



301 South O'Connell Street, Marshall, Minnesota 56258

LEEDOM FARM SEALED BID AUCTION

Parcels described as:

Parcel #1: Pt NE ¼ of Section 22-110-41 (Sodus Twp) Lyon County, MN.

Parcel #2: N ½ SE ¼ & Pt S ½ NE ¼ of Section 12-110-41 (Sodus Twp) Lyon County, MN.

Dates and Times

Friday, June 11th, 2021

– Written bids and earnest money check must be received by Northwestern Farm Management Company by 12:00 PM (Noon).

Tuesday, June 15th, 2021

– All persons submitting bids will have opportunity to raise bids at the AmericInn, 1406 East Lyon Street, Marshall, MN at 10:00 AM.

Farm Information:

Parcel 1: 129.50 acres +/- with 106.54 tillable acres, 18.36 non-tillable/hunting acres, and 4.60 acres of road and right of way. Farm has productive soils with a CPI rating of 89.6. Vallers clay loam, Brensall-Tress complex, and Forman-Aastad complex are the most common soil types.

Parcel 2: 110.50 acres +/- with 98.66 tillable acres, 7.82 non-tillable/woodland acres, 4.02 acres of road and right of way, and two grain bins. Farm has productive soils with a CPI rating of 89.9. Parnell silty clay loam, Brensall-Tress complex, and Forman-Aastad complex are the most common soil types. The 7.82 acres of non-tillable/woodland offers your own private hunting spot.

Parcel 3: Combination of Parcel 1 & Parcel 2; 240 acres +/- with 205.2 tillable acres, 26.15 non-tillable/hunting acres, 8.65 of road and right of way, and two grain bins.



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by 12 pm (Noon) Friday, June 11th, 2021 to:

Northwestern Farm Management Company,
Attn: Tyler Erickson
301 South O'Connell St.
Marshall, MN 56258

2. Minimum Bid
 - a. Parcel 1 is \$647,500 or \$5,000 per acre on 129.5 acres.
 - b. Parcel 2 is \$552,500 or \$5,000 per acre on 110.50 acres.
 - c. Parcel 3 is \$1,200,000 or \$5,000 per acre on 240 acres.
3. All bids must be accompanied by a \$5,000.00 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price for the entire property.
5. Only registered bidders may attend and participate in the auction.
6. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
7. The property described above will be sold in "As Is and Where Is" condition.
8. The sale is subject to the terms of the 2021 cash rent lease.
9. Seller will retain 100% of the 2021 cash rent payment and pay all the Real Estate Taxes due in 2021.
10. Possession will be granted immediately after closing, subject to the 2021 lease terms.
11. The successful bidder or bidders will enter into a purchase agreement and shall pay as earnest money 15% of the successful bid on the day of the auction.
12. The entire balance of the purchase price will be due and payable on or before September 21, 2021 at which time marketable title shall be conveyed.
13. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
14. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
15. Property to be sold subject to any road, drainage, utility or other easements of record.
16. Announcements the day of the auction take precedent over written material.



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BID SHEET FOR LEEDOM FARM SALE

Parcels described as:

Parcel #1: Pt NE ¼ of Section 22-110-41 (Sodus Twp) Lyon County, MN.

Parcel #2: N ½ SE ¼ & Pt S ½ NE ¼ of Section 12-110-41 (Sodus Twp) Lyon County, MN.

Submit bids in writing to:

Northwestern Farm Management Company
Attn: Tyler Erickson
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 12:00 pm (Noon) Friday, June 11, 2021

Minimum bids

Parcel #1 is \$647,500 or \$5,000 per acre on 129.50 acres.

Parcel #2 is \$552,500 or \$5,000 per acre on 110.50 acres.

Parcel #3 is \$1,200,000 or \$5,000 per acre on 240 acres.

Bid must be accompanied by a \$5,000 earnest money check.

Parcel(s) _____
Total Bid Amount \$ _____

Submit \$5,000 earnest money check to **Northwestern Farm Management Company Trust Account.**

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Tuesday, June 15th, 2021 at the AmericInn, 1406 East Lyon Street, Marshall, MN 56258 at 10:00 AM. Successful bidder(s) will sign purchase agreement at the conclusion of the auction and make earnest money payment of 15% of final purchase price. Sale is not contingent on buyer financing. Bidders must be prequalified. Unsuccessful bidders will have \$5,000 checks returned to them at conclusion of auction. Seller reserves the right to refuse any and all offers.

NAME: _____

LENDER'S NAME: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

PHONE: _____

Email: _____

Email: _____