



301 South O'Connell Street, Marshall, Minnesota 56258

GLENN GELHAR SEALED BID LAND AUCTION

Parcel described as:

SW ¼ (less building site) of Section 17-116-41 (Lisbon Twp) Yellow Medicine County, MN.

Times and Dates

Monday, October 24, 2022

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

Wednesday, October 26, 2022

– All persons submitting bids will have opportunity to raise bids at the Old Firehall, 907 10th Ave, Clarkfield, MN 56223 at 10:00 AM.

Farm Information: Excellent opportunity to purchase a very high-quality farm containing 156.69 total acres +/- with 150.5 +/- tillable acres. Farm has highly productive soils with Crop Productivity Index (CPI) rating of 90.9. Spicer silty clay loam, Amiret-Swanlake loam, and McIntosh silt loam are the most common soil types on the property. County tile is present, and the farm is labeled as PC/NW and has no designated wetlands on the property. The farm is currently being transitioned into organic farming. Call for more details.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	75.66	155
Soybeans	75.67	44

Property Taxes: AG-Homestead 2022: \$3,238



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, October 24, 2022, to:

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

2. Minimum Bid is \$1,096,830 or \$7,000 per acre on 156.69 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 December 27, 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.



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR GLENN GELHAR FARM SALE

Parcel described as:

SW ¼ (less building site) of Section 17-116-41 (Lisbon Twp) Yellow Medicine County, MN.

Submit bids in writing to:

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

All bids must be received by 5:00 pm October 24, 2022
Minimum bid is \$1,096,830 or \$7,000 per acre.
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 Wednesday, October 26, 2022, at the Old Firehall, 907 10th Ave, Clarkfield, MN 56223 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: _____

Aerial Map



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Map Center: 44° 51' 6.64, -95° 49' 24.5



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17-116N-41W
Yellow Medicine County
Minnesota



9/6/2022



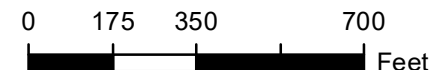
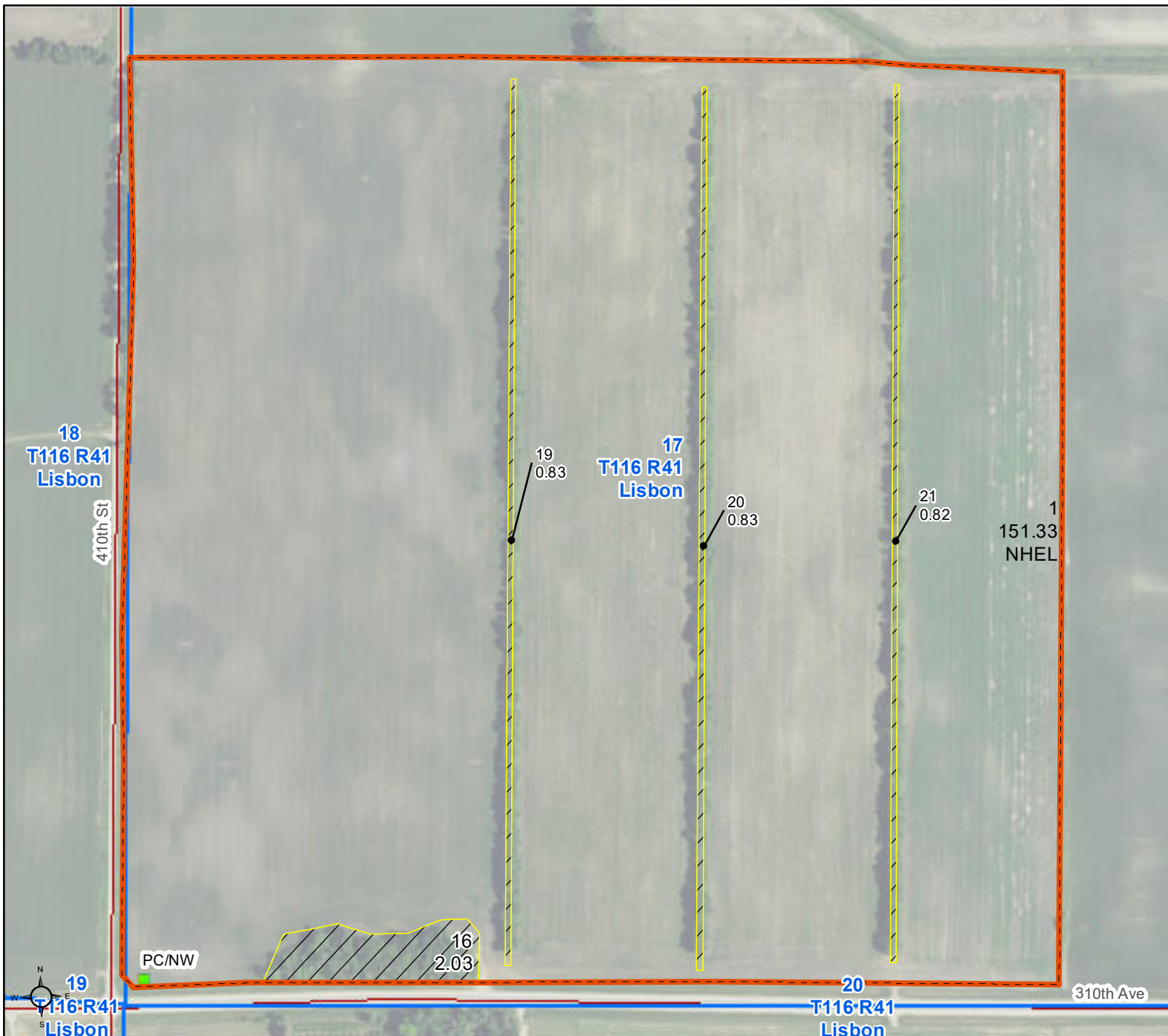
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:11,232

