



301 South O'Connell Street, Marshall, Minnesota 56258

# CULSHAW FARM SEALED BID AUCTION

Parcels described as:

**Parcel #1:** Pt SW ¼ of Section 9-112-43 (Nordland Twp) Lyon County, MN

**Parcel #2:** SE ¼ & Pt E ½ SW ¼ of Section 9-112-43 (Nordland Twp) Lyon County, MN

## Dates and Times

**Friday, July 16, 2021**

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

**Tuesday, July 20, 2021**

– All persons submitting bids will have opportunity to raise bids at KB's Bar and Grill, 100 E Burlingame St. Ghent, MN 56239 at 10:00 AM.

### **Farm Information:**

**Parcel 1:** 91.86 acres +/- with 82.11 tillable acres. Farm has highly productive soils with a CPI rating of 91.4. Forman-Aastad complex, Forman-Buse complex, and Brensall-Tress complex are the most common soil types.

**Parcel 2:** 218 acres +/- with 214.53 tillable acres with highly productive soils and an excellent CPI rating of 93.1. Forman-Aastad complex, Brensall-Tress complex, and Parnell silty clay loam are the most common soil types.

**Parcel 3:** Combination of Parcel 1 & Parcel 2; 309.86 acres +/- with 296.64 tillable acres. CPI rating of 92.6.



Phone: (507) 532-5120

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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, July 16th, 2021 to:

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

2. Minimum Bid
  - a. Parcel 1 is \$597,090 or \$6,500 per acre on 91.86 acres.
  - b. Parcel 2 is \$1,417,000 or \$6,500 per acre on 218 acres.
  - c. Parcel 3 is \$2,014,090 or \$6,500 per acre on 309.86 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 30, 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.



301 South O'Connell Street, Marshall, Minnesota 56258

# BID SHEET FOR CULSHAW FARM SALE

Parcels described as:

**Parcel #1:** Pt SW ¼ of Section 9-112-43 (Nordland Twp) Lyon County, MN

**Parcel #2:** SE ¼ & Pt E ½ SW ¼ of Section 9-112-43 (Nordland 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, July 16, 2021**

**Minimum bids**

**Parcel #1 is \$597,090 or \$6,500 per acre on 91.86 acres.**

**Parcel #2 is \$1,417,000 or \$6,500 per acre on 218 acres.**

**Parcel #3 is \$2,014,090 or \$6,500 per acre on 309.86 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, July 20, 2021, at KB's Bar and Grill, 100 E Burlingame St. Ghent, MN 56239 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: \_\_\_\_\_