



301 South O'Connell Street, Marshall, Minnesota 56258

MYRON AND ELAINE FRANK FARM SEALED BID AUCTION

Parcels described as:

Parcel #1: 40 acres +/- in NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19-114-35 (Henryville Twp) Renville County, MN

Parcel #2: 80 acres +/- in Pt E $\frac{1}{2}$ SE $\frac{1}{4}$ & Pt SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19-114-35 (Henryville Twp) Renville County, MN

Parcel #3: 80 acres +/- in Pt E $\frac{1}{2}$ SE $\frac{1}{4}$ & Pt SE $\frac{1}{4}$ NW $\frac{1}{4}$ & Pt W $\frac{1}{2}$ SE $\frac{1}{4}$ and Pt SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19-114-35 (Henryville Twp) Renville County, MN

Parcel #4: 148.97 acres +/- in Pt SE $\frac{1}{4}$ and Pt S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 19-114-35 (Henryville Twp) Renville County, MN

Combination of Parcels 1-4: 348.97 acres +/- in Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) and South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and part of the Southeast Quarter (SE $\frac{1}{4}$) and part of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) all in Section 19, Township 114 North (Henryville Township), Range 35 West E $\frac{1}{4}$ of Section 19-114-35 (Henryville Twp) Renville County, MN

Parcel #5: 80 acres +/- in N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 31-114-35 (Henryville Twp) Renville County, MN

Dates and Times

Monday, February 27, 2023

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

Wednesday, March 1, 2023

– All persons submitting bids will have opportunity to raise bids at Max's Grill 2425 W Lincoln Ave, Olivia, MN at 10:00 AM.



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



Farm Information:

Parcel 1: 40 acres +/- with 35.30 tillable acres and 1 acre +/- of ReInvest in Minnesota (RIM) land. Farm a CPI rating of 86.4 with Okoboji-Canisteo, Harps clay loam, Prinsburg silty clay loam are the most common soil types. Farm contains private and county tile with access to the county drainage ditch

Parcel 2: 80 acres +/- with 79.9 +/- tillable acres with highly productive soils and CPI rating of 92.1. Harps-Glencoe-Seaforth complex, Amiret-Swanlake loam, and Webster clay loam are the most common soil types. Farm contains county and private tile with tile maps available.

Parcel 3: 80 acres +/- with 78.9 +/- tillable acres and 0.5 acre +/- of RIM land. Farm has highly productive soils and CPI rating of 92.6. Normania loam, Harps clay loam, and Okoboji-Canisteo are the most common soil types. Farm contains county and private tile with tile maps available.

Parcel 4: 148.97 acres +/- with 134.55 +/- tillable acres and 3.5 acres +/- of RIM land. Farm has highly productive soils and CPI rating of 89. Okoboji-Canisteo, Harps clay loam, and Normania loam are the most common soil types. Farm contains county and private tile with tile maps available.

Combination of Parcels 1-4 : 348.97 acres +/- with 328.65 +/- tillable acres with a CPI rating of 90 and 5 acres +/- of RIM.

Parcel 5: 80 acres +/- with 78.5 +/- tillable acres with highly productive soils excellent farmability. CPI rating of 92.4 with Canisteo clay loam, Harps-Okoboji complex, and Amiret-Swanlake loam as the most common soil types. Farm contains private tile with tile maps available.

Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by 5pm, Monday, February 27, 2023, to:

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

2. Minimum Bid

Parcel #1 is \$320,000 or \$8,000 per acre on 40 acres.

Parcel #2 is \$640,000 or \$8,000 per acre on 80 acres.

Parcel #3 is \$640,000 or \$8,000 per acre on 80 acres.

Parcel #4 is \$1,042,790 or \$7,000 per acre on 148.97 acres.

Combination of Parcels 1-4 is \$2,617,275 or \$7,500 per acre on 348.97 acres.

Parcel #5 is \$640,000 or \$8,000 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 2023 cash rent lease.
9. Buyer will receive 100% of the 2023 cash rent payment and pay all the Real Estate Taxes due in 2023.
10. Possession will be granted immediately after closing, subject to the 2023 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 April 12, 2023, 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 MYRON AND ELAINE FRANK FARM SALE

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 Monday, February 27, 2023

Minimum bids

Parcel #1 is \$320,000 or \$8,000 per acre on 40 acres.

Parcel #2 is \$640,000 or \$8,000 per acre on 80 acres.

Parcel #3 is \$640,000 or \$8,000 per acre on 80 acres.

Parcel #4 is \$1,042,790 or \$7,000 per acre on 148.97 acres.

Combination of Parcels 1-4 is \$2,617,275 or \$7,500 per acre on 348.97 acres.

Parcel #5 is \$640,000 or \$8,000 per acre on 80 acres.

Bid must be accompanied by a \$5,000 earnest money check.

Parcel(s) Bidding On: _____
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 Max's Grill 2425 W Lincoln Ave, Olivia, MN at 10:00 AM. Successful bidder(s) 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: _____