

**MULLEN FAMILY TRUST - SEALED BID AUCTION**

Parcel described as:

78 acres +/- (subject to legal survey to be completed) in the Northeast Quarter (NE/4)

of Section 15-114-26; (Washington Lake Twp), Sibley County, MN.

**Times and Dates**

**Tuesday, March 15, 2022**

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

**Thursday, March 17, 2022**

**– All persons submitting bids will have opportunity to raise bids for any or all of these parcels at Arlington Community Center – 204 Shamrock Drive, Arlington, MN 55307 at 10:30 AM.**

**Farm Information:**  78 acres +/- (subject to legal survey to be completed) with 69.81 FSA tillable acres. Farm has very productive soils with a Crop Productivity Index (CPI) of 85.8. Farm contains private tile and has excellent outlets. Lester loam, Cordova Clay loam, and Le Sueur loam soils are the most common soil types. The parcel includes 1.68 acres of CRP, which pays $192/acre ($323 annually) until 9-30-30.

**FSA-Information:**

 **Crop Base Acreage PLC Yield**

Corn 52.00 158

Soybeans 17.20 46

**Property Taxes:** Non-Homestead 2021 rate = $4,158 on 109.73 acres

**Farm Location**: Approximately 3 miles east of Green Isle, MN with good access along 180th Street and 331st Ave.



**SEALED BID INSTRUCTIONS:**

1. All potential buyers shall deliver or mail a sealed bid by 5 pm Tuesday, March 15, 2022 to:

Northwestern Farm Management Company,

Attn: Brandon Kirk

301 South O’Connell St.

Marshall, MN 56258

1. Minimum bid is $468,000 or $6,000 per acre on 78 acres.
2. All bids must be accompanied by a $5,000 check for earnest money made out to Northwestern Farm Management Trust Account.
3. The written bid shall state the total purchase price.
4. Only registered bidders may attend and participate in the auction
5. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
6. The property described above will be sold in “As Is and Where Is” condition.
7. A legal survey will be completed prior to closing at the sellers expense
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 28, 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.



**BID SHEET FOR MULLEN FAMILY TRUST**

Parcel described as:

78 acres +/- (subject to legal survey to be completed) in the Northeast Quarter (NE/4)

of Section 15-114-26; (Washington Lake Twp), Sibley 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, March 15, 2022**

**Minimum bid is $468,000 or $6,000 per acre**

**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, March 17, 2022 at the Arlington Community Center – 204 Shamrock Drive, Arlington, MN 55307 at 10:30 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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_