



301 South O'Connell Street, Marshall, Minnesota 56258

## PETERSON FAMILY - SEALED BID AUCTION

Parcels described as:

Parcel 1 – SE ¼ of Section 14, T-109-N R-41-W (Custer Twp) Lyon County, MN

Parcel 2 - E ½ SE ¼ of Section 33, T-109-N R-40-W (Monroe Twp) Lyon County, MN

Parcel 3 - W ½ SW ¼ less building site of Section 34, T-109-N R-40-W (Monroe Twp) Lyon County, MN

### Times and Dates

Monday, August 8<sup>th</sup>, 2022

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

Wednesday, August 10<sup>th</sup>, 2022

– All persons submitting bids will have opportunity to raise bids for each parcel at the The Caboose, 1045 Craig Ave, Tracy, MN 56175 at 10:00 AM.

#### Farm Information:

Parcel 1 – 159+/- acres with 132.14 FSA tillable acres. Farm has CPI of 95.2

Property Taxes: Ag. Non-Homestead 2022 rate = \$3,528.00

Farm Location: Approximately 5 miles West of Tracy, MN with access on Co Rd. 69

Parcel 2 – 80+/- acres with 76.66 FSA tillable acres. Farm has CPI of 93.3

Property Taxes: Ag. Non-Homestead 2022 rate = \$1,534 .00

Farm Location: 2.5 miles southwest of Tracy, MN with access on 320<sup>th</sup> Ave and 105<sup>th</sup> street.

Parcel 3 – 66.0+/- acres (to be determined by survey) with 63.05 FSA tillable acres. Farm has Crop Productivity Index (CPI) of 94.3.

Property Taxes: Ag. Non-Homestead 2022 rate = \$1,534.00.

Farm Location: Approximately 2.5 miles southwest of Tracy, MN with access on 320<sup>th</sup> Ave and 241<sup>st</sup> St



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



1. All potential buyers shall deliver or mail a sealed bid by 5 pm Monday, August 8<sup>th</sup>, 2022 to:

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

2. Minimum bid is \$7,000 per acre.
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. Bidders will be allowed to change the parcel they are bidding on at the auction.
7. The properties 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 October 15, 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.
17. Each parcel will be sold individually and not combined with other parcels.



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## BID SHEET FOR PETERSON FAMILY LAND SALE

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Parcel 2 – E ½ SE ¼ of Section 33, T-109-N R-40-W (Monroe Twp) Lyon County, MN

Parcel 3 – W ½ SW ¼ less building site of Section 34, T-109-N R-40-W (Monroe Twp) Lyon County, MN

Submit bids in writing to:  
Northwestern Farm Management Company  
Attn: Dallas Mahoney  
301 South O'Connell Street  
Marshall, MN 56258

**All bids must be received by 5:00 pm Monday, August 8<sup>th</sup>, 2022**

**Minimum bid is \$7,000 per acre**

**Bid must be accompanied by a \$5,000 earnest money check to  
Northwestern Farm Management Company Trust Account.**

Parcel 1 Total Bid Amount \$ \_\_\_\_\_  
Parcel 2 Total Bid Amount \$ \_\_\_\_\_  
Parcel 3 Total Bid Amount \$ \_\_\_\_\_

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Wednesday, August 10<sup>th</sup>, 2022 at **The Caboose, 1045 Craig Ave, Tracy, MN 56175** 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: \_\_\_\_\_