



301 South O'Connell Street, Marshall, Minnesota 56258

LOECK-WEGNER SEALED BID LAND AUCTION

Parcel described as:

The East Half of the Southwest Quarter (E ½ SW ¼) of Section 36, Township 109, Range 42, Lyon County
Minnesota

Times and Dates

Tuesday, February 21st, 2023

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

Thursday, February 23rd, 2023

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

Farm Information: Excellent opportunity to purchase a quality farm containing: 80 ± acres, with 73.27 FSA tillable acres and a Crop Productivity Index (CPI) of 87.4. Barnes-Buse-Svea Complex, Vallers Clay Loam, and Hokans-Svea complex are the most common soil types. Farm has great access on the south side of farm. There is also lots of additional private tile throughout the farm. High potential for wind development opportunities. Please call for more details.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	47.64	135
Soybeans	25.63	42

Property Taxes: Non-Homestead 2022: \$1,946



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, February 21st, 2023 to:

Northwestern Farm Management Company,
Attn: Dallas Mahoney
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. 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 March 31st, 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 LOECK-WEGNER FARM SALE

Parcel described as:

The East Half of the Southwest Quarter (E ½ SW ¼) of Section 36, Township 109, Range 42, Lyon County
Minnesota

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 February 21st, 2023
Minimum bid is \$560,000 or \$7,00 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 Thursday, February 23rd, at the **Balaton Community Center, 134 3rd St, 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: _____