 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.

Online Bidding Procedure: This online auction begins on Thursday, September 3, 2026 at 10:00 AM. Bidding closes on Thursday, September 10, 2026 at 2:00 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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