



301 South O'Connell Street, Marshall, Minnesota 56258

SLIETER SEALED BID LAND AUCTION

Parcel described as:

80± acres of the S ½ of the NW ¼ in Section 9-109-41 (Custer Twp) Lyon County, MN

Times and Dates

Monday, October 31, 2022

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

Wednesday, November 2, 2022

– All persons submitting bids will have opportunity to raise bids at the Balaton Community Center, 134 3rd Street, Balaton, MN 56115 at 10:00 AM.

Farm Information: Excellent opportunity to purchase 80± acres, with 74.77 FSA tillable acres and a Crop Productivity Index (CPI) of 90.0. Hokans-Svea complex, Barnes-Buse-Svea complex, and Lakepark-Roliss-Parnell, depressional, complex are the most common soil types. Farm has added private tile to enhance productivity. Farm is located northwest of Garvin, MN, on 250th Ave.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	36.1	150
Soybeans	34.5	39

Property Taxes: Non-Homestead 2022: \$2,140



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 31, 2022, to:

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

2. Minimum Bid is \$560,000 or \$7,000 per acre on 80 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 closing on January 6, 2022, at which time marketable title shall be conveyed. Attorney Paul Goode will be handling the closing at the office of Runchey, Louwagie & Wellman P.L.L.P.
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 SLIETER FARM SALE

Parcel described as:

80± acres of the S ½ of the NW ¼ in Section 9-109-41 (Custer 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 October 31, 2022
Minimum bid is \$560,000 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, November 2, 2022, at the Balaton Community Center, 134 3rd Street, Balaton, MN 56115 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: _____