



301 South O'Connell Street, Marshall, Minnesota 56258

## HAYEK TRUST - SEALED BID LAND AUCTION

Parcel described as:

**Parcel 1:** 150.80 acres +/- Southwest Quarter (SW1/4) of Section 6-113-43;  
(Eidsvold Twp), Lyon County, MN.

**Parcel 2:** 159.86 acres +/- Southeast Quarter (SE1/4) of Section 25-114-44;  
(Wergeland Twp), Yellow Medicine County, MN.

**Parcel 3:** 80 acres +/- West Half of the Northeast Quarter (W1/2 NE1/4) of Section 25-114-44;  
(Wergeland Twp), Yellow Medicine County, MN.

### Times and Dates

Tuesday, February 22, 2022

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

Thursday, February 24, 2022

– All persons submitting bids will have opportunity to raise bids for any or all of these parcels at  
KB's Bar & Grill – 100 E Burlingame St, Ghent, MN 56239 at 10:00 AM.

### Farm Information:

**Parcel 1:** 150.80 acres +/- with 142.37 tillable acres. Excellent soils with a very high Crop Productivity Index (CPI) of 97.3. Amiret loams and Normania loam soils are the most common soil types. Excellent farmability and level to gently rolling topography. The parcel includes 4.70 acres of CRP, which pays \$320.76/acre (\$1,508 annually) until 9-30-31.

**Parcel 2:** 159.86 acres +/- with 114.84 tillable acres. Highly productive soils with a CPI of 85.8. Amiret-Swanlake loams and Webster clay loams are the most common soil types. Farm contains private tile and has an excellent outlet with maps available. The parcel includes 23.99 acres of CRP, which pays \$170.99/acre (\$4,102 annually) until 9-30-27. The remaining acres offer pheasant and deer hunting opportunities.

**Parcel 3:** 80 acres +/- with 79 tillable. Excellent soils with a CPI of 94.8 / 100. Webster clay loam and Amiret loam soils are the most common soil types. The farm contains an extensive amount of private tile with maps available.



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 5 pm Tuesday, February 22, 2022 to:

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

2. Minimum Bid
  - a. **Parcel 1** is \$904,800 or \$6,000 per acre on 150.80 acres.
  - b. **Parcel 2** is \$719,370 or \$4,500 per acre on 159.86 acres.
  - c. **Parcel 3** is \$480,000 or \$6,000 per acre on 80 acres.
3. All bids must be accompanied by a \$5,000 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price and the parcel(s).
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 2022 cash rent lease.
9. Buyer will receive 100% of the cash rent and pay all the Real Estate Taxes due for 2022.
10. Possession will be granted immediately after closing, subject to the 2022 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 April 6, 2022 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.



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## BID SHEET FOR HAYEK TRUST

Parcel described as:

- Parcel 1:** 150.80 acres +/- Southwest Quarter (SW1/4) of Section 6-113-43; Lyon County, MN.  
**Parcel 2:** 159.86 acres +/- Southeast Quarter (SE1/4) of Section 25-114-44; Yellow Medicine County, MN.  
**Parcel 3:** 80 acres +/- West Half of the Northeast Quarter (W1/2 NE1/4) of Section 25-114-44 Yellow Medicine 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 Tuesday, February 22, 2022**

- Parcel 1** is \$904,800 or \$6,000 per acre on 150.80 acres  
**Parcel 2** is \$719,370 or \$4,500 per acre on 159.86 acres  
**Parcel 3** is \$480,000 or \$6,000 per acre on 80 acres

**Bid must be accompanied by a \$5,000 earnest money check to Northwestern Farm Management Company Trust Account.**

Total Bid Amount \$ \_\_\_\_\_

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Thursday, February 24, 2022 at KB's Bar & Grill – 100 E Burlingame St, Ghent, MN 56239 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: \_\_\_\_\_