



301 South O'Connell Street, Marshall, Minnesota 56258

MATSON & STAPLES - SEALED BID AUCTION

Parcels described as:

148± acres located in NE ¼ Sec 20-107-42 AND 104± acres located in NW ¼ Sec 21-107-42
(Lowville Twp) Murray County, MN

Times and Dates

Friday, April 7th, 2023

– **Written bids and earnest money check must be received by Northwestern Farm Management Company by 12:00 PM.**

Tuesday, April 11th, 2023

– **All persons submitting bids will have opportunity to raise bids at the Hadley Community Center 150 Main Street S, Hadley, MN 56151 at 10:00 AM**

Farm Information: Parcel 1: 148+/- acres with 139 tillable acres. The farm has a CPI of 94.8. Hokans-Svea complex, Svea loam, and Lakepark-Roliss-Parnell depressional complex are the most common soils found. Parcel 2: 104+/- total acres with 98.5 tillable acres. This property has a CPI of 95.2. Svea loam, Hokans-Svea complex, and Balaton loam are the most commonly found soil types. Both farms have exceptional farmability and contain private and county tile with excellent outlets. Potential for wind development opportunities. Please call for more details.

FSA-Information:

Crop	<u>Parcel 1 Base Acreage</u>	<u>Parcel 2 Base Acreage</u>	PLC Yield
Corn	65.59	46.49	168
Soybeans	61.18	43.36	44
Oats	2.98	2.11	94

Property Taxes: Non-Homestead 2022: Parcel 1: \$4,606 Parcel 2: \$3,108



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 Noon, Friday, April 7th, 2023, to:

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

2. Minimum Bid is \$7,000 per acre.
3. All bids must be accompanied by a \$5,000.00 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the per acre bid amount.
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 tracts will be sold on a price per acre basis, based on surveyed acres and will be offered as "Buyers Choice." The high bidder can select either or both tracts with their high bid. If the high bidder does not select both tracts, then the remaining tract will be offered. The tracts will NOT be offered in their entirety at the conclusion of the auction.
8. The property described above will be sold in "As Is and Where Is" condition.
9. Possession will be granted immediately after closing.
10. The sale is subject to the terms of the 2023 cash rent lease.
11. Buyer will receive 100% of the cash rent and pay all the Real Estate Taxes due for 2023.
12. Possession will be granted immediately after closing, subject to the 2023 lease terms.
13. The successful bidder will enter into a purchase agreement and shall pay as earnest money 10% of the successful bid on the day of the auction.
14. The entire balance of the purchase price will be due and payable on or before June 1, 2023, at which time marketable title shall be conveyed.
15. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
16. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
17. Property to be sold subject to any road, drainage, utility, or other easements of record.
18. Announcements the day of the auction take precedent over written material.



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BID SHEET FOR
MATSON & STAPLES – SEALED BID AUCTION

Parcel described as:

148± acres located in NE ¼ Sec 20-107-42 AND 104± acres located in NW ¼ Sec 21-107-42
(Lowville Twp) Murray County, MN

Submit bids in writing to:

Northwestern Farm Management Company
Attn: Brandon Kirk
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 12PM noon Friday, April 7th, 2023.

Minimum bid is \$7,000 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 **Tuesday, April 11th**, at the **Hadley Community Center 150 Main Street S, Hadley, MN 56151 at 10:00 AM.** Successful bidder will sign purchase agreement at the conclusion of the auction and make earnest money payment of 10% 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: _____

LENDOR: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

PHONE: _____

EMAIL: _____

EMAIL: _____