



603.47 ACRES
M/L

OFFERED IN FOUR TRACTS

WEDNESDAY, OCTOBER 23 AT 10:00 AM (CST)

Courtyard Hotel by Marriott | 1080 28th Ave S. | Moorhead, MN 56560

LINDSEY BROWN

MN LIC 40260937 | 701.371.5538
Lindsey@PeoplesCompany.com

STEVE DALEN

MN LIC 40331845 | 701.893.8517
Land@SteveDalenFarmlandSales.com

About the Land



Peoples Company and Steve Dalen Farmland Sales exp realty are pleased to bring to market 603.47 acres m/l of beautiful Clay County, MN farmland. These four tracts total 565.69 cropland acres m/l, featuring loamy soil types with Soil Productivity Indexes (SPI) ranging from 83.7 to 92.1! The land is located near Moorhead, MN and provides access to full service agricultural input centers and harvest facilities, including the American Crystal Sugar Beet processing plant along with the companies main corporate office. This fabulous cropland will produce excellent yields when growing small grains, corn, soybeans and sugar beets! This property will be a great addition to producer and investor portfolios alike!



Tract 1 | 160 ACRES M/L

Tract 2 | 233.22 ACRES M/L

Tract 3 | 80 ACRES M/L

Tract 4 | 130.25 ACRES M/L



AUCTION LOCATION

Courtyard Hotel by Marriott

1080 28th Ave S. | Moorhead, MN 56560



LINDSEY BROWN

MN LIC 40260937 | 701.371.5538
Lindsey@PeoplesCompany.com

STEVE DALEN

MN LIC 40331845 | 701.893.8517
Land@SteveDalenFarmlandSales.com



160 Acres M/L



Tract 1 is 160 total acres m/l with 153.49 cropland acres m/l that has a productivity index of 89.7.

28th St N. & 57th Ave N., Moorhead, MN 56560

SW1/4 of 15-140-48 in Clay County, MN

TRACT 1 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Code	CPI
I229A	Fargo silty clay	87.52	57.02%	●	94
I235A	Fargo silty clay	45.26	29.49%	●	83
I642A	Fargo silty clay	15.43	10.05%	●	83
I641A	Fargo silty clay	5.28	3.44%	●	94

Weighted Average 89.7

Directions: From the intersection of Minnesota Highway 75 and 57th Ave North, northeast of Moorhead, MN, drive 1 mile east to the SW corner of the tract.

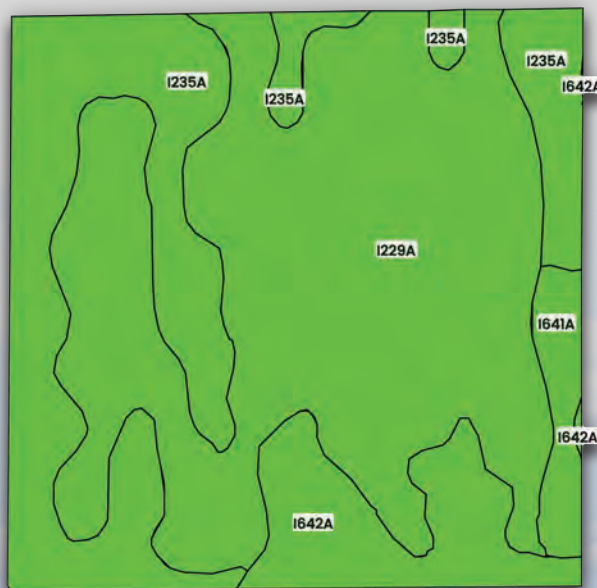
FARM DETAILS

Acres: 160.00 Acres M/L

Parcel Number: 23.015.3000

Net Taxes: \$8,070.00

Soil Productivity Index: 89.7





233.22 Acres M/L



Tract 2 is 233.22 deeded acres m/l with 228.02 cropland acres m/l with a productivity index of 90.3.

