



301 South O'Connell Street, Marshall, Minnesota 56258

## SEALED BID LAND AUCTION

Parcel described as:

South Half of the Northwest Quarter (S $\frac{1}{2}$  NW  $\frac{1}{4}$ ) and Lots 1 & 2 and meandered land of Section 11-111-45 (Ash Lake Twp) Lincoln County, MN.

### Times and Dates

#### Friday, December 11, 2020

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

#### Tuesday, December 15, 2020

– All persons submitting bids will have opportunity to raise bids at the Ivanhoe Community Center, 401 N Harrold Street, Ivanhoe, MN at 10:00 AM.

Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by 12 pm (Noon) Friday, December 11, 2020 to Northwestern Farm Management Company, Attn: Tyler Erickson, 301 South O'Connell St., Marshall, MN 56258.
2. Minimum Bid is \$480,000 or \$3,000 per acre on 160 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. Seller will keep 2020 rent and pay 2020 Real Estate Taxes
9. Possession will be granted immediately after closing.
10. 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.
11. The entire balance of the purchase price will be due and payable on or before February 16<sup>th</sup>, 2021 at which time marketable title shall be conveyed.
12. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
13. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
14. Property to be sold subject to any road, drainage, utility or other easements of record.
15. Announcements the day of the auction take precedent over written material.



301 South O'Connell Street, Marshall, Minnesota 56258

## BID SHEET FOR WINDOM DRUG INC FARM

Legally described as

South Half of the Northwest Quarter (S $\frac{1}{2}$  NW  $\frac{1}{4}$ ) and Lots 1 & 2 and meandered land  
of Section 11-111-45 (Ash Lake Twp) Lincoln 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) December 11, 2020**

**Minimum bid is \$480,000 or \$3,000 per acre**

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

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,  
December 15, 2020 at Ivanhoe Community Center in Ivanhoe, MN at 10:00 AM.

Successful bidder 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: \_\_\_\_\_