Date: 9/1/2022



This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

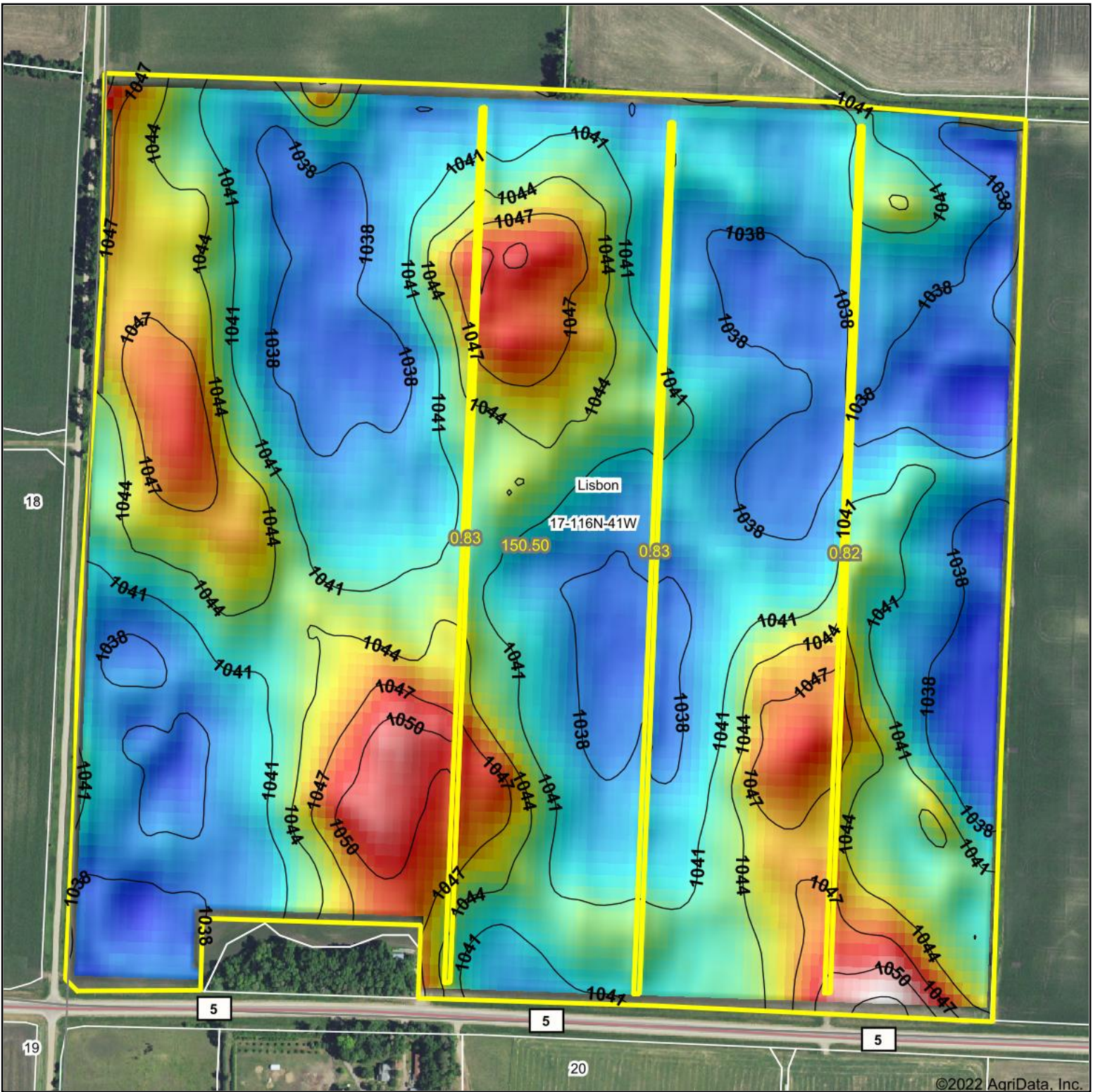
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 151.33 acres

