

acrePRO

Timed-Online Auction

Opens: August 29th, 2023 @ 11:00AM CST

Closes: August 31st, 2023 @ 11:00AM CST

157± Acres

Polk County, MN



Timed-Online Auction

**157± Acres of High
Quality Farmland
in Polk County,
MN**

**BIDS OPEN:
August 29th, 2023
@ 11:00 AM CST
BIDS CLOSE:
August 31st, 2023
@ 11:00 AM CST**



David Gorder
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Property Introduction

Overview

High quality farmland available in Polk County, MN! 157.08± acres including approximately 127 acres of productive tillable land, a 15 acre area with power and a flowing well that would be great for a building site, and a 10 acre wooded area that could be used for hunting and recreation. The field has an excellent soil profile with 81% of the field having a Crop Productivity Index of over 90. The average CPI is 78.4 and is conducive to growing crops such as corn, soybeans, spring wheat, sunflowers, and more. It has a beautiful corn crop on it in Crop Year 2023, and is available to farm for 2024. The potential building site has a flowing well, high elevation, and access to power. It has great accessibility being located on a paved road. There is also a semi-trailer loading dock on the property that could be incorporated into a new site or utilized as is for hay or cattle.

Driving Directions

From the intersection of MN-92 and CR-2 just south of Gully, MN: Head North on CR-2 for seven miles and you will arrive at the SE corner of the property.

Legal Description

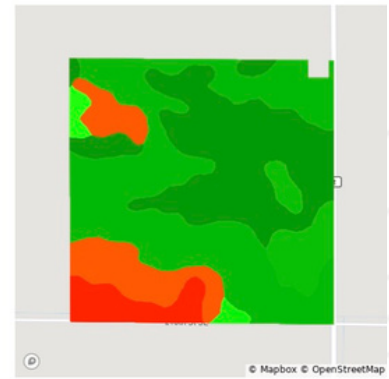
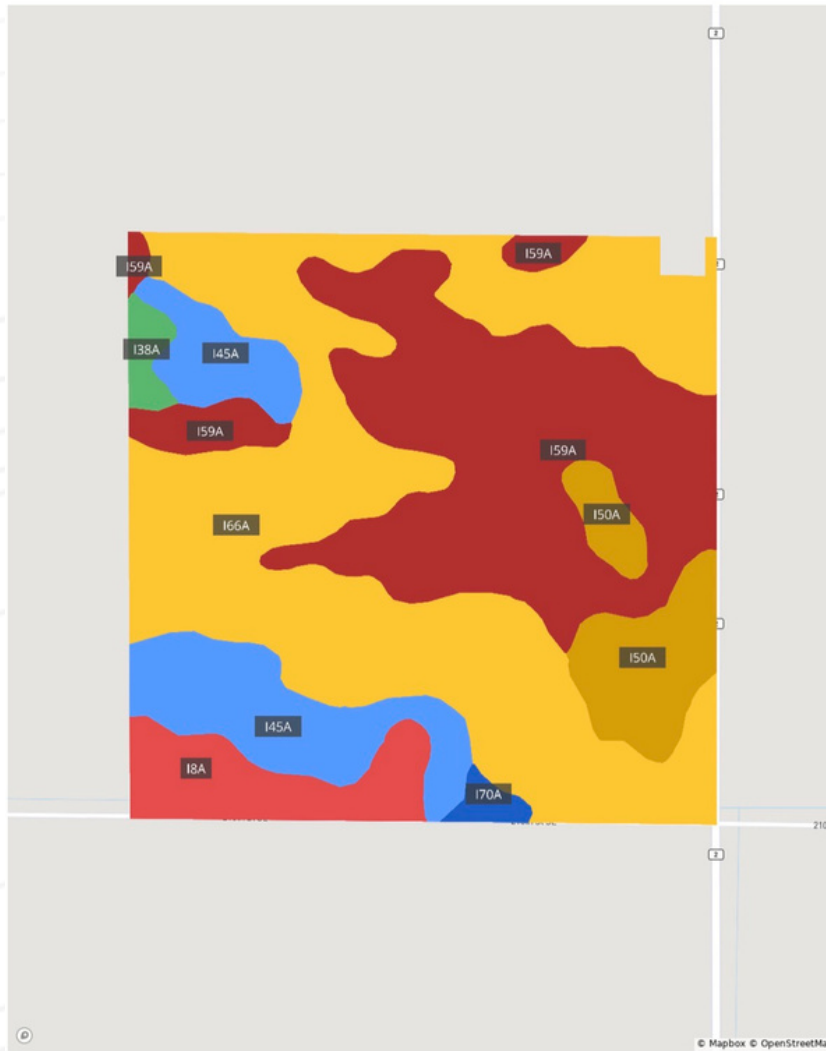
SE1/4 Sec 27-151N-39W



