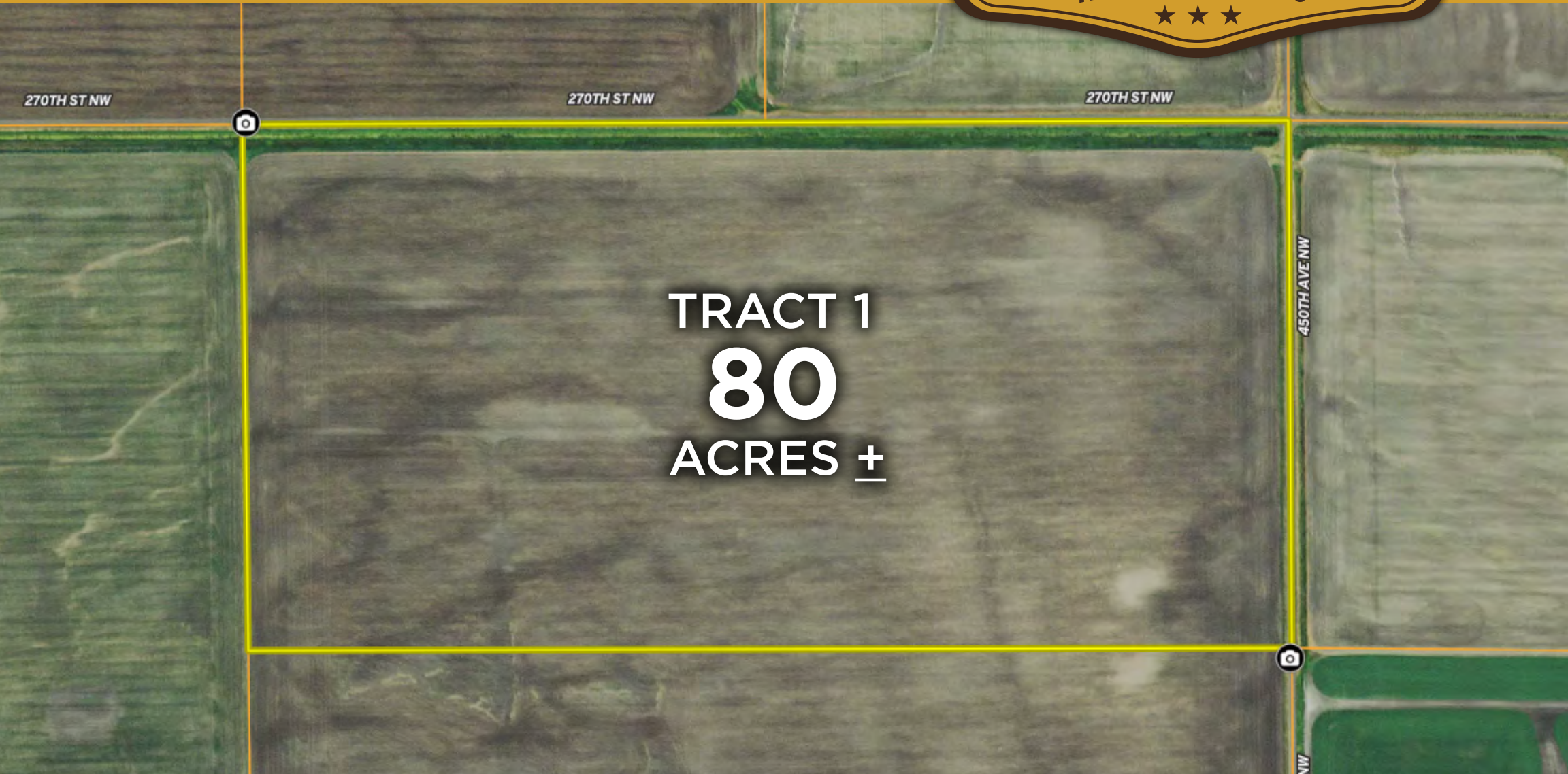


LAND AUCTION



TRACT 1
80
ACRES ±

80 AC± | 1 TRACT | MARSHALL CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/17/20 | **AUCTION TIME:** 6:30 PM

AUCTION LOCATION: STEPHEN RIVERSIDE GOLF COURSE,
613 STEPHEN AVE. STEPHEN, MN 56757

OPEN INSPECTION: 8/29/20 2-5 PM

80 acre tract. This tract is currently being farmed and has a CPI of 78. This would be a great addition to a farm already in the area or a great piece if you are looking to get into farming. It has easy access and is currently being rented out by another farmer for \$120/acre. Possession after 2020 crop harvest.

