



301 South O'Connell Street, Marshall, Minnesota 56258

OLSON FARM - SEALED BID AUCTION

Parcel described as:

80 acres +/- West Half of the Southeast Quarter (W1/2 of the SE1/4)
of Section 25-106-40; (Lime Lake Twp), Murray County, MN.

Times and Dates

Monday, May 16, 2022

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

Wednesday, May 18, 2022

– All persons submitting bids will have opportunity to raise bids for this parcel at the
Fulda American Legion, 106 Front St W, Fulda, MN 56131 at 10:00 AM.

Farm Information: 80 acres +/- with 79.30 FSA tillable acres. Farm has highly productive soils with a Crop Productivity Index (CPI) of 89.9. Farm contains a substantial amount of private tile, which was recently installed over the past 10 years. County Ditch 72 offers a good outlet (see tile maps for more details). Collinwood silty clay loam, Nicollet clay loam, and Canisteo clay loam soils are the most common soil types. The topography is undulating with mostly 0-6% slopes, which is ideal for farming. The farm has excellent farmability with 1/2-mile-long rows and is a perfect rectangle.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	35.75	163
Soybeans	35.75	48

Property Taxes: Ag. Non-Homestead 2022 rate = \$2,832.

Farm Location: Approximately 2 miles east of Avoca, MN with good access via County Road 6 along the southern property line.



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, May 16, 2022 to:

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

2. Minimum bid is \$600,000 or \$7,500 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.
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 all of the 2022 cash rent & pay 100% of the 2022 Real Estate Taxes
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 August 22, 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 OLSON FARM

Parcel described as:

80 acres +/- West Half of the Southeast Quarter (W1/2 of the SE1/4)
of Section 25-106-40 (Lime Lake Twp), Murray 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, May 16, 2022

Minimum bid is \$600,000 or \$7,500 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 Wednesday, May 18, 2022 at Fulda American Legion, 106 Front St W, Fulda, MN 56131 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: _____