



301 South O'Connell Street, Marshall, Minnesota 56258

STASSEN FARM - SEALED BID AUCTION

Parcel described as:

92.59 acres +/- Part of the Southeast Quarter (Pt. of the SE1/4)
of Section 22-111-36; (New Avon Twp), Redwood County, MN.

Times and Dates

Tuesday, July 12, 2022

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

Thursday, July 14, 2022

– All persons submitting bids will have opportunity to raise bids for this parcel at the
Wabasso Community Center, 1429 Front Street, Wabasso, MN 56293 at 10:00 AM.

Farm Information: 92.59 acres +/- with 85.98 FSA tillable acres. Farm has highly productive soils with a Crop Productivity Index (CPI) of 93.3. Farm contains private tile and has a good outlet with maps available (see tile maps for more details). Webster clay loam, Canisteo clay loam, and Normania 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 nice farmability with 1/4-to-1/2-mile-long rows. The parcel includes 2 CRP contracts, 3.78 acres with a total payment of \$635 through 9-30-2029 and 1.14 acres with a total payment of \$322 through 9-30-32.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	46.49	169
Soybeans	39.49	45

Property Taxes: Ag. Non-Homestead 2022 rate = \$3,412.

Farm Location: Approximately 5 miles east of Wabasso, MN with excellent access via State Highway 68 along the northern 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 Tuesday, July 12, 2022 to:

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

2. Minimum bid is \$694,425 or \$7,500 per acre on 92.59 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 September 1, 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 STASSEN FARM

Parcel described as:

92.59 acres +/- Part of the Southeast Quarter (Pt. of the SE1/4)
of Section 22-111-36; (New Avon Twp), Redwood 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, July 12, 2022
Minimum bid is \$694,425 or \$7,500 per acre on 92.59 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 Thursday, July 14, 2022 at Wabasso Community Center, 1429 Front Street, Wabasso, MN 56293 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: _____