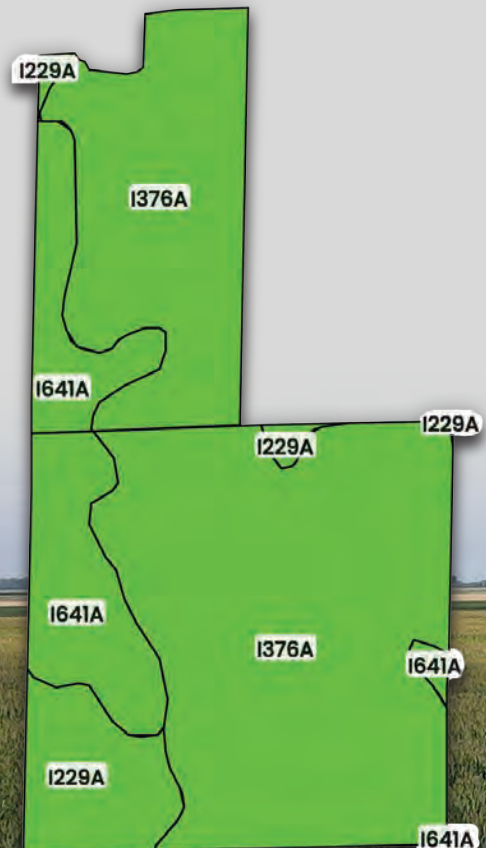
28th St N. and 57th Ave S., Moorhead, MN 56560

W1/2 NW1/4; SW1/4 LESS 1.52A. DITCH & 5.26 AC. All in 15-138-48 Clay County, MN

TRACT 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Code	CPI
I376A	Colvin silty clay loam	168.01	73.68%	●	89
I641A	Fargo silty clay	38.80	17.02%	●	94
I229A	Fargo silty clay	21.21	9.30%	●	94

Weighted Average 90.3



Directions: From the intersection of Clay County Highway 12 and 28th Street South located near Moorhead Minnesota, drive south 2 miles to the NW corner of the parcel.

FARM DETAILS

Acres: 233.22 Acres M/L

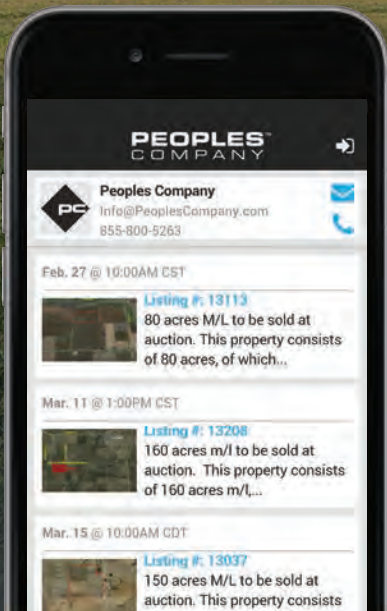
Parcel Number: 19.015.3000

Net Taxes: \$12,144.00

Soil Productivity Index: 90.3

**Not able to make it to the live auction but still want to bid?
No problem!**

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.





80 Acres M/L



Tract 3 is 80 acres of high quality, excellent Clay County, MN farmland with a productivity index of 92.1! This 80 acre m/l tract contains 71.63 acres of cropland m/l.

50th St S. and 70 Ave S., Moorhead, MN 56560

N1/2 SW1/4 in 1-138-48 in Clay County, MN

TRACT 3 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Code	CPI
I641A	Fargo silty clay	47.63	66.49%	●	94
I130A	Hegne-Fargo silty clays	22.07	30.81%	●	88
I467A	Bearden silt loam	1.92	2.68%	●	93

Weighted Average 92.1

Directions: From the intersection of Clay County Highway 12 and 50th Street South located near Moorhead Minnesota, drive south a one half a mile to the NW corner of the parcel.

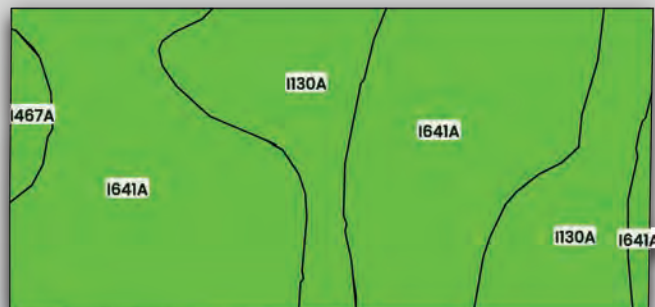
FARM DETAILS

Acres: 80.00 Acres M/L

Parcel Number: 19.001.3500

Net Taxes: \$4,288.00

Soil Productivity Index: 92.1





130.25 Acres M/L



Tract 4 is 130.25 acres m/l with 112.55 cropland acres m/l that have a productivity index of 83.7.