Aerial Map



Soils Map



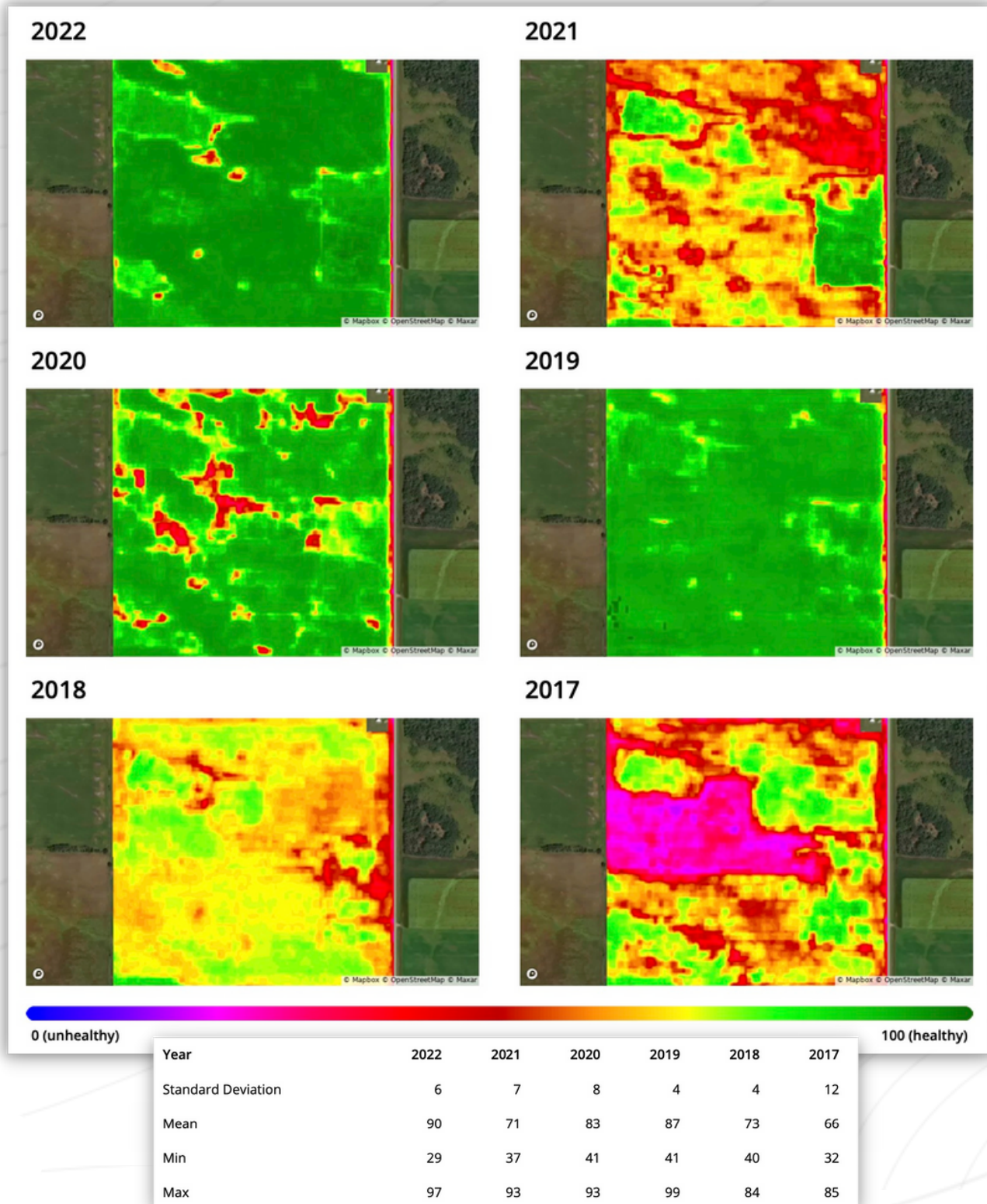
Quality Gradient • CPI



77.2 / 100 CPI

Code	Soil Description	% of Selection	Acres	CPI
I66A	Vallers loam, 0 to 2 percent slopes	42.8%	69.9	90
I59A	Smiley loam, 0 to 1 percent slopes	30.4%	49.7	95
I45A	Northwood muck, 0 to 1 percent slopes	11.9%	19.4	15
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	7.1%	11.6	89
I8A	Cathro muck, 0 to 1 percent slopes	6.0%	9.8	5
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	1.2%	1.9	77
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	0.8%	1.3	80
Weighted Average				77.2

