



301 South O'Connell Street, Marshall, Minnesota 56258

DELAHUNT FAMILY SEALED BID LAND AUCTION

Parcel described as:

160 acres +/- S $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 30 and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ Section 31 Township 104N, Range 21 W of the 5th PM, (Bath Township), Freeborn County Minnesota.

Times and Dates

Tuesday, August 17th, 2021

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

Thursday, August 19th, 2021

– **All persons submitting bids will have opportunity to raise bids at the Country Inn and Suites, Albert Lea, 2214 E Main Street, Albert Lea, Minnesota 56007 at 11:00 AM.**

Farm Information: Rare opportunity to purchase high quality Freeborn County farmland. 160 total acres +/- with approx. 156.67 FSA tillable acres +/- . Farm has an excellent Crop Productivity Index of 92.1. This farm has great farmability with half mile rounds and drainage tile to enhance the farm. Great access from CR 20.

Property Taxes: Ag Non-Homestead 2021 rate = \$9,232

Farm Location: 3 miles west of Clarks Grove or 4 miles northeast of Manchester, MN.



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

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SEALED BID INSTRUCTIONS:

1. All potential buyers shall deliver or mail a sealed bid by 12 pm (Noon) Tuesday, August 17th, 2021 to:

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

2. Minimum Bid is \$1,040,000 or \$6,500 per acre on 160 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 October 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 DELAHUNT FAMILY SALE

Parcel described as:

160 acres +/- S½ of the SE¼ Section 30 and the N½ of the NE¼ Section 31 Township 104N, Range 21 W of the 5th PM, (Bath Township), Freeborn County Minnesota.

Submit bids in writing to:

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

All bids must be received by 12:00 pm (Noon) August 17th, 2021

Minimum bid is \$1,040,000 or \$6,500 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 Thursday, August 19th, 2021 at the Country Inn and Suites, Albert Lea, 2214 E Main Street, Albert Lea, Minnesota 56007 at 11:00 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: _____