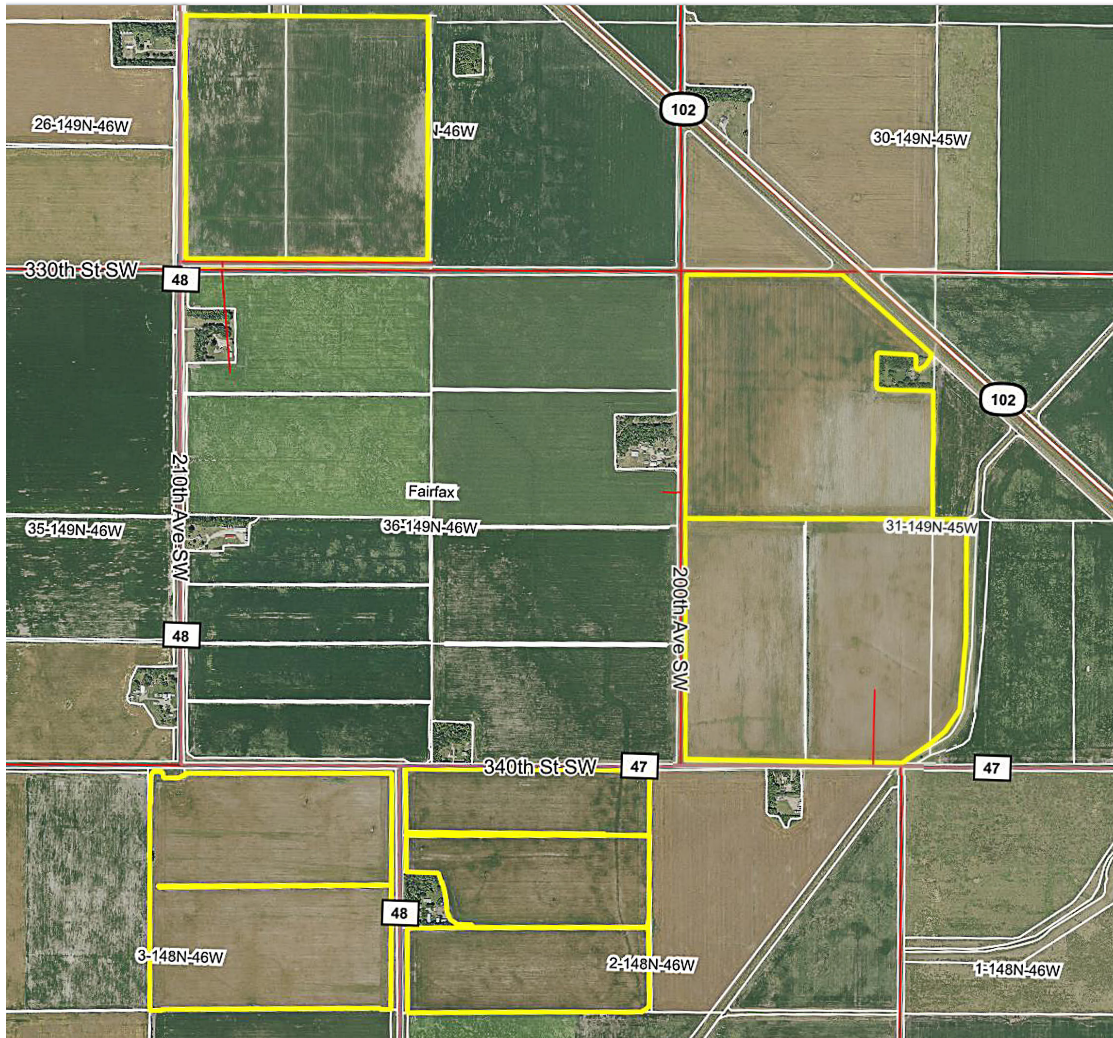


Farmland For Lease

Russia, Kertsonville, & Fairfax Townships

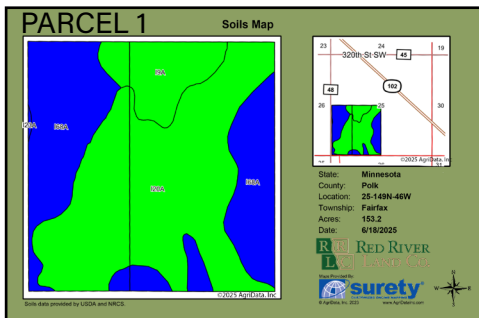
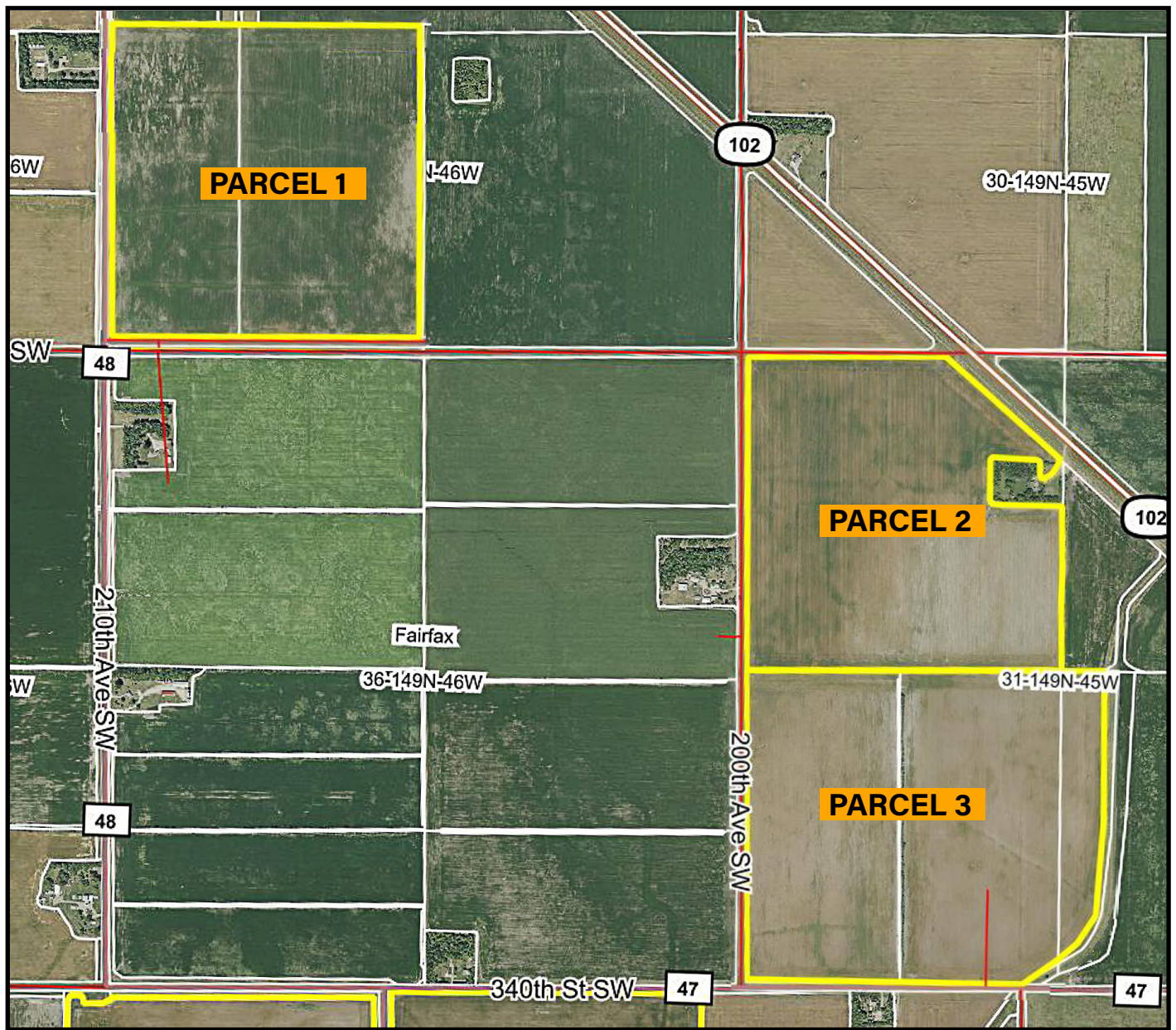
Polk County, MN



762.58 Tillable Acres offered in 1 Parcel

Property is Located 10 Miles Southeast of Crookston, MN

Term of Lease Agreement: Crop Years 2026, 2027, & 2028



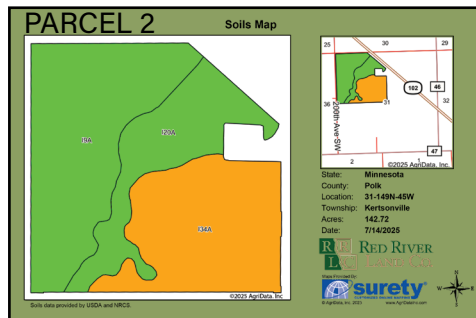
Parcel 1

Legal Description:

