

Farmland Auction

Wed., Nov. 10th • 10AM

Freeborn County, Minnesota

388[±]

Acres • 4 tracts

Just 6 Miles NE of Albert Lea, MN and 13 Miles NW of Austin, MN • Extensive Pattern Tiling with Private Tile Outlets



Murray Wise
ASSOCIATES LLC

800.607.6888



Virtual Live Auction
Online Only

www.MurrayWiseAssociates.com

Farmland Auction

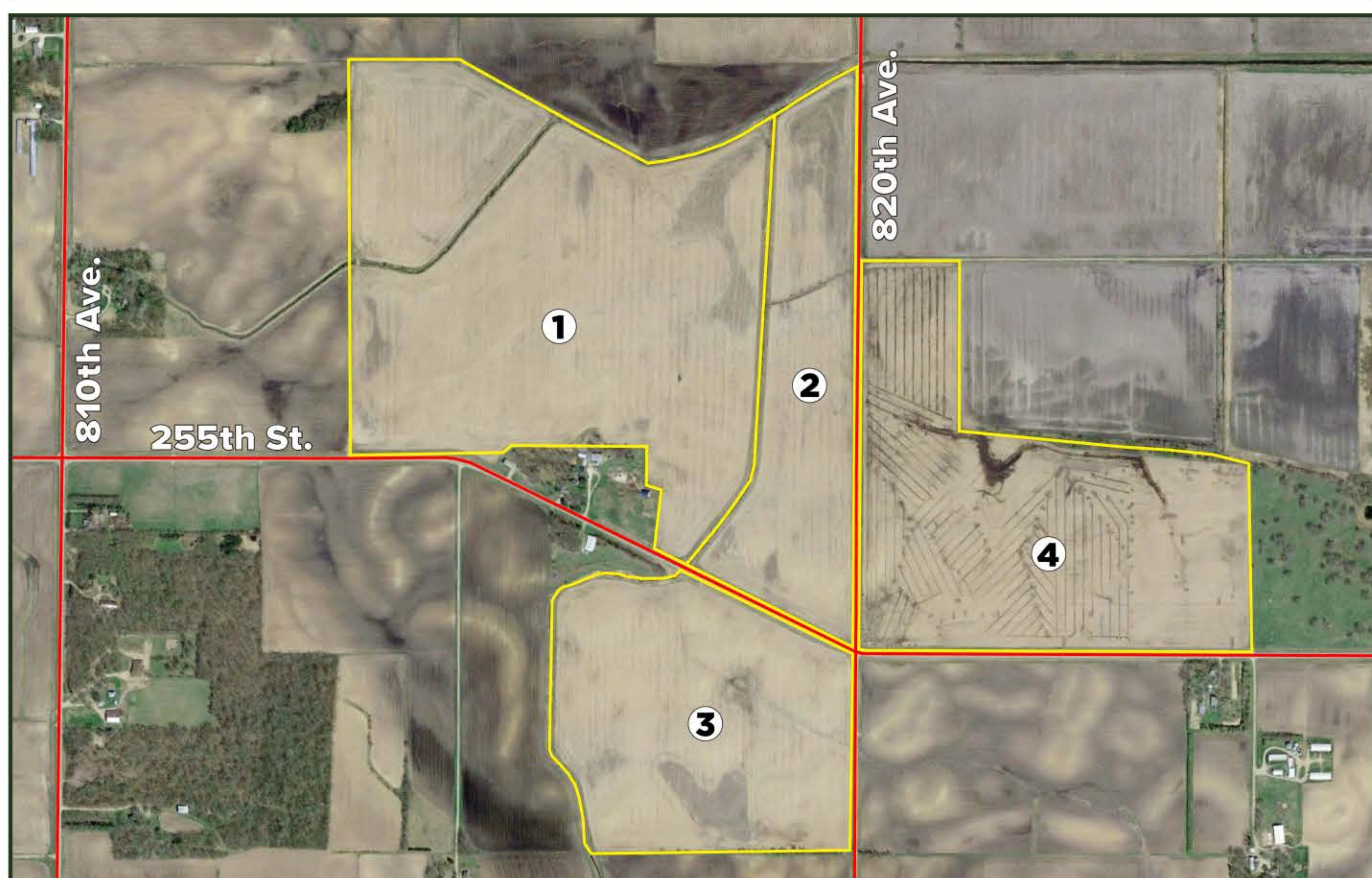
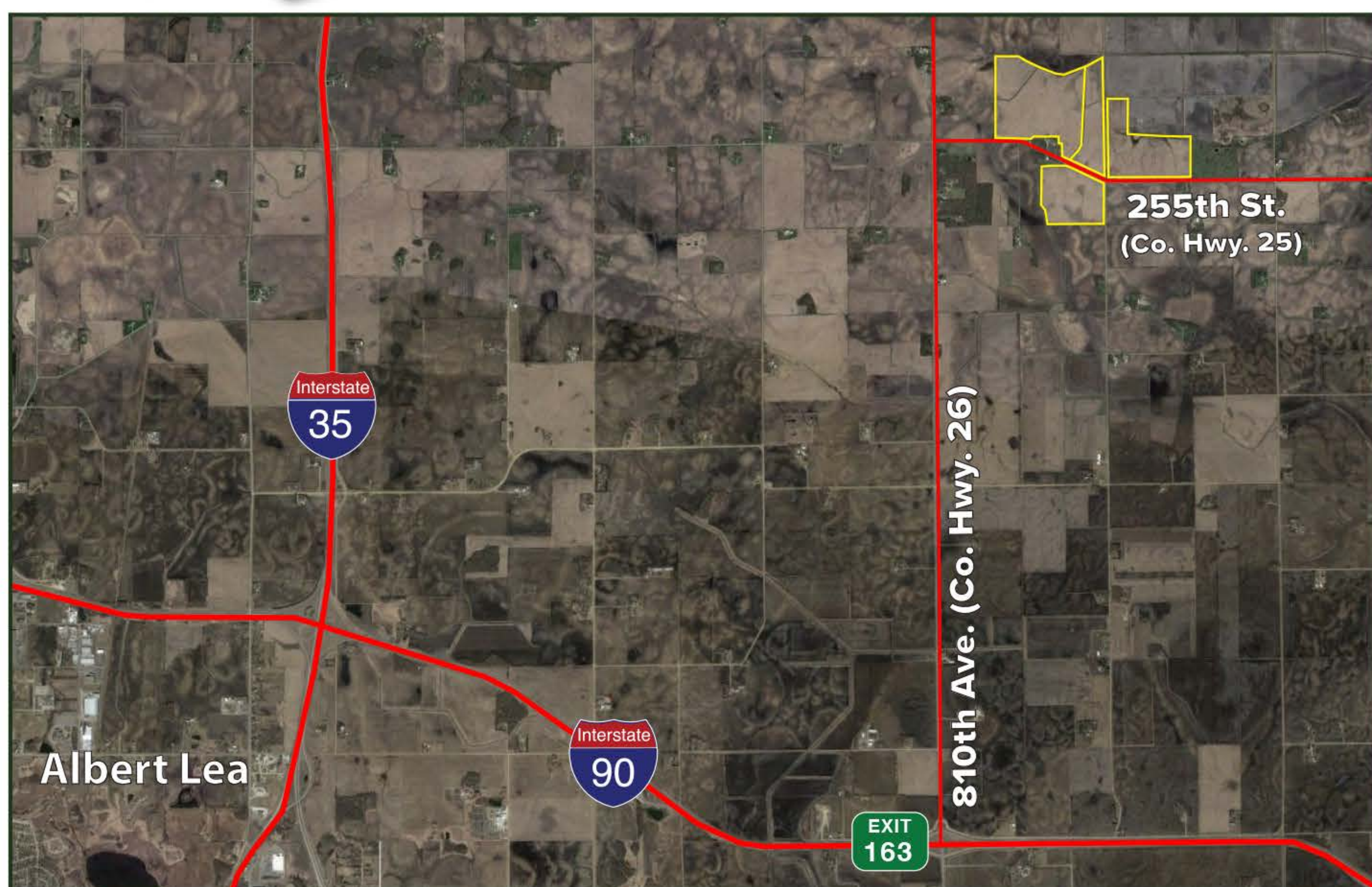
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To register for online bidding visit www.MurrayWiseAssociates.com or contact us at (800) 607-6888 or harrison@mwallc.com.



