



301 South O'Connell Street, Marshall, Minnesota 56258

## MALONE FAMILY TRUST SEALED BID LAND AUCTION

Parcel described as:

SE ¼ of Section 21-104-34 (Kimball Twp) Jackson County, MN.

### Times and Dates

Tuesday, May 31, 2022

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

Thursday, June 2, 2022

– All persons submitting bids will have opportunity to raise bids at the Windom Community Center, 1750 Cottonwood Lake Dr, Windom, MN 56101 at 10:00 AM.

**Farm Information:** Property contains 160 total acres +/- with 146.94 tillable acres. Farm has highly productive soils with Crop Productivity Index (CPI) rating of 92.2. Clarion loam, Glencoe clay loam, and Clarion-Storden complex are the most common soil types on the property. Farm contains a considerable amount of private tile drainage with tile maps available. Farm has no designated wetlands on the property.

#### FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	108.70	150
Soybeans	38.20	39

**Property Taxes:** Non-Homestead 2022: \$4,938



Phone: (507) 532-5120

E-mail: [land@nfmco.com](mailto:land@nfmco.com)

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 12 pm (Noon) Tuesday, May 31, 2022, to:

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

2. Minimum Bid is \$960,000 or \$6,000 per acre on 160 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. The sale is subject to the terms of the 2022 cash rent lease.
9. Seller will retain 100% of the 2022 cash rent payment and pay all the Real Estate Taxes due in 2021.
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. The successful bidder 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 August 11, 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 MALONE FAMILY TRUST FARM SALE

Parcel described as:

SE ¼ of Section 21-104-34 (Kimball Twp) Jackson County, MN.

Submit bids in writing to:

Northwestern Farm Management Company  
Attn: Tyler Erickson  
301 South O'Connell Street  
Marshall, MN 56258

**All bids must be received by 12:00 pm (Noon) May 31, 2022**

**Minimum bid is \$960,000 or \$6,000 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, June 2, 2022, at the Windom Community Center, 1750 Cottonwood Lake Dr, Windom, MN 56101 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: \_\_\_\_\_