Vegetation Index (NDVI)

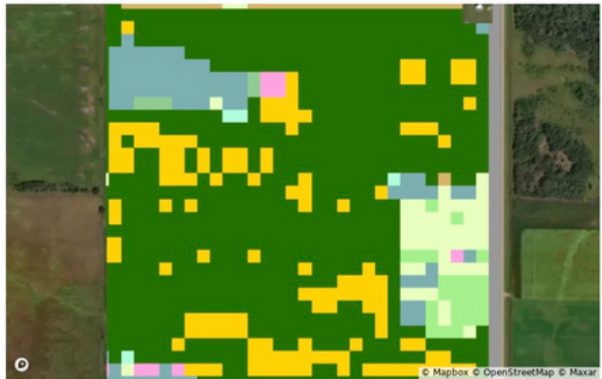


Crop History

2022



2021



2020



2019



2018

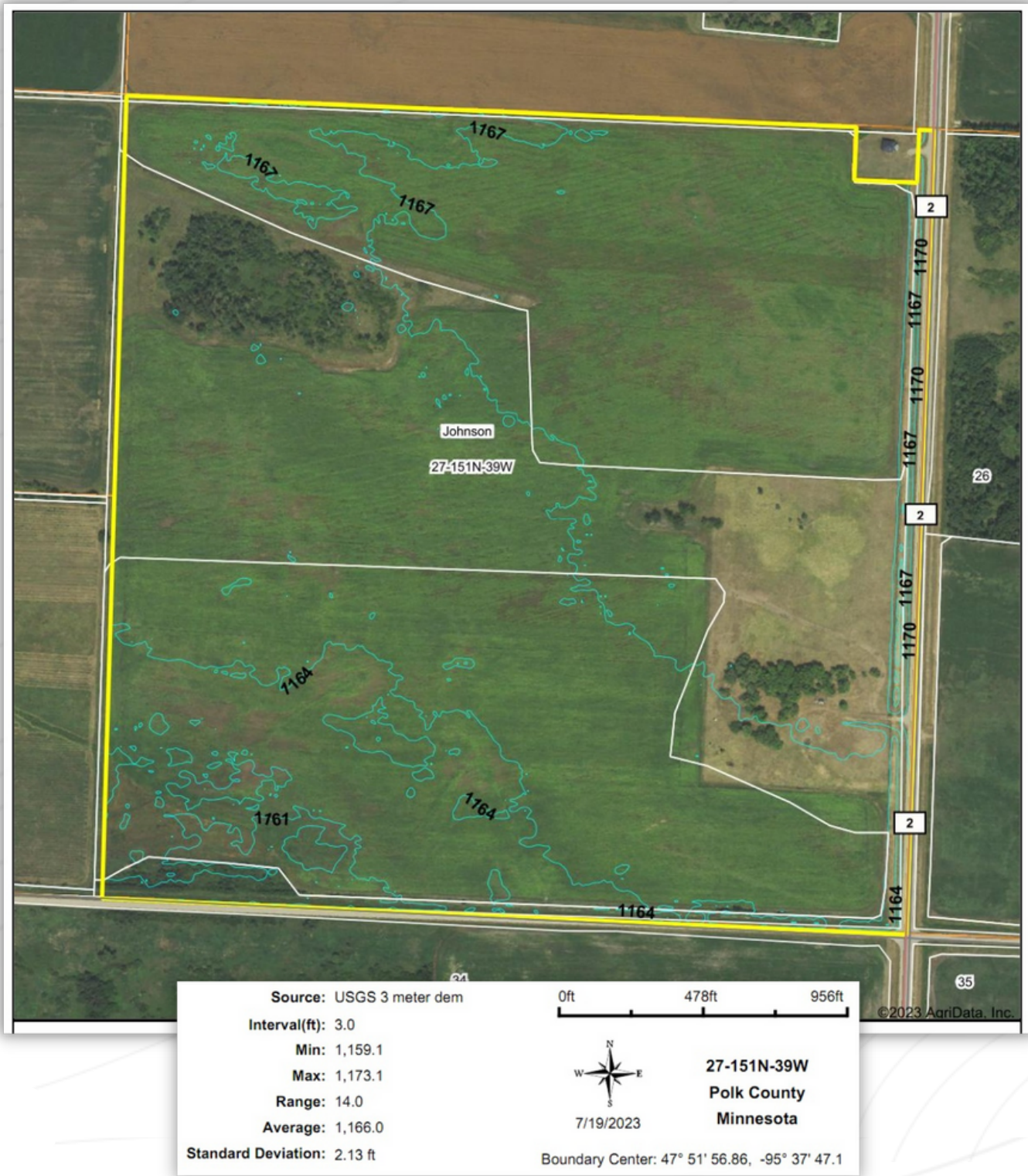


2017

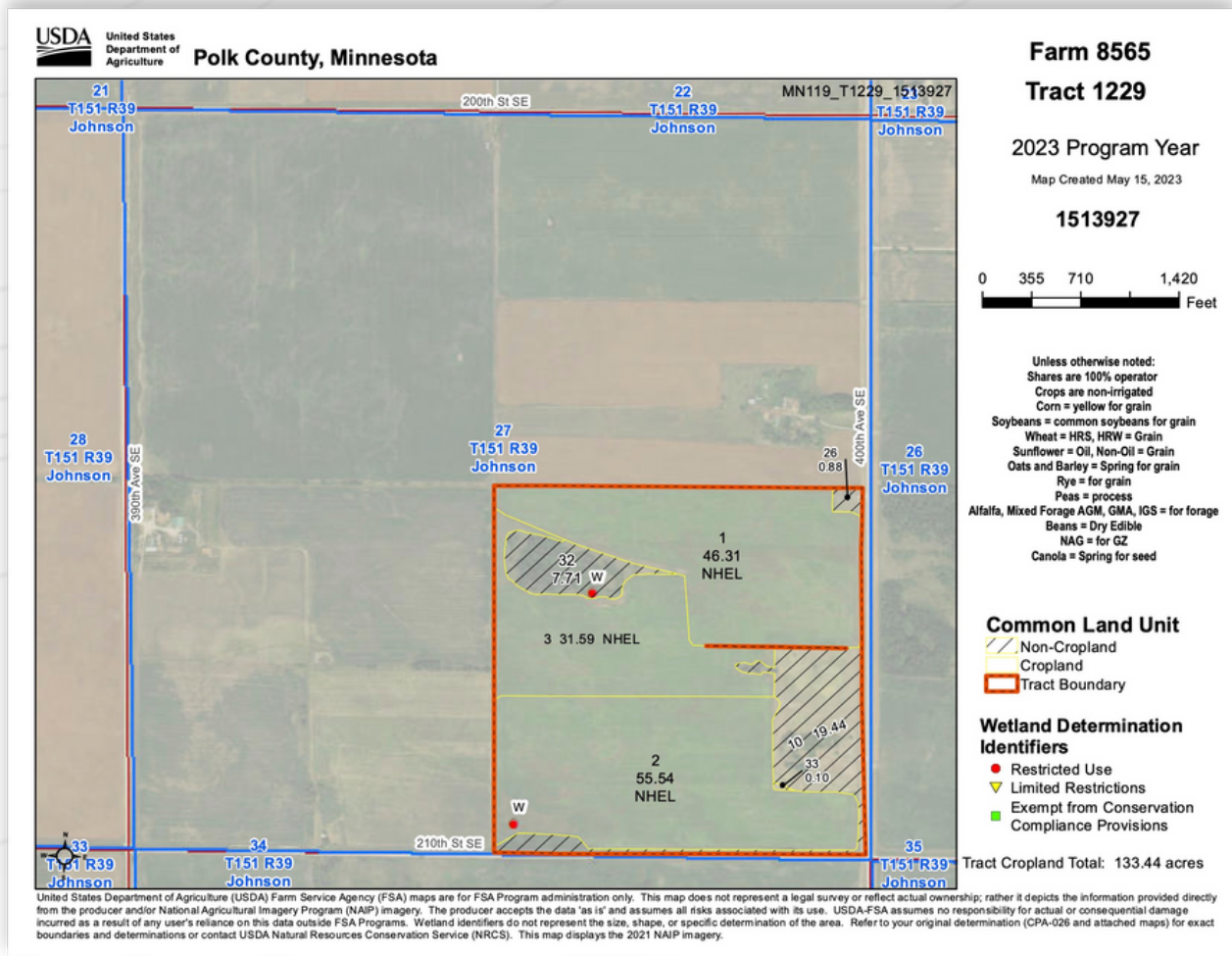


Crop	2022	2021	2020	2019	2018	2017
Soybeans	72.8%	61.5%	73.9%	6.6%	1.9%	78.5%
Spring Wheat	0.0%	3.3%	2.6%	71.9%	9.8%	0.4%
Other	15.0%	11.5%	9.3%	8.8%	20.8%	10.2%
Canola	0.0%	0.0%	0.0%	0.0%	47.7%	0.1%
Herbaceous Wetlands	7.2%	5.9%	9.6%	7.8%	4.5%	5.0%
Developed/Open Space	4.6%	4.5%	4.6%	4.6%	5.0%	5.6%
Corn	0.5%	13.3%	0.0%	0.3%	10.2%	0.1%

Contour Map



FSA Information



Tract Number : 1229

Description : SE4 (27)JO

FSA Physical Location : MINNESOTA/EAST POLK

ANSI Physical Location : MINNESOTA/POLK

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MARK BENSON

Other Producers :

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
161.57	133.44	133.44	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	133.44	0.00	0.00	0.00	0.00	0.00

Tax Information

Tax Account Information								
Parcel ID	Property Type	Status	Last Update					
41.00143.00	Real Property	Active	7/17/2023 4:04:07 PM					
SITUS: 20863 400TH AVE SE GONVICK MN 56644								
