



301 South O'Connell Street, Marshall, Minnesota 56258

## SEALED BID LAND AUCTION

Parcel described as:

88.72 acres +/- in the Southeast Quarter (SE ¼), Section 15-111-39 (Westline Twp) Redwood County, MN.

### Times and Dates

Monday, June 21<sup>st</sup>, 2021

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

Wednesday, June 23<sup>rd</sup>, 2021

– All persons submitting bids will have opportunity to raise bids in person at AmericInn at 10:00 AM.

**Farm Information:** 88.72 +/- acres with 79 +/- tillable, 3 acres of CRP, and the remaining in roads/ditches. The farm has very productive soils with a Crop Productivity Index (CPI) of 91.4. Canisteo Clay Loam, Amiret-Swanlake Loams, and Seaforth Loam soils are the most common soil types.

This farm has excellent yield history with excellent drainage with an extensive amount of private tile and excellent outlets into county ditch. The drainage coefficient is near 1.25 with enough elevation to drain the farm quickly!

The 3 acres of CRP comply with the MN Buffer Law requirements with an annual payment of \$845 or \$281.66 per acre through 9-30-2031.

#### FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	59.04	158
Soybeans	19.68	43



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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) Monday, June 21, 2021 to:

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

2. Minimum Bid is \$621,040 or \$7,000 per acre on 88.72 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 farm is subject to the 2021 lease terms with possession granted after closing or after the removal of the crops.
9. Seller will retain 100% of the 2021 cash rent payment and pay all the Real Estate Taxes due in 2021.
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 September 15<sup>th</sup>, 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 NOVAK REVOCABLE TRUST

Parcel described as:

88.72 +/- acres in the Southeast Quarter (SE ¼), Section 15-111-39 (Westline Twp) Redwood County, 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) June 21<sup>ST</sup>, 2021**

**Minimum bid is \$621,040 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 Wednesday, June 23<sup>rd</sup>, 2021 at AmericInn – 1406 East Lyon Street. Marshall, MN 56258 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: \_\_\_\_\_