



301 South O'Connell Street, Marshall, Minnesota 56258

WETTER FAMILY SEALED BID LAND AUCTION

Parcel described as:

SE ¼ of Section 22-110-37 (Waterbury Twp) less building site, Redwood County, MN.

Times and Dates

Wednesday, April 14th, 2021

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

Friday, April 16th, 2021

– All persons submitting bids will have opportunity to raise bids at the Wabasso Community Center, 1429 Front St., Wabasso, MN 56293 at 10:00 AM.

Farm Information: We are honored to represent the Wetter Family in selling high-quality farmland that has been in the family for over 100 years. The parcel has been well taken care of and is located in an excellent neighborhood. The farm contains approximately 150 total acres +/- with 144.79 tillable acres+/- . Farm has very productive soils with a Crop Productivity Index (CPI) of 91.9. Farm contains private tile which enhances the overall productivity of the farm. Maps are included in information packet.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	73.88	138
Soybeans	73.79	43

Property Taxes: Non-Homestead 2020 rate = \$2,332



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) Wednesday, April 14th, 2021 to:

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

2. Minimum Bid is \$1,050,000 or \$7,000 per acre on 150 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 10, 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 WETTER FAMILY SALE

Parcel described as:

SE ¼ of Section 22-110-37 (Waterbury Twp) less building site, Redwood 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) April 14th, 2021

Minimum bid is \$1,050,000 or \$7,000 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 Friday, April 16th, 2021 at the Wabasso Community Center, 1429 Front St., Wabasso, MN 56293 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: _____