Legal Description								
Section 27 Township 151 Range 039								
Taxes Due by Installment								
Period	Bill Number	Due Date	Tax Year	Tax	Discount	Penalty/Fee	Interest	Total Due
INST 1	398187	5/15/2023	2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	398187	11/15/2023	2023	\$515.00	\$0.00	\$0.00	\$0.00	\$515.00
Total Due:				\$515.00	\$0.00	\$0.00	\$0.00	\$515.00
Tax Bill Detail								
Operation					Gross Tax	Credit	Net Tax	
ISD 2311 CLEARBROOK-CONVICK					\$194.30	(\$82.63)	\$111.67	
NW REG DEV COMM					\$2.39	\$0.00	\$2.39	
NWMN MULTICOUNTY HOUSING & RED					\$6.78	\$0.00	\$6.78	
POLK COUNTY					\$498.85	\$0.00	\$498.85	
STATE					\$0.00	\$0.00	\$0.00	
TOWN OF JOHNSON					\$213.32	\$0.00	\$213.32	
WS RED LAKE					\$45.12	\$0.00	\$45.12	
Sub Total					\$960.76	(\$82.63)	\$878.13	
Bond					Gross Tax	Credit	Net Tax	
POLK COUNTY					\$40.42	\$0.00	\$40.42	
Sub Total					\$40.42	\$0.00	\$40.42	
Special Assessment					Gross Tax	Credit	Net Tax	
SP POLK COUNTY					\$111.45	\$0.00	\$111.45	
Sub Total					\$111.45	\$0.00	\$111.45	
Total Tax					\$1,112.63	(\$82.63)	\$1,030.00	

Online Bidding Procedure

The bids will open on Wednesday, August 29th at 11:00 AM CST. At this time, registered bidders will be able to put in bids on the property through the AcrePro mobile app or on our website. Bids can be placed in the selected increment, or with a custom number that is higher than the current "ask". Bidders can place a maximum bid that will immediately make them the highest bidder, one bid increment over the previous high bid. It will autobid up one bid increment past any bids that come in, until a bid surpasses your maximum bid amount.

The auction is scheduled to close on August 31st at 11:00 AM CST. However, if a bid is placed in the final minute of bidding, the bids will automatically be extended by 4 minutes. Each time a new bid comes in during the extension time, the time will extend back to 4 minutes. Be sure to periodically refresh your screen! The bidder with the high bid once the extension period has expired will be the successful bidder.

Bids will be on a per deeded acre basis. AcrePro represents the seller in the sale of the property and is acting solely on behalf of Seller's interests. Sellers reserve the right to refuse any and all bids.



