

ONLINE AUCTION

80+/- Acres, Clay County, Minnesota

Highlights:

- 80 acres in Elmwood Township
- Excellent parcel of farmland with PI at 89
- Excellent cropping history
- Great natural slope providing excellent drainage

L-2100600

Online bidding starts Monday, January 17, 2022 • 9:00 AM

Bidding closes Tuesday, January 18, 2022 • 1:00 PM

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

For additional information, please contact:

Andy Gudajtes, Agent

Grand Forks, North Dakota

Cell: (218) 779-7305

AGudajtes@FarmersNational.com

www.FarmersNational.com/AndyGudajtes



Kyle Nelson, Agent

Fargo, North Dakota

Office: (701) 237-0059

Cell: (701) 238-9385

KNelson@FarmersNational.com

www.FarmersNational.com/KyleNelson



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Property Information

Property Location: From Sabin, Minnesota, proceed east on Highway #67 for 1.7 miles and you will be at the northwest corner of the property.

Legal Description: Elmwood Township, N½NW¼ of Section 15, T138 R47

Property Description: 80 acres of excellent farm ground just southeast of Moorhead (seven miles), 1.7 miles from a well traveled paved road. Crops in the area consist of sugar beets, corn, soybeans, edible beans, and potatoes. Gravel roads on the north and west provide great access. Stony Creek is only 1/4 of a mile south that provides natural slope for drainage.

Farm Data:

Cropland 77.18 acres*
Roads & Ditches 2.78 acres
Total 80.00 acres

**Estimated, acres are part of a larger FSA Tract.*

FSA Information:

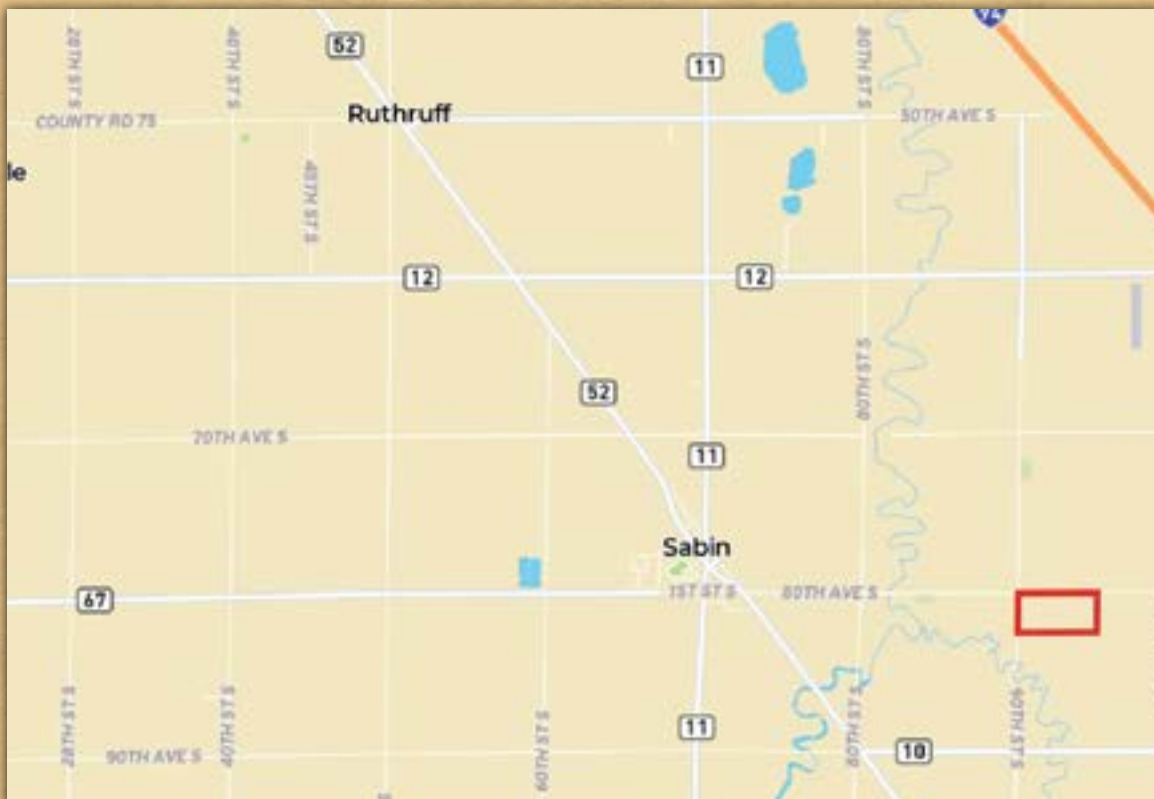
Crop	Base Acres	Yield
Wheat	TBD	58 bushels
Corn	TBD	139 bushels
Soybeans	TBD	37 bushels

Note: Acres are part of a larger FSA Tract.