Topography Hillshade



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Source: USGS 10 meter dem



Interval(ft): 3

Min: 1,035.7

Max: 1,054.4

Range: 18.7

Average: 1,041.5

Standard Deviation: 3.71 ft



17-116N-41W
Yellow Medicine County
Minnesota

map center: 44° 51' 6.82, -95° 49' 24.29



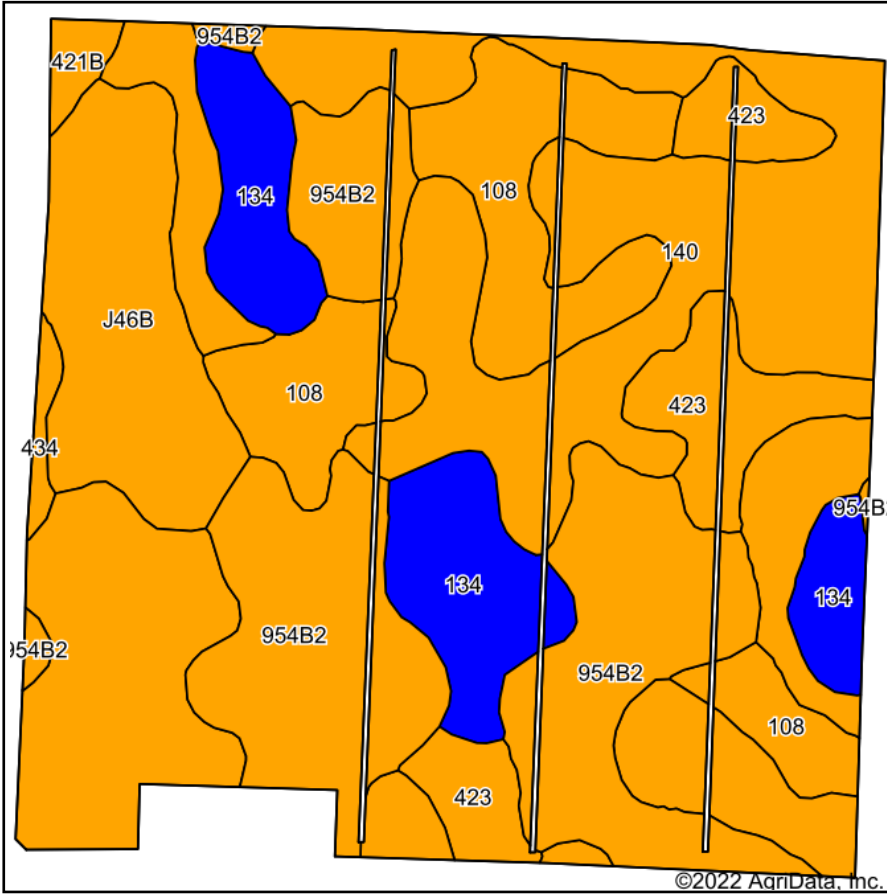
Maps Provided By:



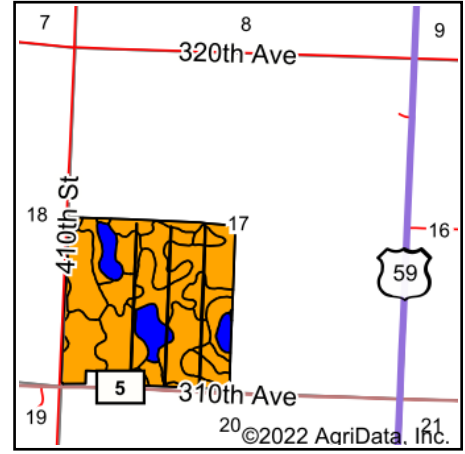
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Yellow Medicine**
 Location: **17-116N-41W**
 Township: **Lisbon**
 Acres: **150.5**
 Date: **9/1/2022**



Maps Provided By:



Area Symbol: MN173, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
140	Spicer silty clay loam, 0 to 2 percent slopes	58.65	39.0%		IIw	91
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	32.75	21.8%		Ile	92
108	McIntosh silt loam, 1 to 3 percent slopes	18.30	12.2%		IIs	90
134	Okoboji silty clay loam, 0 to 1 percent slopes	14.97	9.9%		IIIw	86
J46B	Byrne silt loam, 1 to 6 percent slopes	13.67	9.1%		Ile	90
423	Seaforth loam, 1 to 3 percent slopes	10.13	6.7%		IIs	95
421B	Amiret loam, 2 to 6 percent slopes	1.15	0.8%		Ile	98
434	Perella silty clay loam	0.88	0.6%		IIw	95
Weighted Average					2.10	90.9

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Minnesota
 Yellow Medicine
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
Abbreviated 156 Farm Record

FARM: 8371
 Prepared: 9/1/22 11:22 AM
 Crop Year: 2022
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
		2016 - 201

Farms Associated with Operator:
 None

ARC/PLC G//F Eligibility: Eligible

Tract Number: 13750 **Description** SW4 S17/T8

FSA Physical Location : Yellow Medicine, MN **ANSI Physical Location:** Yellow Medicine, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number
 2016- 57

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
155.84	151.33	151.33	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	151.33	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	75.66	155	0.00
SOYBEANS	75.67	44	0.00
Total Base Acres:	151.33		

Owners: GELHAR, GLENN J

LISBON TOWNSHIP

Property ID Number: 08-017-3010
Property Description: SECT-17 TWP-116 RANG-41
156.69 ACRES SW1/4 LESS 3.31A TRACT
IN SW1/4 SW1/4 FURTHER DESC IN REC

Identifying Information
Removed

18852-T
ACRES 156.69

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	929,900	929,900
	Homestead Exclusion:		
Step 2	Taxable Market Value:	929,900	929,900
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI HSTD	AGRI HSTD
	Sent in March 2021		
		Proposed Tax	
		* Does Not Include Special Assessments	3,138.00
		Sent in November 2021	
		Property Tax Statement	
		First half Taxes:	1,619.00
		Second half Taxes:	1,619.00
		Total Taxes Due in 2022	3,238.00



You may be eligible for one or even two refunds to reduce your property tax.

Read the back of this statement to find out how to apply.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	2021	2022
		<input type="checkbox"/>		.00
3. Property taxes before credits			3,761.82	3,785.38
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax			606.08	647.44
5. Property taxes after credits			3,155.74	3,137.94
6. County			2,167.05	2,219.07
7. City or Town			249.38	246.68
8. State General Tax00	.00
9. School District: 378				
A. Voter approved levies			476.06	415.19
B. Other local levies			237.16	230.63
10. Special Taxing Districts:				
A. UPPER MN RDC			14.51	15.02
B. YMC HRA			11.58	11.35
C.				
D.				
11. Non-school voter approved referenda levies				
12. Total property tax before special assessments			3,155.74	3,137.94
13. A. 69000 JD 23 YM-LQP				100.06
B.				
C.				
D.				
E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			3,656.00	3,238.00

2nd Half 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
Pay Stub 2022 MAKE CHECKS PAYABLE TO: YELLOW MEDICINE COUNTY
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2022 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
Pay Stub 2022 MAKE CHECKS PAYABLE TO: YELLOW MEDICINE COUNTY
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 08-017-3010 RCPT# 1978
AGRI HSTD

PRCL# 08-017-3010 RCPT# 1978
AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	1,619.00	3,238.00
	PENALTY		1,619.00
	TOTAL		

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

18852-T

18852-T

Identifying Information
Removed

Identifying Information
Removed