



301 South O'Connell Street, Marshall, Minnesota 56258

SORENSEN TRUST SEALED BID LAND AUCTION

Parcel described as:

The Southeast Quarter (SE ¼) of Section 29, Township 110, Range 44, Lincoln County Minnesota

Times and Dates

Monday, March 20th, 2023

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

Wednesday, March 22nd, 2023

– All persons submitting bids will have opportunity to raise bids at the Tyler Golf Club, 420 Co Rd 7, Tyler, MN 56178 at 10:00 AM

Farm Information: Excellent opportunity to purchase a high-quality farm containing 160 total acres +/- with 149.48 tillable acres. Farm has productive soils with Crop Productivity Index (CPI) rating of 90.5. Lakepark-Roliss-Parnell complex, and Barnes-Buse-Svea complex are the most common soil types on the property. Farm is available to farm or rent out for the 2023 crop year. Buyer will need to reimburse previous tenant for fertilizer applied and tillage done in fall of 2022. Farm has great access on the south side of farm. High potential for wind development opportunities. Please call for more details.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	95.90	132
Soybeans	1.5	39

Property Taxes: Non-Homestead 2022: \$4,632



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 12 pm Noon, Monday, March 20th, 2023 to:

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

2. Minimum Bid is \$960,000 or \$6,000 per acre on 160 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 May 3rd, 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.



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR SORENSEN TRUST FARM SALE

Parcel described as:

The Southeast Quarter (SE ¼) of Section 29, Marshfield TWP, T-110N, R-44W, Lincoln County Minnesota

Submit bids in writing to:

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

All bids must be received by 12PM noon Monday March 20th, 2023

Minimum bid is \$960,000 or \$6,000 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 Wednesday, March 22nd, at the **Tyler Golf Club, 420 Co Rd 7, Tyler, MN 56178 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: _____