



301 South O'Connell Street, Marshall, Minnesota 56258

VAN DE WYNKEL - SEALED BID LAND AUCTION

Parcel described as:

Pt of the E1/2 of E1/2 of SW1/4 and the W1/2 of W1/2 of SE1/4 of Sec. 17-109-38 (North Hero Twp)
Redwood County, MN

Times and Dates

Friday, October 22nd, 2021

- Bids and earnest money check must be received by Northwestern Farm Management Company by 5:00 PM.

Tuesday, October 26th, 2021

- All persons submitting bids will have opportunity to raise bids at the Walnut Grove Community Center – 311 6th St, Walnut Grove, MN 56180 at 10:00 AM.

Farm Information: 63.31 acres +/- with 62.45 FSA tillable acres. Farm has very productive soils with a Crop Productivity Index (CPI) of 92.6. Revere Clay loam, Seaforth loam, and Amiret loam soils are the most common soil types.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	33.62	167
Soybeans	28.78	49

Property Taxes: Non-Homestead 2021 rate = \$1,908

Farm Location: Approximately 2 miles northeast of Walnut Grove with access along 130th Street.



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:

Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by 5 pm Friday, October 22nd, 2021 to:

Northwestern Farm Management Company,
Attn: Brandon Kirk
301 South O'Connell St.
Marshall, MN 56258
2. Minimum Bid is \$411,515 or \$6,500 per acre on 63.31 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. Possession will be granted immediately after closing.
9. 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.
10. The entire balance of the purchase price will be due and payable on or before December 14th, 2021 at which time marketable title shall be conveyed.
11. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
12. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
13. Property to be sold subject to any road, drainage, utility, or other easements of record.
14. Announcements the day of the auction take precedent over written material.



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BID SHEET FOR VAN DE WYNKEL

Parcel described as:

Pt of the E1/2 of E1/2 of SW1/4 and the W1/2 of W1/2 of SE1/4 of Sec. 17-109-38 (North Hero Twp)
Redwood County, MN

Submit bids in writing to:
Northwestern Farm Management Company
Attn: Brandon Kirk
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 5:00 pm Friday, October 22nd, 2021

Minimum bid is \$411,515 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, October 26th, 2021 at the Walnut Grove Community Center – 311 6th St, Walnut Grove, MN 56180 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: _____