

ONLINE AUCTION

160.86+/- Acres, Marshall County, Minnesota

Highlights:

- Available for 2021 crop year
- Excellent access along Highway 5 and 10
- Productive Red River Valley farmland
- Nice square quarter with no obstructions

L-2100154

Online bidding starts Wednesday, February 10, 2021 at 9:00 AM
Bidding closes Thursday, February 11, 2021 at 11:00 AM

To Register and Bid on this Auction, go to:

www.fncbid.com



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For additional information, please contact:

Eric Skolness, Agent

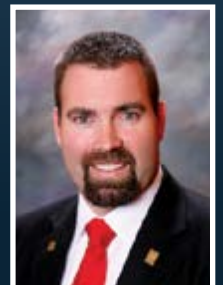
Glyndon, Minnesota

Business: (218) 233-1333

Cell: (701) 238-2727

ESkolness@FarmersNational.com

www.FarmersNational.com/EricSkolness



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Property Information

Property Location: Six miles west of Stephen, Minnesota.

Legal Description: NW1/4 of Section 4, Township 157, Range 49, Parker Twp, Marshall County, Minnesota

Property Description: This nice square quarter of farmland is located in northwestern Marshall County, Minnesota in the Red River Valley. Spring wheat was produced in 2020. Excellent access is provided by Highway 5 along the north side and Highway 10 along the west side of the property.

Farm Data:

Cropland	151.95 acres
Non-crop	8.91 acres
Total	160.86 acres

FSA Information:

Crop	Base	Yield	Elections
Soybeans	70.95 acres	30 bushels	ARC-CO
Wheat	57.53 acres	60 bushels	PLC
Barley	20.88 acres	54 bushels	PLC

Taxes: \$2,634



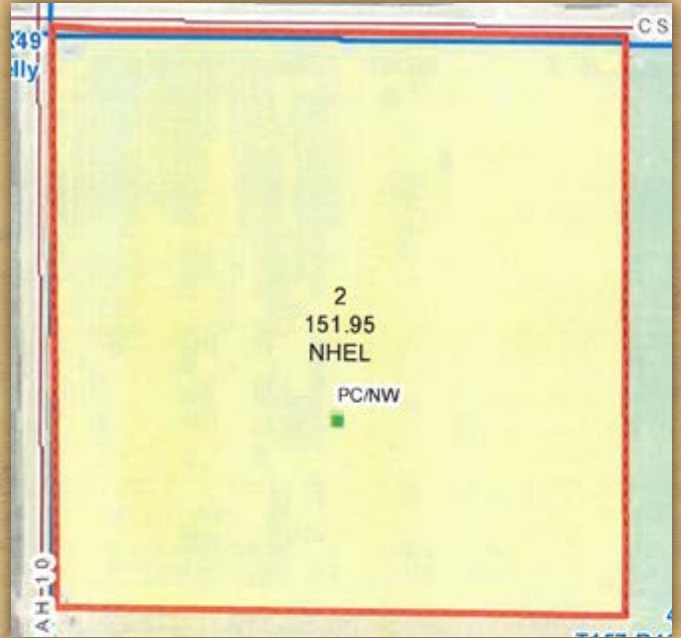
Location Map



Aerial Photo



FSA Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I133A	Northcote clay, 0 to 1 percent slopes	91.9	57.58	75	2w
I132A	Northcote-Eaglepoint clays, 0 to 1 percent slopes	42.2	26.4	75	2w
I376A	Colvin silty clay loam, 0 to 1 percent slopes	25.6	16.02	89	2w
TOTALS		159.7	100%	77.24	2.0

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 at 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 March 17, 2021 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required with the signed 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 Company, the closing agent.

Contract and Title: The high bidder(s) will enter into a real estate contract and deposit with The Title Company, the closing agent, 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 paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 17, 2021, 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 as one individual tract. All bids are open for advancement **starting Wednesday, February 10, 2021 at 9:00 AM until Thursday, February 11, 2021 at 11:00 AM**, 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 for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes 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". 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: Thomas A. Bates

Online Bidding Procedure:

This online auction begins on Wednesday, February 10, 2021 at 9:00 AM. Bidding closes Thursday, February 11, 2021 at 11:00 AM.

**To register and bid on this auction go to:
www.fnctbid.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. Email notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.