

LAND FOR SALE



Polk County, Minnesota Approximately 131 +/- Acres in King Township



TIMED ONLINE AUCTION

Opens: Wednesday, April 3, 2024 at 1:00 PM
Closes: Thursday, April 4, 2024 at 1:00 PM

Location: bid.acresandshares.com

BROKER'S COMMENTS

Available for 2024 crop year. Seller owns approximately four to five acres on the north side of Highway 2 that is not part of this sale.

LEGAL DESCRIPTION

Polk County, King Township
NW1/4 of Section 26, T148N R41W (less tracts and R/W)

PROPERTY INFORMATION

131 acres (pending survey) / 114.17 tillable acres

LAND LOCATION

Approximately two miles southeast of McIntosh on U.S. Highway 2



LAND INFO

PROPERTY INFORMATION

131 acres (pending survey) / 114.17 tillable acres

2023 DISCOUNTED REAL ESTATE TAXES

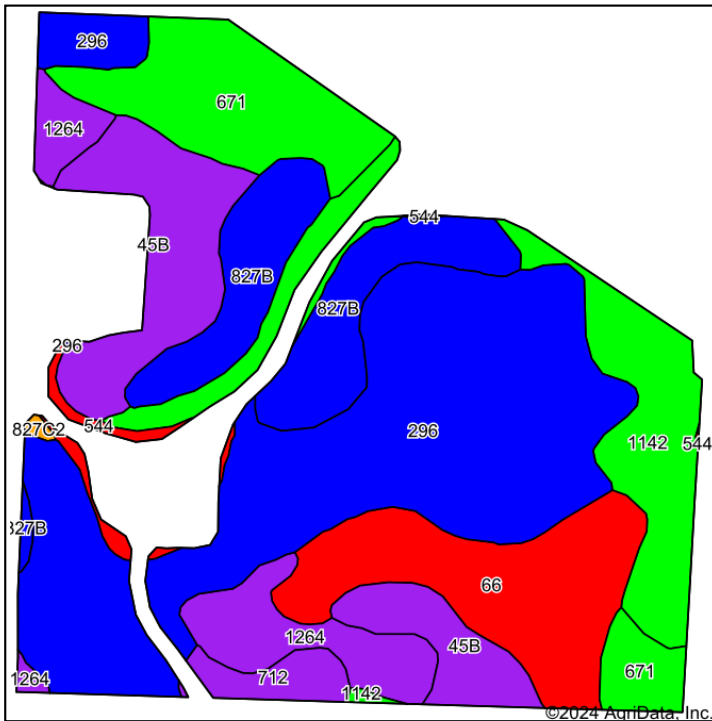
\$2,010 (includes \$173.75 special assessments)

Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

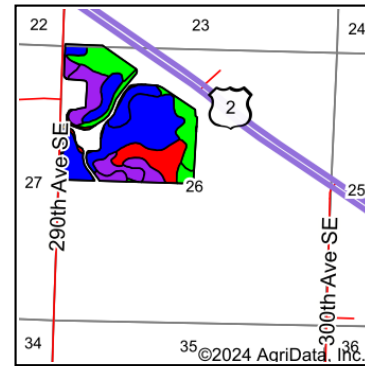
FSA INFORMATION

CROP	BASE (acres)	YIELD (bushels)
Wheat	30.30	49
Corn	54.2	108
Soybeans	5	29
Barley	23.7	55

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Polk**
 Location: **26-148N-41W**
 Township: **King**
 Acres: **114.27**
 Date: **2/27/2024**

ACRES & SHARES LLC
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:



Area Symbol: MN119, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
296	Fram loam	39.23	34.3%		Ile	0	90
45B	Maddock loamy fine sand, 1 to 6 percent slopes	13.13	11.5%		IVs	0	51
66	Flaming loamy fine sand	13.04	11.4%		IVs	0	49
1142	Hedman-Fram complex	12.94	11.3%		IIw	0	91
827B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	12.69	11.1%		IIIe	3391	84
671	Onstad loam	12.33	10.8%		I	0	96
1264	Ulen loamy fine sand	7.32	6.4%		IIIs	0	55
712	Rosewood fine sandy loam	2.10	1.8%		IIIw	0	54
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	1.32	1.2%		VIw	0	5
827C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	0.17	0.1%		IVe	3371	75
Weighted Average					2.59	381.6	77

