



301 South O'Connell Street, Marshall, Minnesota 56258

RAYMOND JOHNSON TRUST SEALED BID AUCTION

Parcels described as:

Parcel 1: 40 Acres +/- The Southeast Quarter of the Southeast Quarter, (SE ¼ of SE ¼) of Section 27 Township (113) North, Range (29) West, (Transit TWP), Sibley County, MN

Parcel 2: 187.92 Acres +/- The North Half of the Southwest Quarter Excluding 12.08 AC Survey 1780 and South Half of Northwest Quarter, (N 1/2 OF SW 1/4 EX 12.08 AC SURV 1780 & S 1/2 OF NW ¼), AND Southwest Quarter of Northeast Quarter (SW ¼ of NE ¼), of Section 35 Township (113) North, Range (29) West, (Transit TWP), Sibley County, MN.

Parcel 3: 82.9 Acres +/- of the Southwest Quarter (82.9A of SW ¼) of Section 24, Township (112) North, Range (30) West, (Cornish TWP), Sibley County, MN

Times and Dates

Monday, August 23rd, 2021

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

Wednesday, August 25th, 2021

– All persons submitting bids will have opportunity to raise bids at Hahn's Dining and Lounge, 206 N Main St, Winthrop, MN 55396 at 11:00 AM.

Farm Information:

Parcel 1: ± 40 acres, with 38.29 FSA tillable acres and a Crop Productivity Index (CPI) of 93.1. Farm has excellent farmability with private and county drainage tile to enhance productivity.

Parcel 2: ± 187.92 acres, with 183.57 FSA tillable acres and a Crop Productivity Index (CPI) of 91.4. Farm has added drainage tile to enhance productivity, an excellent outlet and great farmability. Great access from 511th avenue.

Parcel 3: ± 82.90 acres, with 76.99 FSA tillable acres and a Crop Productivity Index (CPI) of 89.3. Farm is well tiled with excellent outlet. This is a highly productive farm with good access from 561st avenue and excellent farmability.



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



Property Taxes: **Parcel 1:** Ag Non-Homestead 2021 rate = \$1,887.54
Parcel 2: Ag Non-Homestead 2021 rate = \$8,797.28
Parcel 3: Ag Non-Homestead 2021 rate = \$3,394.50

Farm Locations: Parcels 1 & 2 are located approximately 3.5 miles northeast of Winthrop, MN. Parcel 3 is located approximately 4 miles southwest of Winthrop, MN.

SEALED BID INSTRUCTIONS:

1. All potential buyers shall deliver or mail a sealed bid by 12 pm (Noon) Monday, August 23rd, 2021 to:

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

2. Minimum Bids as follows: **Parcel 1:** \$280,000 or \$7,000 per acre on 40 acres.
Parcel 2: \$1,315,440 or \$7,000 per acre on 187.92 acres.
Parcel 3: \$580,300 or \$7,000 per acre on 82.9 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 6, 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.



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals





301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR RAYMOND JOHNSON TRUST SALE

Parcel described as:

Parcel 1: 40 Acres +/- The SE ¼ of SE ¼ of Section 27-113-29 (Transit TWP), Sibley County, MN

Parcel 2: 187.92 Acres +/- The N 1/2 OF SW 1/4 EX 12.08 AC SURV 1780 & S 1/2 OF NW ¼, AND SW ¼ of NE ¼, of Section 35-113-29 (Transit TWP), Sibley County, MN.

Parcel 3: 82.9 Acres +/- of the SW ¼ of Section 24-112-30 (Cornish TWP), Sibley County, MN

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 23rd, 2021

Minimum bids

Parcel 1: \$280,000 or \$7,000 per acre on 40 acres.

Parcel 2: \$1,315,440 or \$7,000 per acre on 187.92 acres.

Parcel 3: \$ 580,300 or \$7,000 per acre on 82.9 acres

Bid must be accompanied by a \$5,000 earnest money check

Parcel number(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 Wednesday, August 25th, 2021 at Hahn's Dining and Lounge, 206 N Main St, Winthrop, MN 55396 at 11:00 AM..



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



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: _____



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals

