



301 South O'Connell Street, Marshall, Minnesota 56258

EISCHENS SEALED BID LAND AUCTION

Parcel described as:

SW ¼ of Section 18-114-43 (Burton Twp) Yellow Medicine County, MN.

Times and Dates

Tuesday, December 6th, 2022

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

Thursday, December 8th, 2022

– All persons submitting bids will have opportunity to raise bids at the Minneota Community Center, 129 E First St., Minneota, MN 56264

Farm Information: Excellent opportunity to purchase a quality farm containing: 161.04 ± acres, with 154.71 FSA tillable acres and a Crop Productivity Index (CPI) of 85.5. Amiret-Swanlake Loams, Amiret Loam, and Calco silty clay loam are the most common soil types. Farm has great access on both the south and west sides of farm. There is also additional private tile throughout the farm. Please call for more details.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	93.60	140
Soybeans	41.70	40

Property Taxes: AG-Homestead 2022: \$3,144



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, Tuesday, December 6, 2022, to:

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

2. Minimum Bid is \$1,046,760 or \$6,500 per acre on 161.04 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. Possession will be granted immediately after closing.
9. 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.
10. The entire balance of the purchase price will be due and payable on or before January 19, 2023 at which time marketable title shall be conveyed.
11. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
12. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
13. Property to be sold subject to any road, drainage, utility or other easements of record.
14. Announcements the day of the auction take precedent over written material.



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BID SHEET FOR EISCHENS FARM SALE

Parcel described as:

SW ¼ of Section 18-114-43 (Burton Twp) Yellow Medicine 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 December 6, 2022
Minimum bid is \$1,046,760 or \$6,500 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, December 8, 2022, at the Minneota Community Center, 129 E First St., Minneota, MN 56264 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: _____