



301 South O'Connell Street, Marshall, Minnesota 56258

Peterson Family Farms - SEALED BID LAND AUCTION

Parcel described as:

Parcel 1: 680 ac. +/- – West half (W ½) of Section 10, The East half (E ½) and the Northeast Quarter of the Southwest Quarter (NE ¼, SW ¼) of Section 9 all in Stockholm Township 119 North, Range 50 West, Grant County, SD.

Parcel 2: 320 ac. +/- The North half (N ½) of Section 15, in Stockholm Township 119 North, Range 50 West, Grant County, SD.

Dates and Times

Friday March 19th, 2021

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

Tuesday March 23rd, 2021

– A Live auction for registered participants to follow on Tuesday, March 23rd, 2021 at 10:30 AM. Location TBD

Farm Information: This must-see property has been in the Peterson family for 77 years (3 generations) and is a rare opportunity to purchase 1000 ± contiguous acres of stunning South Dakota real estate. This vast offering contains productive soils for row crops, high quality fenced pasture ground, and prime wildlife habitat consisting of native prairie grasses, beautiful river bottom views, a food plot, and thousands of mature trees. This picturesque prairie setting is an ideal opportunity to invest in a diverse income producing asset. There is no shortage of wildlife as signs of deer, turkey, and pheasants are abundant! The land is located on the northeast edge of the Coteau des Prairies approximately 20 miles northeast of Watertown, SD or 1 mi North of Stockholm, SD with majestic views of Whetstone Valley to the east.

Parcel 1: +/- 680 acres, approximately 308 tillable acres with a Crop Productivity Index (CPI) of 68.9, 267 acres of pasture with good fence, 42 acres of hay ground and 63 acres non-cropped (wildlife shelterbelt, low ground, old building site and roads).

Parcel 2: +/- 320 acres, approximately 232 tillable acres with a Crop Productivity Index (CPI) of 68.1, 88 acres of non-cropped (wildlife shelterbelt, hay land, low ground, old building site and roads)

Combination Parcel: 1,000 +/- acres = Parcel 1 + Parcel 2.

Property Taxes: 2020 rates

Parcel 1: \$11,172.00

Parcel 2: \$5,659.00



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, March 19th, 2021 to:

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

2. Minimum Bid
 - a. Parcel 1 is \$2,176,000 or \$3,200 per acre on 680 acres.
 - b. Parcel 2 is \$1,120,000 or \$3,500 per acre on 320 acres.
 - c. Combination Parcel: \$3,300,000 or \$3,300 per acre on 1,000 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 and the parcel(s).
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. Possession will be granted immediately after closing.
9. 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.
10. An additional payment by the buyer of each parcel will be made at closing for tillage and fertilizer reimbursements. **Parcel 1** = Tillage - \$749.44 Fertilizer = \$21,488.13, **Parcel 2** = Tillage - \$3,944.16
11. The entire balance of the purchase price will be due and payable on or before May 14th, 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.



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BID SHEET FOR PETERSON FAMILY FARM

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Parcel 2: 320 ac. +/- The North half (N ½) of Section 15, in Stockholm Township 119 North, Range 50 West, Grant County, SD.

Submit bids in writing to:
Northwestern Farm Management Company
Attn: Dallas Mahoney
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 12:00 pm (Noon) March 19th, 2021

Minimum Bid

Parcel 1 is \$2,176,000 or \$3,200 per acre on 680 acres.

Parcel 2 is \$1,120,000 or \$3,500 per acre on 320 acres.

Combination Parcel 1+2: \$3,300,000 or \$3,300 per acre on 1,000 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 March 23rd, 2021 at 10:30 AM, Location to be determined. 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. Unsuccessful bidders will have \$5,000 checks returned to them at conclusion of auction. Seller reserves the right to refuse any and all offers. An additional payment by the buyer of each parcel will be made at closing for tillage and fertilizer reimbursements.

Parcel 1 = Tillage - \$749.44 Fertilizer = \$21,488.13, Parcel 2 = Tillage - \$3,944.16

NAME: _____

LENDER'S NAME: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

PHONE: _____

Email: _____

Email: _____



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