



301 South O'Connell Street, Marshall, Minnesota 56258

## MARY MAHONEY TRUST SEALED BID LAND AUCTION

### (Lyon County, MN)

Parcel described as:

E ½, less Lady Slipper Lake and area east of 352nd St in Section 26 in T-113-N R-40-W (Lucas Twp) Lyon County, MN

\*ALL ACRES ARE SUBJECT TO A COMPLETED LAND SURVERY BEFORE AUCTION DATE\*

### Times and Dates

#### Friday, November 11<sup>th</sup>, 2022

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

#### Tuesday, November 15<sup>th</sup>, 2022

– All persons submitting bids will have opportunity to raise bids at EverSpring Inn & Suites, 1500 E. College Dr. Marshall, MN 56258 at 10:00 AM.

**Farm Information:** Rare opportunity to purchase quality Lyon County farmland with great farmability and productive soils. Farm contains approx. 179.57 ± total acres with 170.51 tillable acres. This farm has a Crop Productivity Index (CPI) of 95.4. Amiret Loam and Normania Loam are the most common soil types on the property. Farm has good access on the South side of the farm. Farm has private tile and a great outlet.

**Farm Location:** From Cottonwood, MN farm is located 3.5 miles SE. In between School Grove and Lady Slipper Lake.



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 Friday, November 11th, 2022 to:

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

2. Minimum Bid is \$1,436,560 or \$8,000 per acre on 179.57 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. Bidders will be allowed to bid on other parcels the day of live auction.
8. The property described above will be sold in "As Is and Where Is" condition.
9. Seller will retain 100% of the 2022 cash rent payment and pay all the Real Estate Taxes due in 2022.
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. Buyer will be allowed to enter the property to preform fall tillage and fertilize upon the harvest of the 2022 crop.
12. 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.
13. The entire balance of the purchase price will be due and payable on or before January 10<sup>th</sup>, at which time marketable title shall be conveyed.
14. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
15. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
16. Property to be sold subject to any road, drainage, utility, or other easements of record.
17. Announcements the day of the auction take precedent over written material.



301 South O'Connell Street, Marshall, Minnesota 56258

## BID SHEET FOR MARY MAHONEY TRUST LAND SALE

Parcel described as:

E ½, less Lady Slipper Lake and area east of 352nd St in Section 26 in T-113-N R-40-W (Lucas Twp)  
Lyon 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 November 11, 2022**  
**Minimum bid is \$1,436,560 or \$8,000 per acre on 179.57 acres.**  
**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 persons submitting bids will have opportunity to raise bids at EverSpring Inn & Suites, 1500 E. College Dr. Marshall, MN 56258 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 less \$5,000 earnest money check. 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: \_\_\_\_\_