



301 South O'Connell Street, Marshall, Minnesota 56258

DeBLIECK FAMILY FARM SEALED BID LAND AUCTION

Parcel described as:

NW ¼ EX 1400 feet of Section 12-111-40 (Clifton Twp) Lyon County, MN.

Times and Dates

Thursday, June 23, 2022

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

Monday, June 27, 2022

– All persons submitting bids will have opportunity to raise bids at the Red Baron Arena & Expo, 1651 Victory Dr, Marshall, MN 56258 at 10:00 AM.

Farm Information: Rare opportunity to purchase high quality Lyon County farmland with excellent farmability and highly productive soils. Farm contains 75.20 total acres +/- with 71.52 tillable acres+/. This farm has a Crop Productivity Index (CPI) of 92.9. Canisteo clay loam, Amiret-Swanlake loams, Seaforth loams, and Glencoe clay loam are the most common soil types on the property. Farm has county tile and additional private drainage to increase productivity.

FSA-Information:

| Crop | Base Acreage | PLC Yield |
|----------|--------------|-----------|
| Corn | 52.72 | 154 |
| Soybeans | 17.58 | 46 |

Property Taxes: Non-Homestead 2022: \$3,0178.00



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 Thursday, June 23, 2022, to:

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

2. Minimum Bid is \$601,600 or \$8,000 per acre on 75.20 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 24, 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 DeBLIECK FAMILY FARM SALE

Parcel described as:

NW ¼ EX 1400 feet of Section 12-111-40 (Clifton Twp) Lyon County, MN.

Submit bids in writing to:

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

All bids must be received by 5:00 pm June 23, 2022
Minimum bid is \$601,600 or \$8,000 per acre on 75.20 acres.
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 Monday, June 27, 2022, at the Red Baron Arena & Expo, 1651 Victory Dr, Marshall, MN 56258 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 less \$5,000 earnest money check. 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: _____