



301 South O'Connell Street, Marshall, Minnesota 56258

## **BUE FARM SEALED BID AUCTION**

Parcels described as:

**Parcel #1:** 100.66 Acres +/- in East portion of Section 35-112-41 (Fairview Twp) Lyon County, MN.

**Parcel #2:** 102.94 Acres +/- in SE corner of Section 35-112-41 (Fairview Twp) Lyon County, MN.

**Parcel #3** 128.39 Acres +/- in SW corner of Section 35-112-41 (Fairview Twp) Lyon County, MN.

**Parcel #4** 164.78 Acres +/- in West Central portion of Section 35-112-41 (Fairview Twp) Lyon Co. MN.

**Parcel #5** (All 4 parcels combined) 496.77 Acres +/- Section 35-112-41 (Fairview Twp) Lyon Co. MN.

### **Dates and Times**

#### **Wednesday July 7, 2021**

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

#### **Friday July 9, 2021**

– **All persons submitting bids will have opportunity to raise bids at the Red Baron Arena, 1651 Victory Drive, Marshall, MN at 10:00 AM.**

#### **Farm Information:**

**Parcel 1** – Contains 100.66 acres +/- with 92.04 tillable. Dominant soil types are Canisteo clay loam and Amiret loam. Very high CPI of 94.1. Property contains private drainage and good access to county drainage ditches.

**Parcel 2** – Contains 102.94 acres +/- with 99.59 tillable. Dominant soil types are Canisteo clay loam and Amiret loam. Unusually high CPI of 95. Property contains private drainage and good access to county drainage ditches.

**Parcel 3** – Access from Hwy 23 and 128.39 acres +/- with 3.3 acre building site and approximately 119.44 tillable acres. Excellent CPI of 93.5. Significant private tile and access to county ditch system. This parcel could be developed and annexed into City of Marshall if buyer desires (listed on City of Marshall “Orderly Annexation Area”). Property is registered under green acres.

**Parcel 4** – Access from Hwy 23 and 164.78 acres +/- with approximately 158.57 tillable acres. Excellent CPI of 93.6. Significant private tile and access to county ditch system. This parcel could be developed and is registered under green acres.

**Parcel 5** – All 4 parcels combined. Total acres of 496.77 +/- with a 3.3 acre building site and approximately 469.64 tillable acres with a very high CPI of 94.

**Sealed bid instructions:**

1. All potential buyers shall deliver or mail a sealed bid by 12 pm (Noon) Wednesday July 7, 2021 to:

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

2. Minimum Bid

Parcel 1 is \$704,620 or \$7,000 per acre on 100.66 acres.

Parcel 2 is \$720,580 or \$7,000 per acre on 102.94 acres.

Parcel 3 is \$898,730 or \$7,000 per acre on 128.39 acres.

Parcel 4 is \$1,153,460 or \$7,000 per acre on 164.78 acres.

Parcel 5 is \$3,477,390 or \$7,000 per acre on 496.77 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 on any parcel 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 1, 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 BUE FARM SALE**

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**Parcel #5** (All 4 parcels combined) 496.77 Acres +/- Section 35-112-41 (Fairview Twp) Lyon Co. MN.

Submit bids in writing to:

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

**All bids must be received by 12:00 pm (Noon) Wednesday July 7, 2021**

**Minimum bids**

**Parcel 1 is \$704,620 or \$7,000 per acre on 100.66 acres.**

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**Parcel 5 is \$3,477,390 or \$7,000 per acre on 496.77 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 Friday July 9, 2021 at the Red Baron Arena, 1651 Victory Drive, 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: \_\_\_\_\_