



301 South O'Connell Street, Marshall, Minnesota 56258

LOIS V. UNTIEDT TRUST SEALED BID LAND AUCTION

Parcel described as:

SE ¼, less building site, of Section 23-101-37 (Sioux Valley Twp), Jackson County, MN.

Times and Dates

Monday, August 9, 2021

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

Wednesday, August 11, 2021

– All persons submitting bids will have opportunity to raise bids at the Lakefield American Legion Hall, 413 Main Street, Lakefield, MN 56150 at 10:00 AM.

Farm Information: Rare opportunity to purchase prime southern Minnesota farmland near the MN/IA border. Property contains 153.01 total acres +/- with 147.4 FSA tillable acres. Farm has highly productive soils with an excellent Crop Productivity Index (CPI) of 93.6. Clarion loam, Delft clay loam, and Lura silty clay are the most common soil types on the property. Farm contains a considerable amount of private tile which enhances the overall productivity of the farm with tile maps available.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	73.45	183
Soybeans	73.05	47

Property Taxes: Non-Homestead 2021 = \$6,070



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) Monday, August 9th, 2021, to:

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

2. Minimum Bid is \$1,147,575 or \$7,500 per acre on 153.01 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 retain 100% of the 2021 cash rent payment and pay all the Real Estate Taxes due in 2021.
9. Possession will be granted 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 October 7, 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 LOIS V. UNTIEDT TRUST SALE

Parcel described as:

SE ¼, less building site, of Section 23-101-37 (Sioux Valley Twp), Jackson 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) August 9, 2021

Minimum bid is \$1,147,575 or \$7,500 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 Wednesday, August 11, 2021, at the Lakefield American Legion Hall, 413 Main Street, Lakefield, MN 56150 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: _____