FARMERS NATIONAL COMPANY

L-2600618



SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

230± Acres, Clay County, Minnesota

Bidding starts | Friday, November 6, 2026 at 11:00 AM
Bidding closes | Thursday, November 12, 2026 at 1:00 PM

Buyer's Premium Will Apply to the Final Bid

To register and bid go to: fncbid.com

Highlights:

- High quality loam soils
- Barnesville Township
- 190± acres expiring CRP
- Available to farm in 2027

EQUAL HOUSING OPPORTUNITY

For additional information, please contact:



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Property Information

Directions to Property:
From the intersection of Highway 34 and Highway 9 in Barnesville, go four miles west to 150th Street. Head north one mile to the corner of the property.

Legal Description:
NW1/4 and W1/2NE1/4, less tract in NW1/4 of Section 21, T137 R46

Property Description:
Located just west of Barnesville, MN, this southern Clay County farm offers a desirable combination of current income and future production potential. The property features 190.65 acres of expiring CRP that will be available to farm in 2027, with highly productive loam soils and a Productivity Index of 83. An additional 21.37 acres are enrolled in the CRP Filter Strip program through 2032, providing reliable annual income. With convenient access from township roads along the north and west boundaries and close proximity to Agassiz Valley Grain facility, this property presents an excellent opportunity for farmers, investors, and landowners seeking productive Red River Valley acreage.

Farm Data:

Cropland	190.65 acres
Non-crop	17.98 acres
CRP	21.37 acres
Total	230.00 acres

FSA Information:

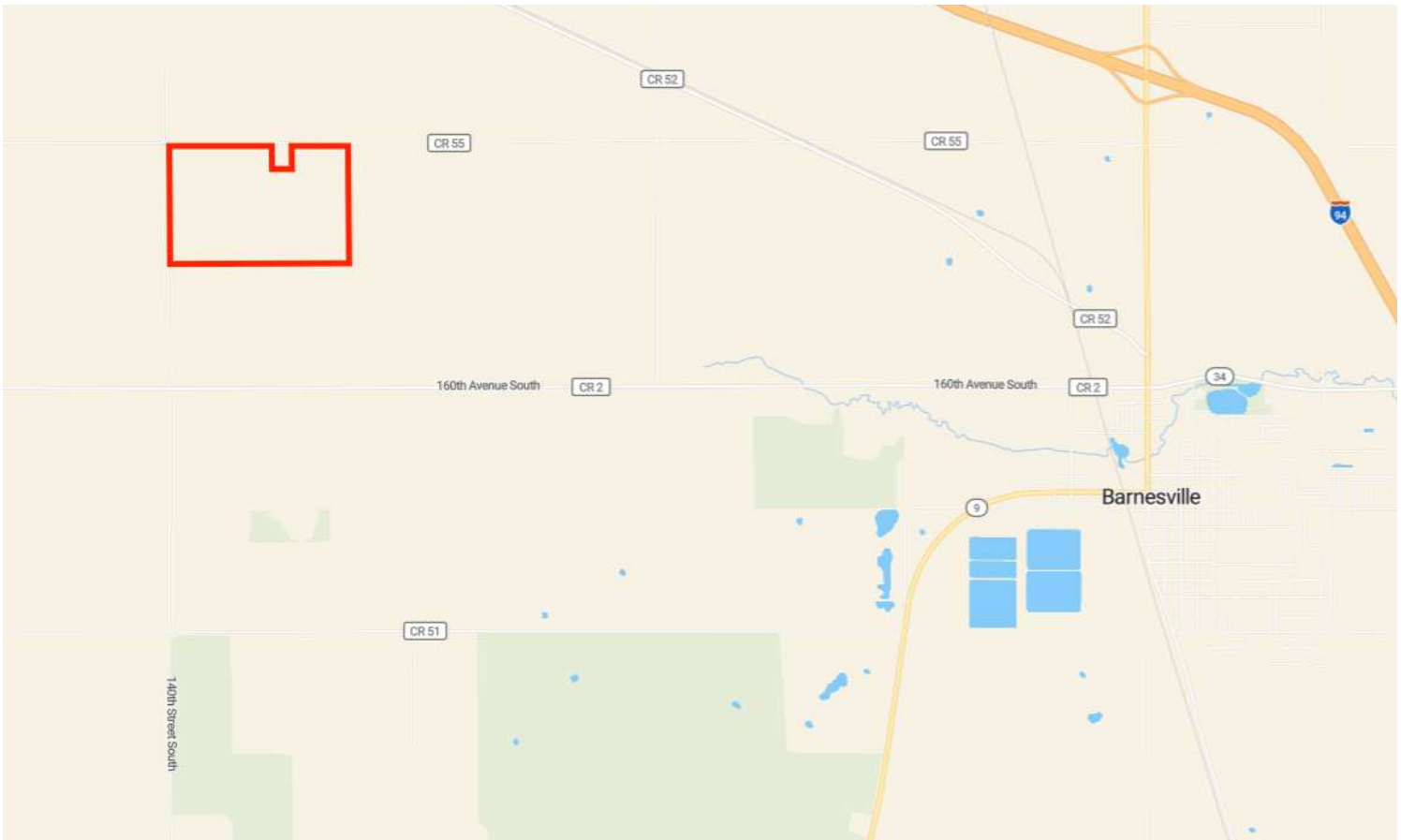
Crop	Base Acres
Wheat	18.52
Corn	27.57
Soybeans	86.27

