



301 South O'Connell Street, Marshall, Minnesota 56258

ROSKENS NORTH FARM SEALED BID LAND AUCTION

Parcel described as:

NW ¼ of Section 9-118-38 (Crate Twp), Chippewa County, MN.

Times and Dates

Tuesday, August 31, 2021

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

Thursday, September 2, 2021

– All persons submitting bids will have opportunity to raise bids at the Maynard Event Center, 341 Cynthia Street, Maynard, MN 56260 at 10:00 AM.

Farm Information: Rare opportunity to purchase prime Chippewa County farmland. Property contains 160 total acres +/- with 156.41 tillable acres. Farm has highly productive soils with Crop Productivity Index (CPI) rating of 90. Bearden-Quam, Balaton-Hamerly, and Colvin-Quam are the most common soil types on the property. Farm contains county and private tile with access to County Ditch 14 and no designated wetlands on the property.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	56.78	156
Soybeans	46.04	45

Property Taxes: Fractional-Ag Homestead 2021: \$6,944



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) Tuesday, August 31, 2021, to:

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

2. Minimum Bid is \$1,104,000 or \$6,900 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. 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 November 4, 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 ROSKEN NORTH FARM SALE

Parcel described as:

NW ¼ of Section 9-118-38 (Crate Twp), Chippewa 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 31, 2021

Minimum bid is \$1,104,000 or \$6,900 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, September 2, 2021, at the Maynard Event Center, 341 Cynthia Street, Maynard, MN 56260 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: _____