



301 South O'Connell Street, Marshall, Minnesota 56258

# STEPHEN DELAHUNT TRUST SEALED BID LAND AUCTION

Parcel described as:

NW1/4 of the SE1/4 and the NE1/4 except 3.71 acre building site located in the NW1/4 of the NE1/4 Section 10, Township 109N, Range 17W of the 5th PM, (Cherry Grove Township), Goodhue County, MN.

## Dates and Times

Friday, September 10th, 2021

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

Tuesday, September 14th, 2021

– All bidders who have submitted a bid in writing will have opportunity to raise their bid on Tuesday, September 14<sup>th</sup>, 2021 at an auction located at the Wanamingo Community Center, 401 Main St Wanamingo, MN 55983 at 11:00 AM.

**Farm Information:** Excellent opportunity to purchase high quality Goodhue County farmland. 196.29 acres ± with 185.28 FSA tillable acres ±. Farm has an excellent Crop Productivity Index (CPI) of 93.5 with an outstanding yield history with PLC yields of 176 for corn and 46 for soybeans. This farm has a substantial amount of private drainage tile to enhance the productivity of the farm. Great access from County Road 12.

**Property Taxes:** Non-Homestead 2021: \$9,882.00

**Farm Location:** 3 ½ miles southwest of Wanamingo, MN or 7 ½ mile east of Kenyon, MN with access along tar County Road 12.



Phone: (507) 532-5120

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Web Address: [www.nfmco.com](http://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) Friday, September 10<sup>th</sup>, 2021 to:

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

2. Minimum Bid is \$1,275,885 or \$6,500 per acre on 196.29 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 26<sup>th</sup>, 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.



301 South O'Connell Street, Marshall, Minnesota 56258

# BID SHEET FOR STEPHEN DELAHUNT TRUST SALE

Parcel described as:

NW1/4 of the SE1/4 and the NE1/4 except 3.71 acre building site located in the NW1/4 of the NE1/4 Section 10, Township 109N, Range 17W of the 5th PM, (Cherry Grove Township), Goodhue 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) September 10<sup>th</sup>, 2021**

**Minimum Bid is \$1,275,885 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 Tuesday, September 14<sup>th</sup>, 2021. Successful bidder(s) 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. 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: \_\_\_\_\_