



301 South O'Connell Street, Marshall, Minnesota 56258

WOHLWEND FAMILY SEALED BID LAND AUCTION

Parcel described as:

SE ¼ of Section 30-130-52 (Grant Twp), Richland County, ND.

Times and Dates

Monday, August 30th, 2021

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

Tuesday, August 31st, 2021

– **All persons submitting bids will have opportunity to raise bids at the Hankinson Community Center, 112 Main Avenue South Hankinson, ND 58041 at 11:00 AM.**

Farm Information: 160 total acres +/- with 156.05 tillable acres. Farm has highly productive soils with a Crop Productivity Index (CPI) of 87.3. Sinai Silty Clay, and Peever-Forman Complex are the most common soil types on the property. Great access along the east and south sides of the farm.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	113.66	142
Soybeans	38.44	34

Property Taxes: 2021 = \$2,498.21



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 12:00 pm (Noon) Monday, August 30th, 2021 to:

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

2. Minimum Bid is \$600,000 or \$3,750 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 October 22nd, 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 WOHLWEND FAMILY SALE

Parcel described as:

SE ¼ of Section 30-130-52 (Grant Twp), Richland County, ND Submit bids in writing to:

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

All bids must be received by 12:00 pm (noon) August 30th, 2021

Minimum bid is \$600,000 or \$3,750 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 persons submitting bids will have opportunity to raise bids at the Hankinson Community Center, 112 Main Avenue South Hankinson, ND 58041 at 11:00 AM on Tuesday, August 31st. 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: _____