SW1/4 25 - T149N - R46W

Tillable Acres: 153.2

PI: 92.3



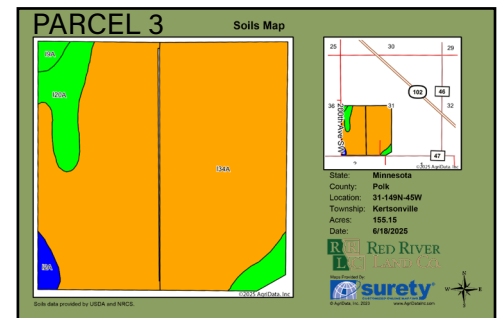
Parcel 2

Legal Description:

NW1/4 31 - T149N - R45W

Tillable Acres: 142.72

PI: 88



Parcel 3

Legal Description:

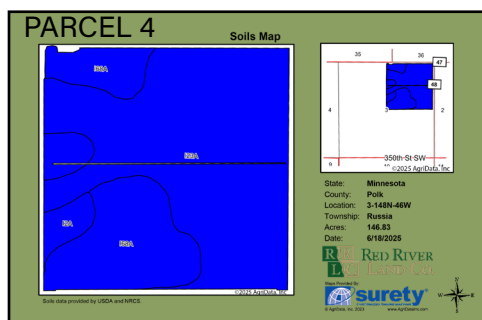
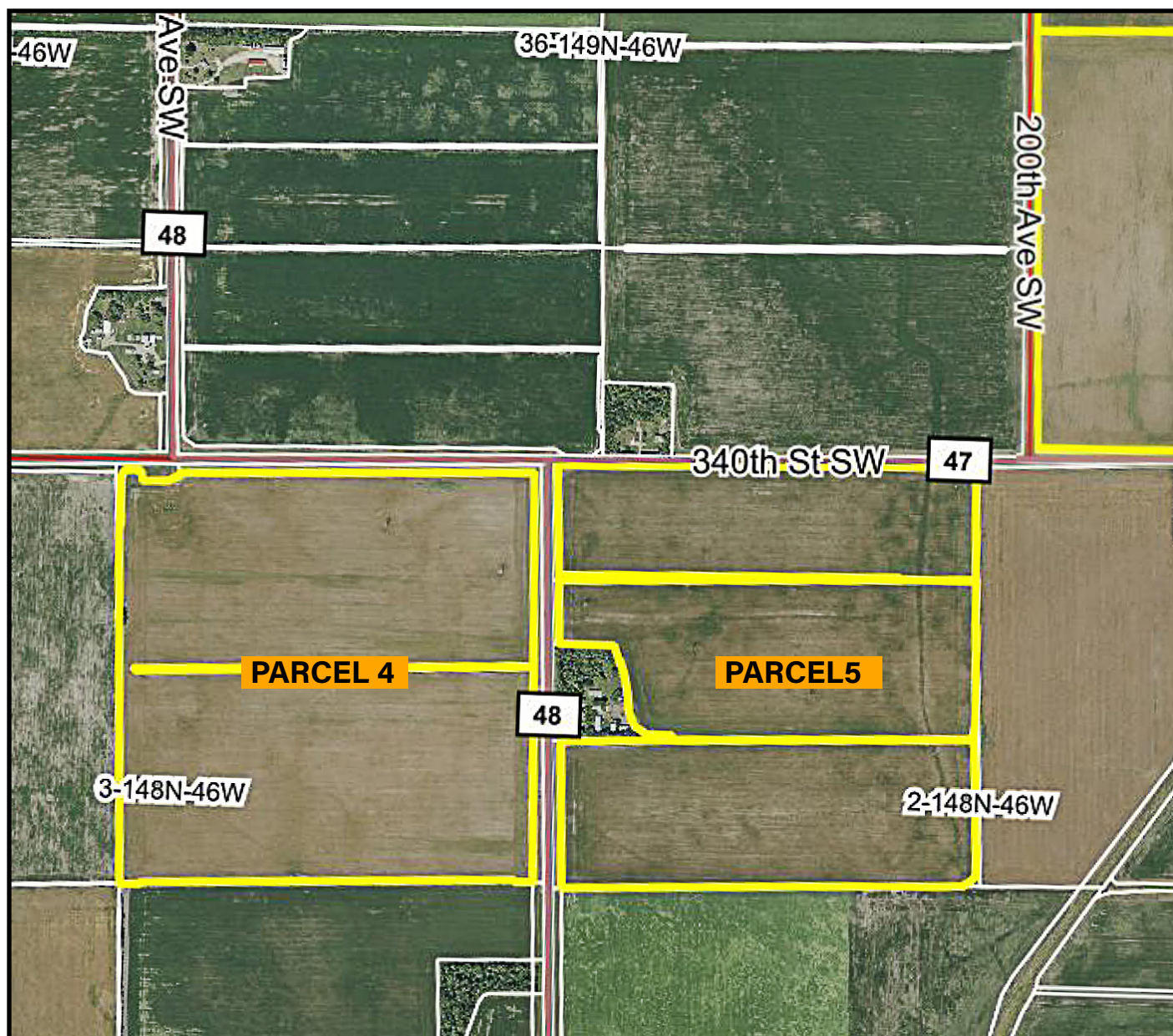
SW1/4 & PT SE1/4

