



301 South O'Connell Street, Marshall, Minnesota 56258

ROLIGHED - SEALED BID LAND AUCTION

Parcel described as:

Parcel 1: 120 acres +/- Southwest Quarter (SW1/4) less East 40 acres of Section 33-117-41
(Camp Release Twp), Lac Qui Parle County, MN.

Parcel 2: 67.40 acres +/- North Half of the Southeast Quarter (N1/2 SE1/4) of Section 5-115-41
(Friendship Twp), Yellow Medicine County, MN.

Times and Dates

Monday, February 21, 2022

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

Wednesday, February 23, 2022

– All persons submitting bids will have opportunity to raise bids for any or all of these parcels at
the Montevideo Community Center – 550 South 1st Street, Montevideo, MN 56265 at 10:00 AM.

Farm Information:

Parcel 1: 120 acres +/- with 106.15 tillable acres. Highly productive soils with a Crop Productivity Index (CPI) of 85.1. Parle clay loam and Zell-Rothsay complex are the most common soil types. Farm contains private tile, County tile, and has an excellent outlet. The parcel includes 8.88 acres of CRP, which serve as a buffer strip and pays \$269.37/acre (\$2,392 annually) until 9-30-2031. The farm was tilled in the fall at no charge to the buyer. Fall fertilizer of 18-60-50-15s-1.5z has been applied to the farm with the new buyer reimbursing \$8,519.45 at closing.

Parcel 2: 67.40 acres +/- with 64.96 tillable acres. Excellent soils with a CPI of 92.4. Amiret-Swanlake loams and Webster clay loams are the most common soil types. Farm contains private tile, which enhances the overall productivity of the farm. The farm was tilled in the fall at no charge to the buyer. Fall fertilizer of 25-64-68-0-2.7z has been applied to the farm with the new buyer reimbursing \$5,932.27 at closing.

Property Taxes: Ag Non-Homestead 2021

Parcel 1: \$2,920

Parcel 2: \$2,454



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 5 pm Monday, February 21, 2022 to:

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

2. Minimum Bid
 - a. Parcel 1 is \$720,000 or \$6,000 per acre on 120 acres.
 - b. Parcel 2 is \$404,400 or \$6,000 per acre on 67.40 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. Possession will be granted immediately after closing and is available to farm or lease in 2022.
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 April 5, 2022 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.
15. The farms were tilled in the fall at no charge to the buyer.
16. There will be an additional fall fertilizer reimbursement added to the purchase price
 - a. Parcel 1 is \$8,519.45 for the fall application of 18-60-50-15s-1.5z
 - b. Parcel 2 is \$5,932.27 for the fall application of 25-64-68-0-2.7z



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR ROLIGHED FARM SALE

Parcel described as:

Parcel 1: 120 acres +/- Southwest Quarter (SW1/4) less East 40 acres of Section 33-117-41 (Camp Release Twp), Lac Qui Parle County, MN.

Parcel 2: 67.40 acres +/- North Half of the Southeast Quarter (N1/2 SE1/4) of Section 5-115-41 (Friendship Twp), 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 Monday, February 21, 2022

Parcel 1 is \$720,000 or \$6,000 per acre on 120 acres

Parcel 2 is \$404,400 or \$6,000 per acre on 67.40 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 Wednesday, February 23, 2022 at the Montevideo Community Center – 550 South 1st Street, Montevideo, MN 56265 at 10:00 AM. 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. 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: _____