Tract 1: 155 +/- Acres of High-Quality Freeborn County farmland. Primary soil types are Canisteo clay loam and Hamel loam and the weighted average PI is approximately 83.7. Improved with extensive pattern tiling.

Tract 2: 55 +/- Acres of farmland. Primary soil type is Fieldon loam and the weighted average PI is approximately 74.5. Tract 2 has a 10" main tile and private tile outlets.

Tract 3: 76 +/- Acres Primary soil types are Hamel loam and Kilkenny clay loam the weighted average PI is approximately 85.2. Tract 3 has been improved with tiling.

Tract 4: 102 +/- Acres Primary soil type is Hamel loam the weighted average PI is approximately 73.3. Tract 4's high quality soils are accompanied by excellent road access.

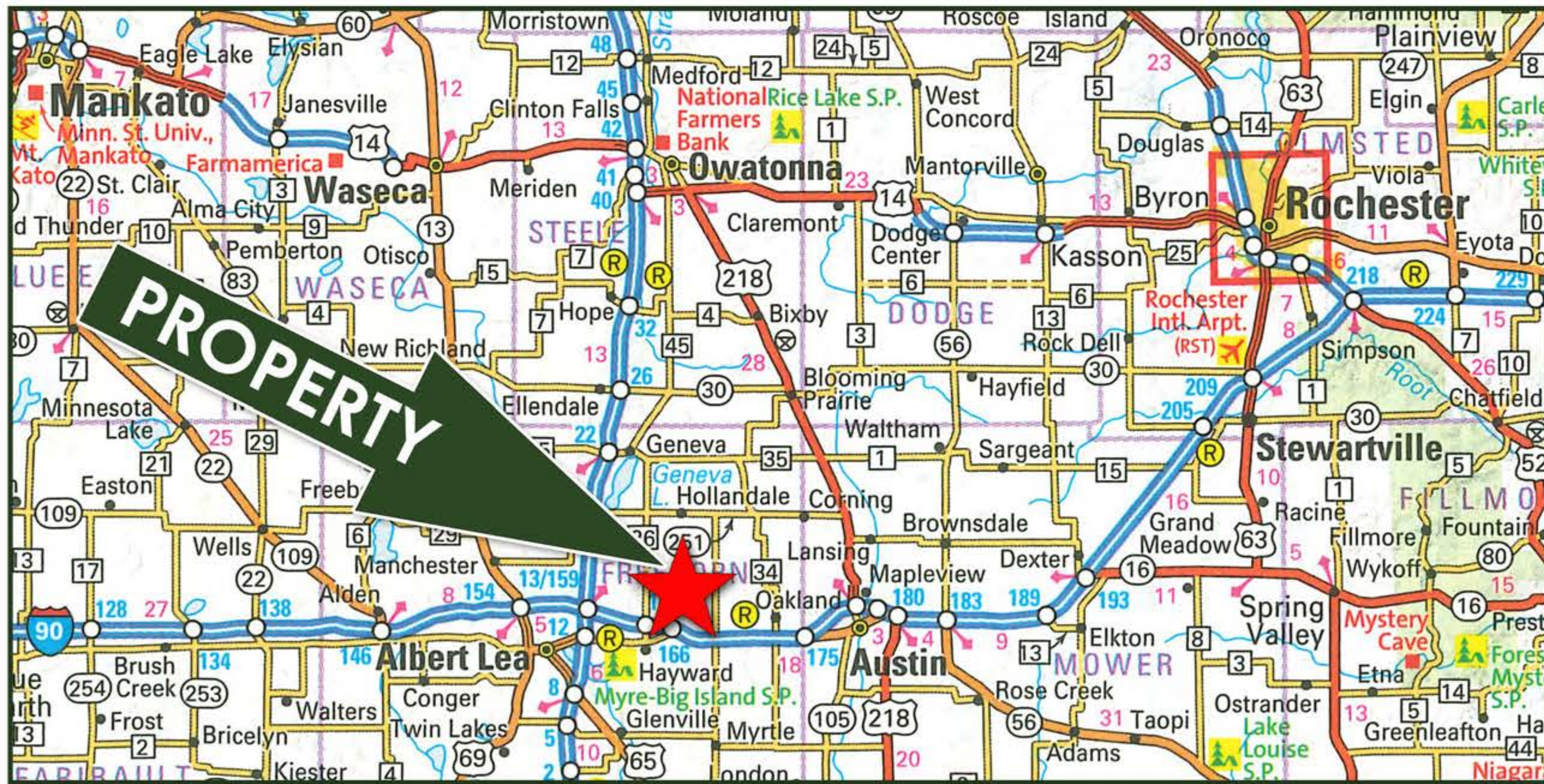
Directions: From Interstate 90 take Exit #163 (County Highway 26 toward Hayward). Turn right/north on onto 810th Ave (County Highway 26). Follow 810th Ave for 4 miles. Turn right onto 255th street (County Highway 25), in 0.5 miles the farm will be on both sides (north and south) of the road.

FSA Cropland Acres 364.33

Corn Base Acres 260.38

Soybean Base Acres 85.82

www.MurrayWiseAssociates.com



**To view tile maps and other
information download the
Information Book from
MurrayWiseAssociates.com**

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 individual tracts using the “Buyer’s Choice and Privilege” method of sale, whereas the high bidder can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all parcels have been chosen by a bidder. Bidding will be in dollars per acre on taxed acres (or surveyed acres, if one is deemed necessary).

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com prior to the start of bidding. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder’s financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase. For any questions about online bidding, contact Harrison Freeland at (800) 607-6888 or harrison@mwallc.com.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by seller.

POSSESSION: Possession will be given at closing, subject to any remaining rights of the 2021 crop year tenant under the current lease, which expires on December 31st, 2021.

CLOSING: Closing shall take place on or before December 15th, 2021, or as soon as applicable closing documents are completed.

TITLE: Seller shall furnish the buyer at seller’s expense an owner’s policy of title insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: The 2021 calendar year taxes due and payable in 2021 shall be paid by seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit. The 2022 calendar year taxes and beyond will be the responsibility of the buyer.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the Seller, if any.

SURVEY: At the Seller’s option, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller’s option and sufficient for providing a standard form owner’s title insurance policy and the transfer of merchantable title. If a survey is completed, final purchase price will be calculated by multiplying the high bid price by surveyed acres.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an “AS IS, WHERE IS” basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller’s agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person’s credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service and/or auction software fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: ENL Farms LLP



Murray Wise
ASSOCIATES LLC

Murray Wise Associates, LLC
1605 S. State Street, Suite 110
Champaign, Illinois 61820
800.607.6888

Auctioneer: Dave Thompson #20487782 #50-114
Sale Manager: John Kirkpatrick #40271181



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