



301 South O'Connell Street, Marshall, Minnesota 56258

STEPHEN DELAHUNT LIVING TRUST SEALED BID LAND AUCTION

Parcel described as:

Pt of the North Half (N1/2) of Section Seven (7), Township One Hundred Twelve (112) North, Range Forty (40) West, Lyon County, Minnesota (See Addendum for full legal)

Times and Dates

Tuesday, October 26, 2021

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

Thursday, October 28, 2021

– All persons submitting bids will have the opportunity to raise bids at the AmericInn, 1406 E Lyon St., Marshall, MN 56258 at 10:00 AM.

Farm Information: Excellent opportunity to purchase 236.33 acres +/- with 234 FSA tillable acres. Farm has very productive soils with a Crop Productivity Index (CPI) of 88.2. Canisteo Clay loam, and Amiret-Swanlake loams soils are the most common soil types. The farm has extensive drainage tile for increased productivity and an excellent yield history

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	118.10	147
Soybeans	115.50	45

Property Taxes: Non-Homestead 2021: \$8,416



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, October 26, 2021, to:

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

2. Minimum Bid is \$1,654,310 or \$7,000 per acre on 236.33 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 December 10, 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.



BID SHEET FOR

STEPHEN DELAHUNT LIVING TRUST FARM SALE

Parcel described as:

Pt of the North Half (N1/2) of Section Seven (7), Township One Hundred Twelve (112) North, Range Forty (40) West, Lyon County, Minnesota (See Addendum)

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) October 26, 2021

Minimum bid is \$1,654,310 or \$7,000 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, October 28, 2021, at the AmericInn, 1406 E Lyon St., Marshall, MN 56258 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: _____

Addendum – Legal Description

The North Half (N1/2) of Section Seven (7), Township One Hundred Twelve (112) North, Range Forty (40) West, Lyon County, Minnesota,

EXCEPT:

All that part of the Northwest Quarter of Section 7, Township 112 North, Range 40 West, Lyon County, Minnesota, being more particularly described as follows: Commencing at the southwest corner of said Northwest Quarter, thence North 00°56'48" West, assumed bearing, along the west line of said Northwest Quarter 899.69 feet to the point of beginning; thence North 89°03'12" East 711.91 feet; thence North 01°26'00" West 452.00 feet; thence North 80°44'58" West 104.61 feet; thence North 00°32'00" West 214.52 feet thence North 88°46'06" West 607.11 feet to a point on said West line of the Northwest Quarter; thence South 00°56'48" East along said West line 708.10 feet to the point of beginning. Said tract of land contains 10.79 acres more or less.

ALSO EXCEPTING:

That part of the S1/2 NE1/4 and the S1/2 NW1/4 of Section 7-112-40, Lyon County, Minnesota, described as follows: Beginning at the southwest corner of said S1/2 NW1/4; thence on an assumed bearing of North 00°56'48" West along the west line of said S1/2 NW1/4 899.69 feet; thence North 89°03'12" East 711.9 feet, thence South 61°52'05" East 458.79 feet; thence North 89°57'54" East 274.36 feet; thence South 62°11'18" East 292.17 feet; thence South 40°48'12" East 186.25 feet; thence North 89°58'05" East parallel with the south line of said S1/2 NW1/4 and S1/2 NE1/4 3431.16 feet to the east line of said S1/2 NE1/4; thence South 01°41'34" East 417.08 feet along said east line to the southeast corner thereof; thence South 89°58'05" West along the south line of said S1/2 NE1/4 5199.50 feet to the point of beginning; containing 64.44 acres.