70 St S. and 60th Ave S., Moorhead, MN 56560

SW1/4 LESS 29.75 AC in 32-139-47 in Clay County, MN

TRACT 4 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		Code	CPI
			Field			
I312A	Wyndmere fine sandy loam	27.13	22.14%		77	
I5A	Borup loam	26.14	21.33%		90	
I18A	Foldahl loamy fine sand	22.0	17.95%		65	
I383A	Overly silty clay loam	15.61	12.74%		100	
I467A	Bearden silt loam	14.44	11.78%		93	
I507A	Glyndon loam	13.63	11.12%		89	
I646A	Viking clay loam	3.58	2.92%		75	
I376A	Colvin silty clay loam	0.01	0.01%		89	

Weighted Average 83.7

Directions: From the intersection of Interstate 94 and Clay County Highway 11 located east of Moorhead Minnesota, drive south 2 ¼ miles south to the NW corner of the parcel.

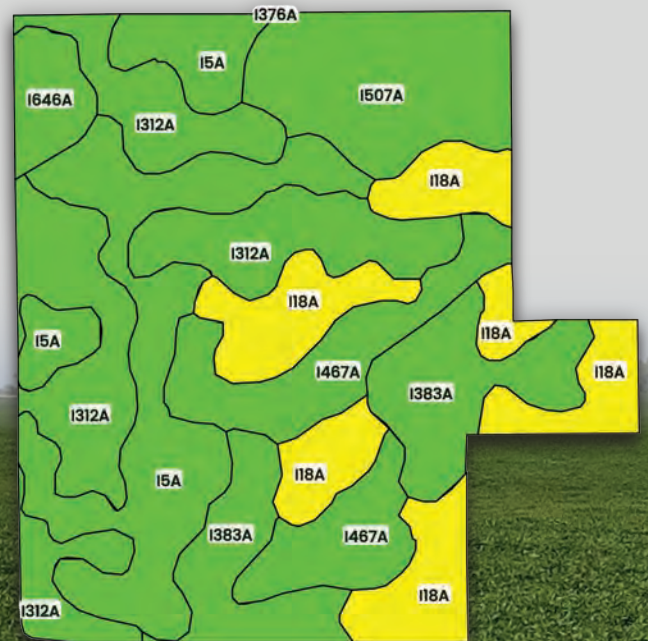
FARM DETAILS

Acres: 130.25 Acres M/L

Parcel Number: 10.032.3000

Net Taxes: \$4,964.00

Soil Productivity Index: 83.7



Auction Terms & Conditions



SELLERS: Allen Farms, Maxine M. Allen Disclaimer Trust and Paula Jacobsen

AUCTION METHOD: The four tracts will be offered via Public Auction and will take place at 10:00 AM at the Courtyard by Marriott Hotel, 1080 28th Ave S., Moorhead, MN 56560. The four farmland tracts will be sold on a "per deeded acre" basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one, any combination, or all, of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all four farmland tracts have been purchased and removed from the auction. Tracts will not be combined and offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

TRACT 1: 160 ACRES M/L

TRACT 2: 233.22 ACRES M/L

TRACT 3: 80 ACRES M/L

TRACT 4: 130.25 ACRES M/L

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company and Steve Dalen Farmland Sales exp realty nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and Steve Dalen Farmland Sales exp realty and its representatives are agents of the Sellers. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

FINANCING: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Clay County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller, Peoples Company, and Steve Dalen Farmland Sales exp realty; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Clay County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest payment is required on the auction day. The earnest money payment may be paid in the form of cash or check. All funds will be held in the The Title Company Trust Account.

REAL ESTATE TAXES: The Buyer's will be responsible for all of the 2025 total real estate taxes.

SURVEY: No additional surveying or staking will be completed by the Seller.

CLOSING: Closing will occur on or before December 4, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

POSSESSION: Possession of the land will be given at Closing, Subject to Tenant's Rights.

FARM LEASE: The farm is leased for the 2024 crop season. The sellers will retain all 2024 cash rents.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with The Title Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

OTHER: The sellers will have the right to accept or reject any and all bids. This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, Steve Dalen Farmland Sales exp realty, or Sellers. All bids will be on a per-acre basis. Peoples Company and Steve Dalen Farmland Sales exp realty and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company and Steve Dalen Farmland Sales Exp Realty nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Sellers, Peoples Company, and Steve Dalen Farmland Sales exp realty. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com
Listing #17774



SCAN THE QR CODE TO
THE LEFT WITH YOUR
PHONE CAMERA TO VIEW
THIS LISTING ONLINE!



AUCTION LOCATION

Courtyard Hotel by Marriott
1080 28th Ave S. | Moorhead, MN 56560



LINDSEY BROWN

MN LIC 40260937 | 701.371.5538
Lindsey@PeoplesCompany.com

STEVE DALEN

MN LIC 40331845 | 701.893.8517
Land@SteveDalenFarmlandSales.com