*c: Using Capabilities Class Dominant Condition Aggregation Method

AERIAL MAP



Polk County, Minnesota

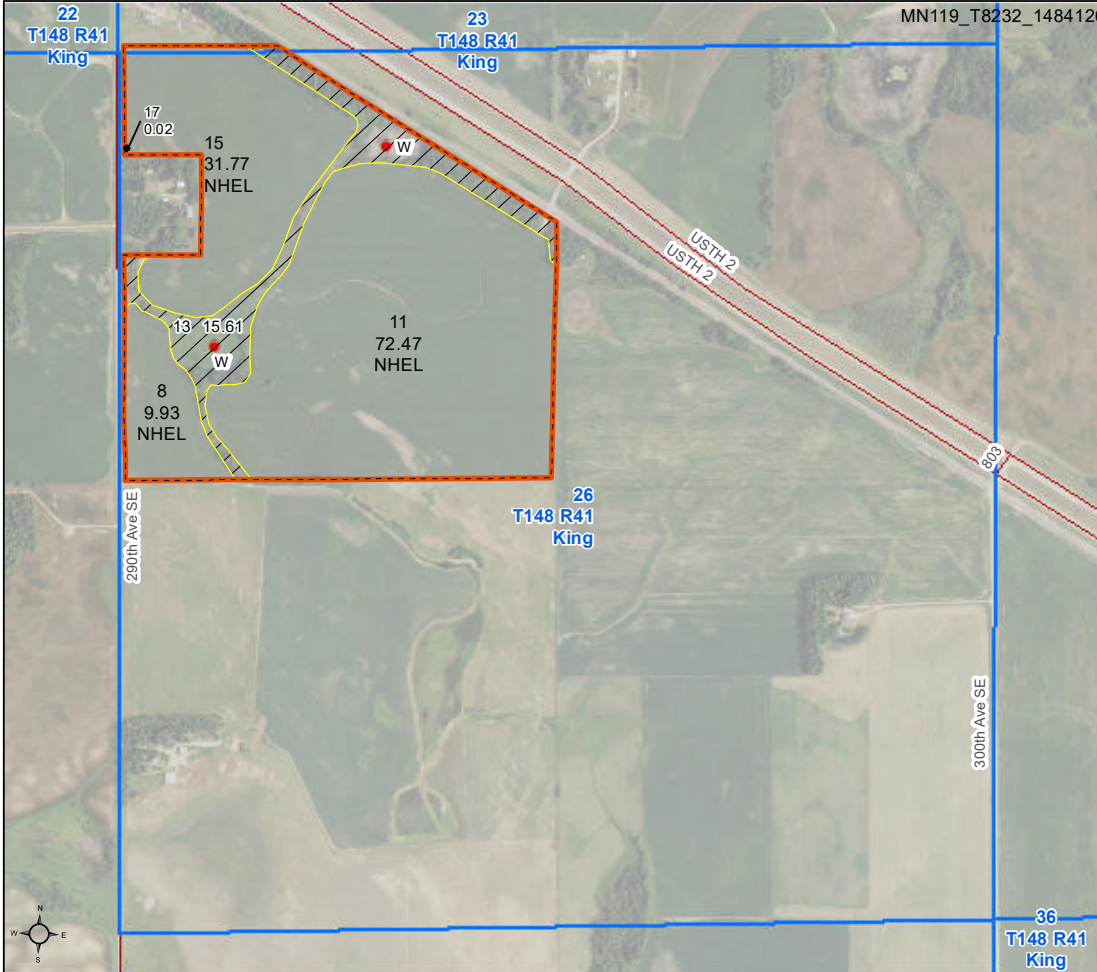
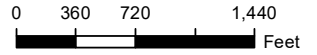
Farm 9482

Tract 8232

2024 Program Year

Map Created November 30, 2023

1484126



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 114.17 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Terms and Conditions

Auction Type:	Timed online auction. Bid(s) placed within last five minutes of auction will extend auction for five minutes. Bid extensions continue and auction will not end until there are no bids for five minutes.
Bidder Registration:	bid.acresandshares.com
Auction Open:	1:00 pm (Central Time) Wednesday, April 3, 2024.
Auction Close:	1:00 pm (Central Time) Thursday, April 4, 2024.
Terms:	Cash sale. No Contingencies including financing. Property is being sold "AS IS, WHERE IS." Sellers reserve the right to accept or reject any and all bids and modify bidding requirements.
Real Estate Taxes:	Buyer will pay 2024 real estate taxes and all future taxes.
Possession:	At closing.
Minerals:	Seller is conveying mineral rights, if any.
Agency Disclosure:	Acres & Shares, LLC is representing the Seller. Any Buyer representation will be at Buyer's expense.
Buyer Due Diligence:	Buyer has completed Due Diligence prior to the auction and is not relying on any statements made by the Seller or Seller's broker except those contained in the auction marketing materials.
Successful Bidder:	Signed Purchase Agreement(s) within 24 hours. Ten (10) percent earnest money provided by check or wire.
Closing:	May 7, 2024. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty Deed and updated abstract of title or title insurance evidencing marketable title. The Title Team closing fee will be split 50% Buyer / 50% Seller. Buyer responsible for fees associated with financing.
Updated Information:	Please check acresandshares.com for any brochure updates.