*Base acres and PLC yields to be determined by county FSA office

CRP:
21.37 acres enrolled with an annual payment of $2,997.00, expiration date 9/30/2032

2025 Taxes:
$5,088

Location Map



Aerial Map

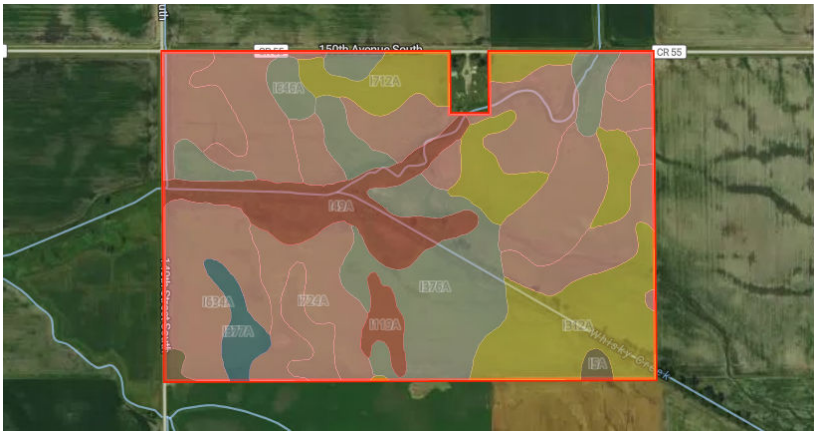








Soil Map



80.6/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	I634A	Augsburg silt loam, 0 to 1 percent slopes	28.9%	68.9	2w	--	90
	I724A	Elmville fine sandy loam, 0 to 2 percent slopes	18.7%	44.6	3e	--	86
	I376A	Colvin silty clay loam, 0 to 1 percent slopes	16.2%	38.7	2w	--	89
	I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	13.3%	31.7	3e	--	77
	I49A	Rauville silty clay loam, 0 to 2 percent slopes, frequently flooded	9.2%	22	6w	--	20
	I712A	Glyndon silty clay loam, 0 to 2 percent slopes	6.9%	16.5	2e	--	89
	I377A	Wheatville silt loam, 0 to 2 percent slopes	2.1%	5.1	2e	--	89
	I646A	Viking clay loam, 0 to 1 percent slopes	2.1%	5.1	2w	--	75
	I119A	Bearden silty clay loam, 0 to 2 percent slopes	1.7%	4	2e	--	93
	I5A	Borup loam, 0 to 1 percent slopes	0.9%	2.1	2w	--	90



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 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 December 15, 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 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 15, 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 one individual tract. All bids are open for advancement starting **Friday, November 6, 2026 at 11:00 AM until Thursday, November 12, 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 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.

Buyer's Premium: There is a 2% buyer's premium in effect that will be applied to the final bid to arrive at the contract sale price.

Sellers: Ernst Family, LLLP

Online Bidding Procedure: This online auction begins on Friday, November 6, 2026 at 11:00 AM. Bidding closes on Thursday, November 12, 2026 at 1:00 PM.

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

FARMERS NATIONAL COMPANY

LEADERS IN LAND

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