



301 South O'Connell Street, Marshall, Minnesota 56258

# SAUDER SALE (MOWER CO) - SEALED BID AUCTION

Farm described as:

**Parcel 1:** S½ SE¼, less building site, Section 32 T-101-N R-18W (Lyle Twp) Mower County, MN.

**Parcel 2:** N ½ SE ¼, less building site, part of NE¼ SW¼, and E½ NE¼ lying south of railroad all in Section 32 T-101-N R-18W (Lyle Twp) Mower County, MN.

**Parcel 3:** Combined unit of #1 and #2

## Dates and Times

Tuesday, September 27, 2022

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

Thursday, September 29, 2022

– All persons submitting bids will have opportunity to raise bids for these parcels at the Lyle Community Center, 315 1<sup>st</sup> Street, Lyle, MN 55953

### Farm Information:

**Parcel 1:** 74.6 acres with 72.68 tillable with a CPI of 81. Most common soil types are Rossfield, Lawler and Marshan. Farm is nearly completely pattern tilled (2021) at 60' centers. Great farm with high percentage tillable acres on the IA border! Access is on east side of farm from Hwy 105.

**Parcel 2:** 133.61 acres with 129.68 tillable with a CPI of 79.9. Most Common soil types are Rossfield, Ostrander, Floyd, Lawler, Kensett and Marshan. Farm has good tile drainage and is a good producing farm. Access is on east side of farm from Hwy 105. Survey completed in 2005.

**Parcel 3:** (combined unit) 208.21 total acres with 202.36 tillable acres with a CPI of 80.3.

**Property Taxes:** Ag. Non-Homestead 2022 rate = Parcel 1: \$6,968 Parcel 2: \$3,878

**Farm Location:** Approximately 4 miles west of Lyle, MN, with access from Highway 105.



Phone: (507) 532-5120

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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 5 pm Tuesday, September 27, 2022 to:

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

2. Minimum bid
  - Parcel 1 is \$522,200 or \$7,000 per acre on 74.6 acres.
  - Parcel 2 is \$935,270 or \$7,000 per acre on 133.61 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 November 17, 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 SAUDER SALE

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**Parcel 2:** N ½ SE ¼, less building site, part of NE¼ SW¼, and E½ NE¼ lying south of railroad all in Section 32 T-101-N R-18W (Lyle Twp) Mower County, MN.

**Parcel 3:** Combined unit of #1 and #2

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

**All bids must be received by 5:00 pm Tuesday, September 27, 2022**

**Minimum bids**

Parcel 1 is \$522,200 or \$7,000 per acre on 74.6 acres.

Parcel 2 is \$935,270 or \$7,000 per acre on 133.61 acres.

Parcel 3 is \$1,457,470 or \$7,000 per acre on 208.21 acres

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

Parcel 1: \$ \_\_\_\_\_

Parcel 2: \$ \_\_\_\_\_

Parcel 3 (combined): \$ \_\_\_\_\_

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Thursday, September 29, 2022 at **Lyle Community Center, 315 1<sup>st</sup> Street, Lyle, MN 55953 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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

LENDOR'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_