RANCH & FARM AUCTIONS, LLC

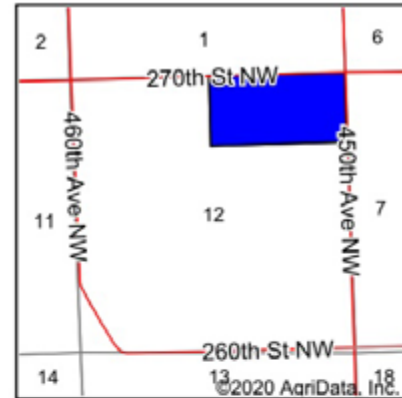
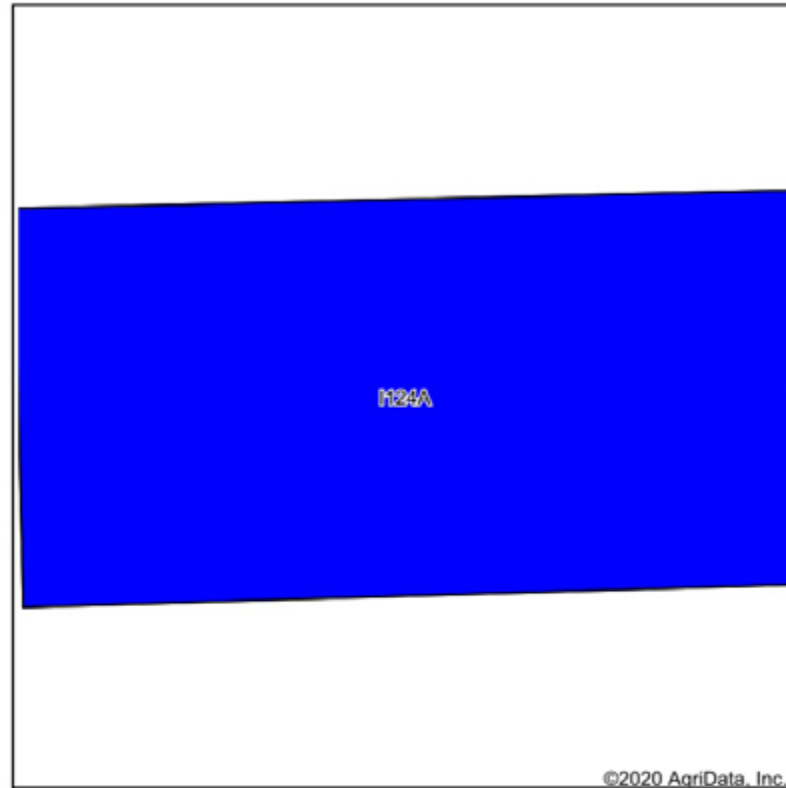
JOE ERB, AGENT: 218.849.6090 | joe.erb@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

LANDAUCTION | 9/17/20 | 6:30 PM



Soils Map



State: **Minnesota**
 County: **Marshall**
 Location: **12-155N-50W**
 Township: **Oak Park**
 Acres: **80.41**
 Date: **7/29/2020**



Soils data provided by USDA and NRCS.

Area Symbol: MN089, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Foundation Limits	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Corn	*n NCCPI Overall
I124A	Colvin-Fargo complex, 0 to 1 percent slopes	80.41	100.0%		> 6.5ft.	very limited	Poorly drained	llw	4220	90	95	65
Weighted Average									4220	90	95	*n 65

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT: 80 +/- ACRES. This tract is currently being farmed and has a CPI of 78. This would be a great addition to a farm already in the area or a great piece if you are looking to get into farming. It has easy access and is currently being rented out by another farmer for \$120/acre. Possession after 2020 crop harvest.

- CPI of 78
- 100% tillable
- Good Road Access
- Current lease is \$120/acre
- 35 miles to Grand Forks

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The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com

- Bidders may participate in the auction on site or online at Proxibid.com
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- High bidder has 30 days to close
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and total purchase price will be adjusted to the surveyed acres

FOR MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: RANCHANDFARMAUCTIONS.COM