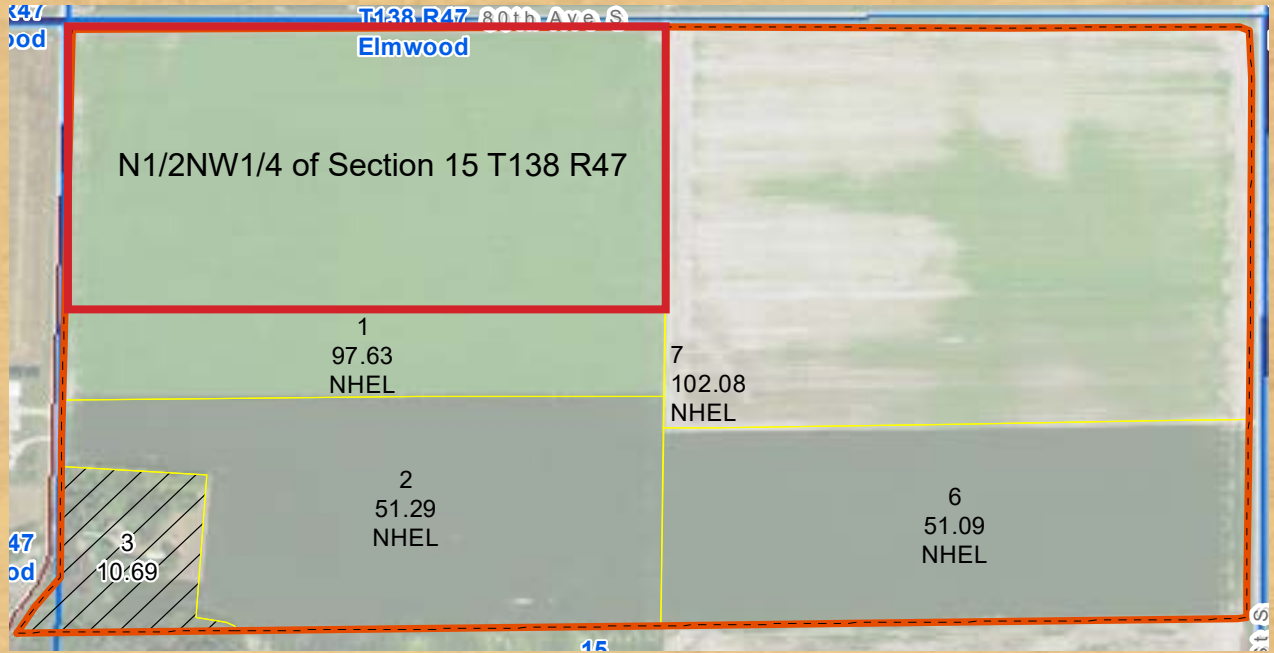
2021 Taxes: \$2,802 (Non-Homestead rate)



Location Map



FSA Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
1507A	Glyndon loam, 0 to 2 percent slopes	21.2	26.68	89	2e
1377A	Wheatville silt loam, 0 to 2 percent slopes	56.4	70.85	89	2e
1634A	Augsburg silt loam, 0 to 1 percent slopes	2.0	2.47	90	2w
TOTALS		79.6	100%	89.02	2.0

Auction Terms

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

Taxes: Real estate taxes for 2021 payable in 2021 will be paid by the Seller. All future taxes and specials will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, and restrictions of record. 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 1, 2022 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 of Fargo, North Dakota, the closing agent.

Contract and Title: Upon ending of auction, the high bidder will enter into a real estate contract. The Title Company of Fargo, North Dakota, the closing agent, will hold 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 or equally paid by both the Seller(s) and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 1, 2022, 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 of Fargo, North Dakota, the closing agent.

Sale Method: The real estate will be offered in one parcel. All bids are open for advancement **starting Monday, January 17, 2022, at 9:00 AM until Tuesday, January 18, 2022, 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 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.

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 the 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(s): Nancy K. Cooper Revocable Trust

Online Bidding Procedure:

This online auction begins on January 17, 2022, at 9:00 AM. Bidding closes Tuesday, January 18, 2022, at 1:00 PM.

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

Bidders can also bid in person at the Farmers National Company office located in Fargo or Grand Forks. Farmers National Company personnel will walk through the online bidding process.

All bids on the tracts 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.