



301 South O'Connell Street, Marshall, Minnesota 56258

## McClellan - SEALED BID AUCTION

Parcels described as:

Parcel 1: The North Half (N1/2) of the Northeast Quarter (NE1/4) Ex: East +/-40 acres AND The North Half (N1/2) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN

Parcel 2: The South Half (S1/2) of the Northwest Quarter (NW1/4) LESS 8.00 ACRES in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN.

### Times and Dates

Monday, October 3, 2022

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

Thursday, October 6, 2022

– All persons submitting bids will have opportunity to raise their bids for each parcel at the live auction at 9:00 AM at The Caboose, 1045 Craig Ave, Tracy MN 56175

**Farm Information:** 177.06 +/- total acres with 173.46 FSA tillable acres. **Parcel 1:** 110.55± total acres with 107.99 FSA tillable acres. Farm has CPI of 91.5. Canisteo Clay Loam, Webster Clay Loam, and Clarion Loam are the most common soil types. Topography is gently rolling with county tile and exceptional private drainage. **Parcel 2:** 66.51± total acres with 65.47 FSA tillable acres. Farm has CPI of 93.7. Clarion loam and Webster clay loam are the most common soil types. Topography is level to gently rolling and has significant private and county tile.

#### FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	86.77	152
Soybeans	86.63	40

**Property Taxes:** Ag. Non-Homestead 2022 rate = \$6,386.

**Farm Location:** Approximately 6 miles southeast of Tracy, MN with access via 211<sup>th</sup> Ave.



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



# SEALED BID INSTRUCTIONS:

1. All potential buyers shall deliver or mail a sealed bid by 5 pm Monday, October 3rd, 2022 to:

Northwestern Farm Management Company,  
Attn: Dan Sprengeler  
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 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 The Closing Date 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 offered individually and as a combination of both parcels.**



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# BID SHEET FOR MCCLELLAN LAND SALE

Parcels described as:

**Parcel 1:** The North Half (N1/2) of the Northeast Quarter (NE1/4) Ex: East +/-40 acres AND The North Half (N1/2) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN

**Parcel 2:** The South Half (S1/2) of the Northwest Quarter (NW1/4) LESS 8.00 ACRES in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray 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 Monday, October 3rd, 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 \$ \_\_\_\_\_

All bidders who have submitted a bid in writing will have opportunity to raise their bid on **Thursday, October 6<sup>th</sup>, 2022 at The Caboose, 1045 Craig Ave, Tracy, MN 56175 at 9:00 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: \_\_\_\_\_