

ONLINE AUCTION

150.4+/- Acres, Freeborn County, Minnesota

Highlights:

- Available for 2021 crop year
- Strong corn base
- Above average drainage tile
- Productive farmland with CPI of 92.41

A-19346

Online bidding starts Monday, February 22, 2021 at 12:00 PM Noon
Bidding closes Wednesday, February 24, 2021 at 12:00 PM Noon

To Register and Bid on this Auction, go to: www.FNCBid.com

For additional information, please contact:

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Property Information

Property Location: 1.5 miles west and 2 miles south of Alden, Minnesota.

Legal Description: 150.4 acres +/- in Freeborn County, Minnesota described as: SE 1/4 excluding building site in Section 17 Township 102 N Range 23 W

Property Description: This productive farmland is predominately Nicollet and Webster clay loam soils with a CPI of 92.41. It is located southwest of Alden, Minnesota. The farm has above average drainage tile with access to an open ditch. It is available for the 2021 crop year.
Note: it has a strong corn base.

Farm Data:

Cropland	137.41 acres
Non-crop	<u>12.99 acres</u>
Total	150.4 acres

FSA Information:

<u>Tract</u>	<u>Crop</u>	<u>Base</u>	<u>Yield</u>	<u>Elections</u>
55250	Corn	72.44 acres	166 bushels	ARC-CO
55251	Corn	64.96 acres	166 bushels	ARC-CO

2020 Taxes: \$9,280



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
102B	Clarion loam, 2 to 6 percent slopes	15.9	10.72	95	2e
L85A	Nicollet clay loam, 1 to 3 percent slopes	28.6	19.25	99	1
L84A	Glencoe clay loam, 0 to 1 percent slopes	20.4	13.7	86	3w
L13A	Klossner muck, 0 to 1 percent slopes	9.3	6.25	77	3w
L78A	Canisteo clay loam, 0 to 2 percent slopes	0.1	0.03	93	2w
L83A	Webster clay loam, 0 to 2 percent slopes	74.4	50.03	93	2w
TOTALS		148.7	100%	92.41	2.01

Auction Terms

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 31, 2021 or such 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 North American Title Company, the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with North American 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 31, 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 North American Title Company.

Sale Method: The real estate will be offered as one tract. All bids are open for advancement **starting Monday, February 22, 2021 at 12:00 PM Noon until Wednesday, February 24, 2021 at 12:00 PM Noon**, 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.

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.

Note: Fall tillage was completed and the buyer will be responsible to reimburse the seller as follows: 137.41 tillable acres @ \$15/acre = \$2,061.15 at the closing.

Seller(s): Minnesota Harvest Reserve LLC

Online Bidding Procedure:

This online auction begins on Monday, February 22, 2021 at 12:00 PM Noon. Bidding closes Wednesday, February 24, 2021 at 12:00 PM Noon.

To register and bid on this auction go to:
www.FNCBid.com

All bids on the tract will be visible on-line, 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.