Terms & Conditions

AcrePro, its representatives, and the clients they represent will not prohibit a person from bidding due to their race, color, national or ethnic origin, age, religion, disability, gender, sexual orientation, or any other characteristic protected under applicable federal or state law.

1. Timed Online Auction Bidding Procedures

Bidding is open to registered bidders only.

Online Bidding -Online bidders must register and be approved anytime prior to the close of the auction. Approved online bidders may set a Maximum Bid prior to the auction or bid incrementally while the auction is open. AcrePro is not liable for any technological difficulties or failure of the online bidding system. Bidders who do not have the capability to bid online may make arrangements with the auctioneer for a personal representative to bid on their behalf at least 24 hours prior to the auction close. At the time of the auction close, the bidder with the high bid will be the winning bidder. (Note: the auction will close at 11:00am CST unless a bid is placed in the final four minutes at which time the auction will be extended an additional four minutes. The four minute extension will occur on any subsequent bids until the auction is closed.)

2. Purchase Agreement and Earnest Money

The winning bidder is required to sign a Minnesota Real Estate Purchase Agreement and provide a cashier's check or personal check in the amount of 10% of the purchase price as an earnest money payment. If the winning bidder is absentee, they will receive an electronic Minnesota Real Estate Purchase Agreement via Email. The winning bidder is required to provide 10% of the purchase price as an earnest money payment in the form of a cashier's check, personal check, or money wire within 24 hours of receiving the Minnesota Real Estate Purchase Agreement.

3. Closing and Marketability of Title

Once the Purchase Agreement is complete and the earnest money has been received, a closing date will be chosen no sooner than 45 days. Sellers will provide evidence of marketable title. Buyer and Seller agree to split any additional fees and closing costs 50%/50%. Property is sold "as is", "where is" condition.

4. Taxes

All parcels will be subject to either a reconstitution or a new parcel number when transferred to the new owner. Seller agrees to pay 2023 and all prior years taxes and special assessments. Buyer agrees to pay taxes and specials in 2024.

Notice: The information presented is obtained through reliable sources. AcrePro does not guarantee accuracy. Any and all prospective buyers are encouraged to perform their own due diligence of property and related information. AcrePro encourages and assumes that bidders will conduct proper due diligence and inspection of the property and are satisfied with its condition. Buyer agrees to hold AcrePro Farm Agency, its representatives, and the clients they represent harmless with respect to property condition, status, or any other matters regarding the property. All acreage amounts and boundaries are approximate.

Announcements made by the auctioneer will take precedence over printed terms and information.

Sellers reserve the right to refuse any and all bids.

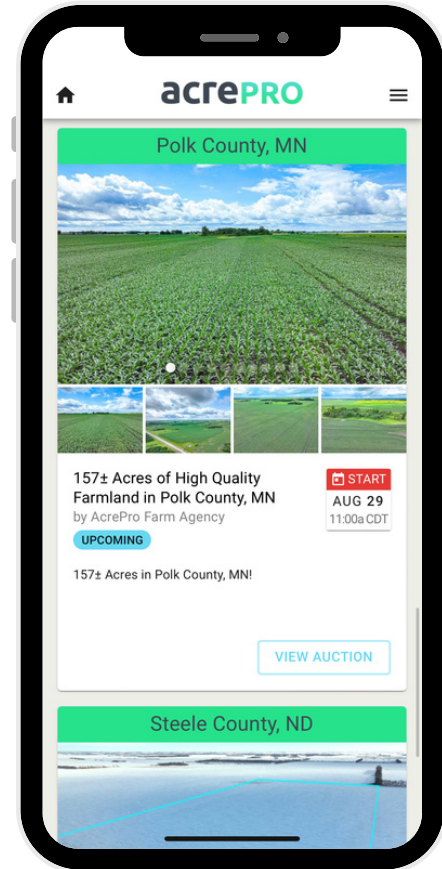
Auction conducted by David Gorder of AcrePro

MN Auctioneer License # 45-18

How to become a Bidder

Mobile Device

Download the "AcrePro" App on an Android or Apple Device, and create your bidding account. Once you have created your account, select the "157± Acres of High Quality Farmland in Polk County, MN" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.



Desktop Computer

Visit acrepro.bidwrangler.com and create a bidder account. Once you have created your account, select the "157± Acres of High Quality Farmland in Polk County, MN" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.

Bidding Assistance

If you do not have access to the technology required to operate our bidding platform, contact the auctioneer to make arrangements to appoint a bidder on your behalf.



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