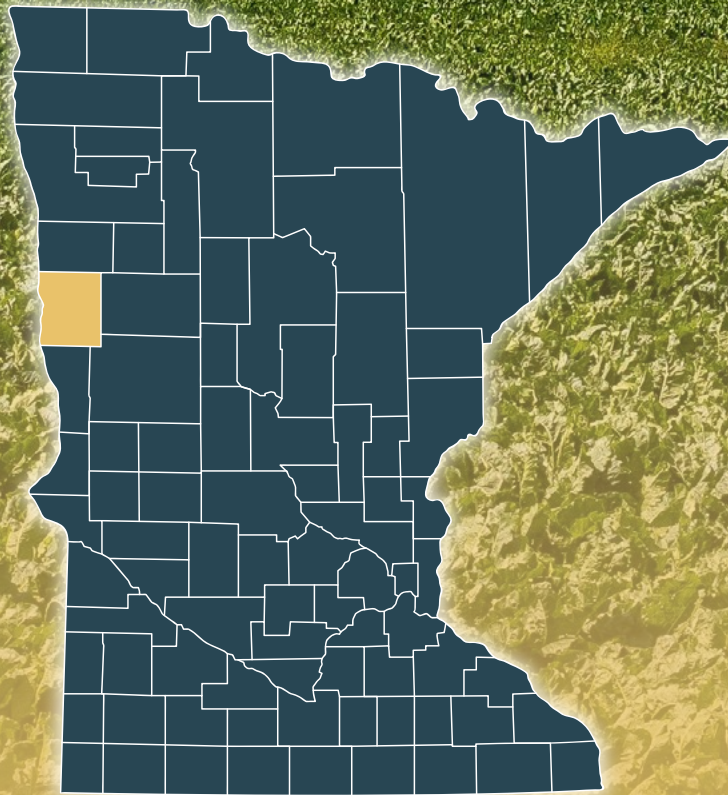


**CLAY COUNTY, MINNESOTA**

# **ONLINE ONLY LAND AUCTION**



**308.71 ACRES M/L | 2 TRACTS**

**BIDDING OPENS: MONDAY, FEBRUARY 17, 2025 AT 8:00 AM (CST)**

**BIDDING CLOSES: WEDNESDAY, FEBRUARY 19, 2025 AT 10:00 AM (CST)**

**LINDSEY BROWN | 701.371.5538**

Lindsey@PeoplesCompany.com | MN LIC 40260937

**STEVE DALEN | 701.893.8517**

Land@SteveDalenFarmlandSales.com | MN LIC 40331845



**STEVE DALEN  
FARMLAND SALES**





# ONLINE ONLY LAND AUCTION

Mark your calendar for February 17th, 2025 at 8:00 AM (CST) when bidding opens, and bidding will continue until Wednesday, February 19th, 2025 at 10:00 AM (CST)!

Peoples Company is honored to work with Steve Dalen Farmland Sales so that we can bring to market 308.71 acres m/l of high quality Clay County, Minnesota farmland! This land is available to be farmed in 2025! This land will be sold as two (2) tracts. Tract 1 is 148.71 deeded acres with 149 FSA cropland acres. The cropland acres have a Soil Productivity Index (SPI) of 89.2. Tract 2 is 160 deeded acres with 157.54 FSA cropland acres with a Soil Productivity Index (SPI) of 89.1.

The cropland has fabulous soil types consisting of Augsburg, Bearden and Wheatville loams. The land is situated near Glyndon, MN and provides access to full service agricultural input centers and harvest facilities that include the American Crystal Sugar beet processing plant located nearby! 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!

## DIRECTIONS

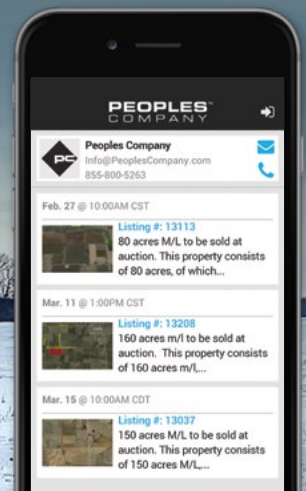
**Tract 1:** From the intersection of Clay County Highway 18 and Clay County Highway 11, drive east 3 miles to 100th St N. This will be the SE corner of Tract 1.

**Tract 2:** From the intersection of Clay County Highway 18 and Clay County Highway 11, drive east 3 miles to 100th St N., then turn left and drive north 1/2 mile. This will be the SE corner of Tract 2.



## HOW TO BID?

Open up the Peoples Company auction you are interested in at [PeoplesCompany.com](https://PeoplesCompany.com). Click on any of the bid now icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click register to bid. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.



# TRACT 1 - 148.71 ACRES M/L

Tract 1 is 148.71 deeded acres m/l in Clay County, MN with 149 FSA cropland acres. The cropland acres have a Soil Productivity Index (SPI) of 89.2. The primary soils that make up the cropland are Wheatville, Augsburg, and Bearden silty loams. This land has it all and is available to be farmed in 2025.

**Legal Description:** SE1/4 LESS 9.69 ACRES in 27-140-47 Tax Parcel #: 20.027.0400



CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	MN CPI
I377A	Wheatville silt loam	134.65	90.37%	●	89
I634A	Augsburg silt loam	9.13	6.13%	●	90
I467A	Bearden silt loam	5.21	3.50%	●	93

**AVERAGE**  
**89.2**

# TRACT 2 - 160 ACRES M/L

Tract 2 is 160 deeded acres m/l with 157.54 FSA cropland acres. The cropland acres have a Soil Productivity Index (SPI) of 89.1. The primary soils that make up the cropland are Wheatville and Augsburg silt loams. This land is available to be farmed in 2025!

**Legal Description:** NE1/4 in 27-140-47 Tax Parcel #: 20.027.1000



CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	MN CPI
I377A	Wheatville silt loam	141.03	89.52%	●	89
I634A	Augsburg silt loam	16.52	10.49%	●	90

**AVERAGE**  
**89.1**





SCAN THE QR  
CODE TO VIEW  
LISTING #18046  
ONLINE!

# CLAY COUNTY, MN ONLINE ONLY LAND AUCTION

## AUCTION DETAILS & TERMS

### 308.71 Acres M/L (Offered in two tracts)

#### Auction Date:

Bidding Opens: Monday, February 17, 2025 at 8:00 AM (CST)

Bidding Closes: Wednesday, February 19, 2025 at 10:00 AM (CST)

**Sellers:** Ralph Grover and Alex Grover

#### Auction Method:

The two tracts will be offered via an ONLINE ONLY AUCTION. Bidding will open on Monday, February 17, 2025 at 8:00 AM (CST) and will end on Wednesday, February 19, 2025 at 10:00 AM (CST). The two farmland tracts will be sold on a "per deeded acre" basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding on all tracts by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction. Under no circumstances shall a Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction. Tracts will not be combined and offered in their entirety after the auction.

**Tract 1:** 148.71 Acres M/L

**Tract 2:** 160 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 real estate taxes.

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

**Closing:** Closing will occur on or before April 1, 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.

**Farm Lease:** The farm is NOT leased for the 2025 crop season.

**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 Sellers 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.