



FARMLAND AUCTION

*Norman County,
Minnesota*

320 Acres *M/2* **LISTING #17919** OFFERED IN TWO TRACKS

TUESDAY, DECEMBER 3, 2024 AT 10:00 AM

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

LINDSEY BROWN

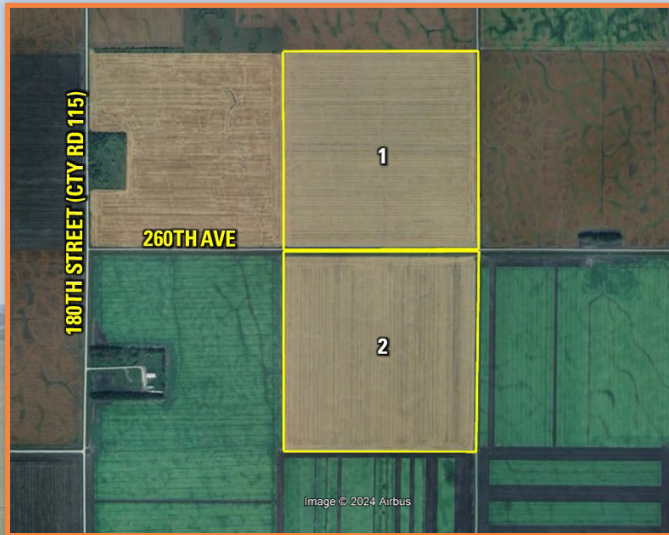
MN LIC 40260937 | 701.371.5538
Lindsey@PeoplesCompany.com

STEVE DALEN

MN LIC 40331845 | 701.893.8517
Land@SteveDalenFarmlandSales.com

About the Land

Peoples Company is honored to work with Steve Dalen Farmland Sales exp realty so that our companies can represent Benjamin Gardner in the sale of this 320 acres M/L of Norman County, MN farmland. This 320 acres has 310.81 acres M/L of FSA cropland with Soil Productivity Indexes of 89.9 and 91.9! This fabulous cropland will produce excellent yields when growing sugar beets, small grains, corn, and soybeans. These two tracts are located 6 miles from the American Crystal Sugar Beet - "Ada West Piling Station." These tracts will be a great addition to producer or investor portfolios alike!



Tract 1 | 160 ACRES M/L

Tract 2 | 160 ACRES M/L

Auction Location

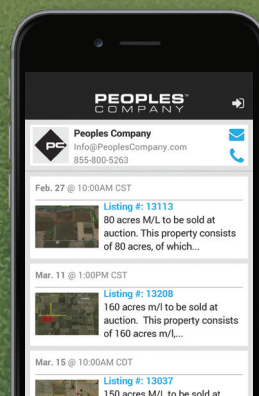
Courtyard Hotel by Marriott

1080 28th Ave S. | Moorhead, MN 56560

DECEMBER 3 AT 10 AM

Tract 1 is 160 deeded acres M/L with 153.84 FSA cropland acres M/L. The cropland acres have an amazing productivity index of 91.9! This tract is made up of Bearden-Fargo complex, Hegne-Fargo silty clay, and Fargo silty clay soils. These soils will produce excellent yields and are suitable to raise sugar beets, corn, soybeans, and small grains. This tract is 6 miles straight north of the American Crystal Sugar Beet - "Ada West Piling Station." This tract has good access and is centrally located between, Ada, Halstad and Shelly.

Tract 2 is 160 deeded acres M/L with 156.97 FSA cropland acres M/L. The cropland acres have an impressive productivity index of 89.9! This tract is made up primarily of Hegne-Fargo silty clay and Bearden-Fargo complex soils. These soils will produce excellent yields and are suitable to raise sugar beets, corn, soybeans, and small grains. This tract is 5 1/2 miles straight north of the American Crystal Sugar Beet - "Ada West Piling Station." This tract has good access and is centrally located between, Ada, Halstad and Shelly.



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.



**STEVE DALEN
FARMLAND SALES**

**exp
REALTY**

Tract 1 - 160 Acres M/L

Tract 1 is 160 deeded acres M/L with 153.84 FSA cropland acres M/L with a productivity index of 91.9

FARM DETAILS

Acres: 160.00 Acres M/L **Parcel** Number: 01-1021000

Net Taxes: \$4,150.00 **Productivity Index:** 91.9

TRACT 1 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		MN
			Field	Code	CPI
I627A	Bearden-Fargo complex	125.83	81.97%	●	93
I130A	Hegne-Fargo silty clays	23.24	15.11%	●	88
I235A	Fargo silty clay	4.73	3.07%	●	83
I651A	Reis	0.03	0.02%	●	80
			Weighted Average 91.9		

Tract 2 - 160 Acres M/L

Tract 2 is 160 deeded acres M/L with 156.97 FSA cropland acres M/L with a productivity index of 89.9

FARM DETAILS

Acres: 160.00 Acres M/L **Parcel** Number: 01-1050000

Net Taxes: \$3,878.00 **Productivity Index:** 89.9

TRACT 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		MN
			Field	Code	CPI
I130A	Hegne-Fargo silty clays	86.93	55.38%	●	88
I627A	Bearden-Fargo complex	57.33	36.52%	●	93
I235A	Fargo silty clay	5.87	3.74%	●	83
I233A	Fargo silty clay loam	4.99	3.18%	●	95
I229A	Fargo silty clay	1.85	1.18%	●	94
			Weighted Average 89.9		

Directions: In Ada, MN at the intersection of Hwy 200 and Hwy 9, drive west on Hwy 200 for 5 miles to 210th Street, then turn right on 210th Street and drive north for 6 miles to 260th Ave, then turn left and drive west for 2 miles. This will put you at the SE corner of Tract 1, which is on the north side of the road and the NE corner of Tract 2, which is on the south side of the road.

County Road 115 & 260th Ave, Ada, MN 56510 | SE1/4 of 8-145-47 in Norman County, MN
NE1/4 of 17-145-47 in Norman County, MN

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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17919



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

Terms and Conditions

Sellers: Benjamin Gardner

Auction Method: The two tracts will be offered via Public Auction and will take place on Tuesday, December 3, 2024 at 10:00 AM, at the Courtyard by Marriott Hotel, 1080 28th Ave S., Moorhead, MN 56560. The two 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 tract or all of the tracts, for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both 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.

Online Bidding: Register to bid at 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 Norman 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 Norman 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 real estate taxes.

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

Closing: Closing will occur on or before January 14, 2025. 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.