31 - T149N - R45W

Tillable Acres: 173.14

PI: 77.1





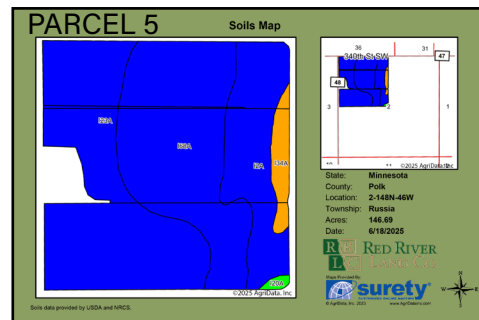
Parcel 4

Legal Description:

NE1/4 3 - T148N - R46W

Tillable Acres: 146.83

PI: 89.1



Parcel 5

Legal Description:

NW1/4 2 - T148N - R46W

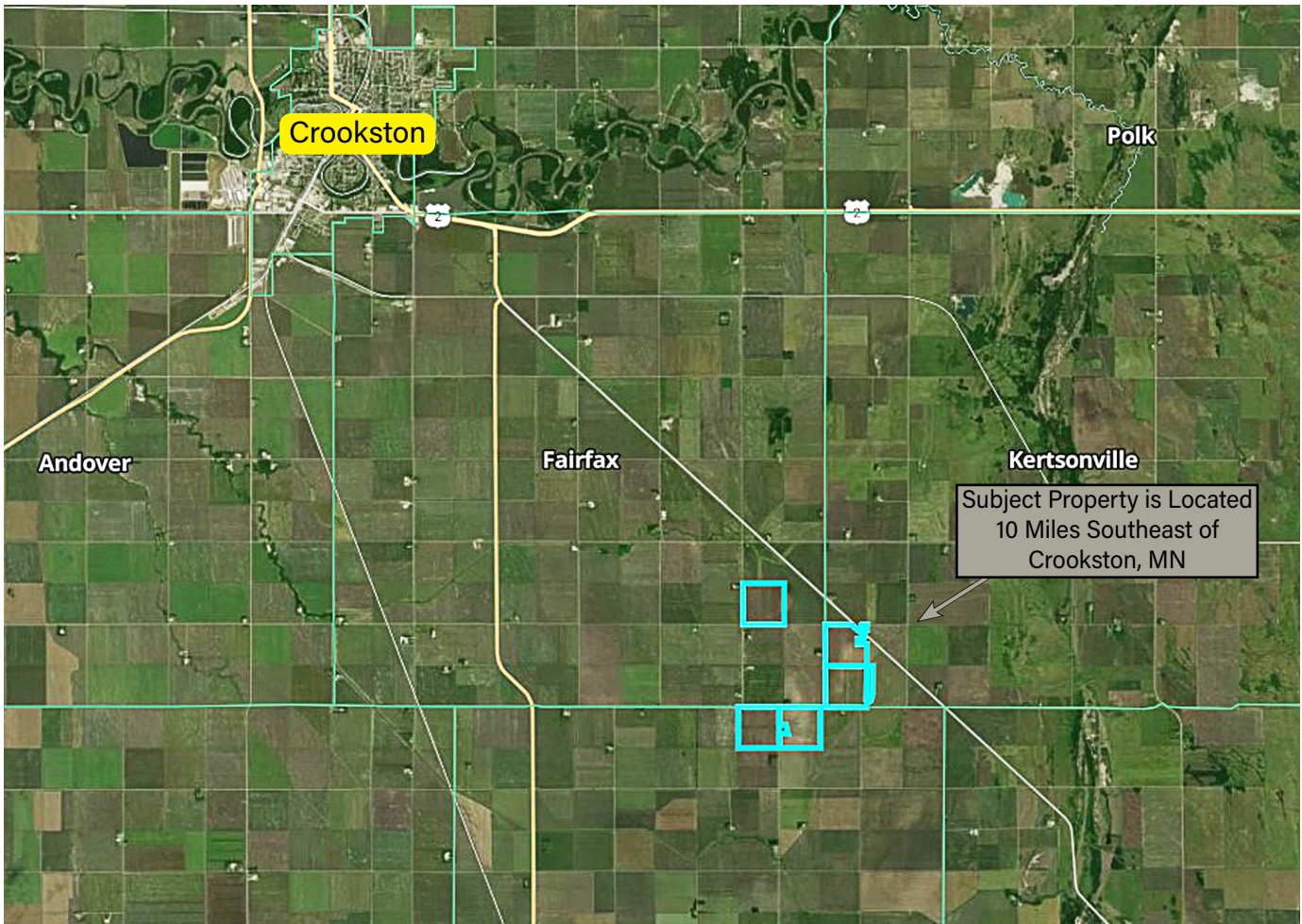
Tillable Acres: 146.69

PI: 88.7



Location Map

3100 Columbia Rd. Suite 300
Grand Forks, ND 58201



Chris Griffin, Broker

Cell: 218-779-1064
chris@redriverlandco.com

John Botsford, Broker

Cell: 701-213-6691
john@redriverlandco.com

Nick Skjerven, Salesperson

Cell: 218-791-5002
nick@redriverlandco.com

Real Estate Sales • Beet Stock Sales • Farm Management

NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective bidder should conduct their own due diligence concerning the property.

www.redriverlandco.com | Office: 701-757-1888 | Fax: 701-566-8760

TERMS OF LEASE

SIMMONS FAMILY LAND

RUSSIA, KERTSONVILLE, & FAIRFAX TOWNSHIPS

The Simmons Family through Red River Land Company are receiving written bids to enter into a Tenant/Landlord relationship for three years for the following described property located 10 miles Southeast of Crookston

LENGTH OF LEASE AGREEMENT: Crop year 2026, 2027, and 2028.

WRITTEN BIDS: Bids should be completed on the attached form and submitted to Red River Land Company along with any information regarding your farming operation, financial stability and farming practices you wish to include.

PAYMENT TERMS: All cash rent payments will be payable to the "Simmons Farm Management Agency" and will be due on March 15th of each year. Proposals should be submitted based on dollars per tillable acre.

CONSIDERATIONS:

- While price will be a significant factor, it will not be the only criteria to award the final rental agreement.
- Applicants should have a successful farming operation and wish to develop a long-term relationship.
- Demonstration or proof of financial stability will be considered.
- Farming practices, including typical rotations and crops raised, should be included in your proposal.
- Information regarding your capacity to handle the additional land may be included in your proposal.
- Stewardship of the land, farming practices, adequacy of equipment, capacity and resources may all be factors in determining the successful applicants.

TIME FRAME: All bids must be received no later than 12:00 noon on Friday July 25, 2025 at Red River Land Company, 3100 S. Columbia Rd, Ste 300, Grand Forks, ND 58201

QUESTIONS: Please direct all inquiries to Chris Griffin or Nick Skjerven at 701-757-1888

LEASE REQUIREMENTS: The tenant will sign a lease put together by Red River Land Company. In addition to the standard terms of the lease, the selected tenant will be required to carry Comprehensive General Liability Insurance, a minimum of \$1,000,000 per occurrence and \$4,000,000 in aggregate. The tenant will also name the landlord as an additional insured. As part of the agreement the tenant will also need to mow around the quonset building in NE ¼ of Section 3-148-46.

BID FORM

SIMMONS FAMILY LAND

FOR CASH RENT

RUSSIA, KERTSONVILLE & FAIRFAX TOWNSHIPS CROOKSTON, MN

I/We hereby offer the following amount for the parcel listed below on a three year lease term (2026 - 2028):

PARCEL 1 Bid Amount \$ _____ per tillable acre (762.58)

Signature

Date

Print Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number(s): _____ Cell Number: _____

Email Address: _____

RETURN NO LATER THAN 12:00 NOON ON FRIDAY JULY 25, 2025

Via mail, fax or email to:

Nick Skjerven

Red River Land Company

3100 S Columbia Rd, Ste 300 | Grand Forks, ND 58201

Phone: 701-757-1888 | Fax: 701-566-8760

nick@redriverlandco.com

PLEASE CALL 701-757-1888 TO VERIFY OUR RECEIPT OF YOUR BID FORM



www.redriverlandco.com | Office: 701-757-1888 | Fax: 701-566-8760