



301 South O'Connell Street, Marshall, Minnesota 56258

ROBBINS TRUST FARM SEALED BID LAND AUCTION

(Brown County, SD)

Parcel described as:

N ½ SE ¼ of Sec 21-125-60 (Claremont Twp) Brown County, SD

Times and Dates

Friday, August 26, 2022

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

Tuesday, August 30, 2022

– All persons submitting bids will have opportunity to raise bids at Holiday Inn Express, 3310 7th Ave SE, Aberdeen, SD 57401 at 11:00 AM.

Farm Information: Rare opportunity to purchase quality Brown County farmland with great farmability and productive soils. Farm contains approx. 79 ± total acres with 78.04 tillable acres. This farm has a Crop Productivity Index (CPI) of 92.6. Eckman-Gardena sandy loam and Beotia Silt Loam are the most common soil types on the property. Farm has good access on the east side of the farm.

Farm Location: From Groton, SD farm is located 11 miles north on Co Rd 37 & 2 miles east on 122nd St.

2022 Property Taxes: \$1,758.63



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 Friday, August 26th, 2022 to:

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

2. Minimum Bid is \$474,000 or \$6,000 per acre on 79 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. The sale is subject to the terms of the 2022 cash rent lease.
10. Seller will retain 100% of the 2022 cash rent payment and pay all the Real Estate Taxes due in 2022.
11. Possession will be granted immediately after closing, subject to the 2022 lease terms.
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 October 26th, 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 ROBBINS TRUST FARM SALE

Parcel described as:

N ½ SE ¼ of Sec 21-125-60 (Claremont Twp) Brown County, SD
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 August 26, 2022
Minimum bid is \$474,000 or \$6,000 per acre on 79 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 Holiday Inn Express, 3310 7th Ave SE, Aberdeen, SD 57401 at 11:00am on August 30th, 2022. 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: _____

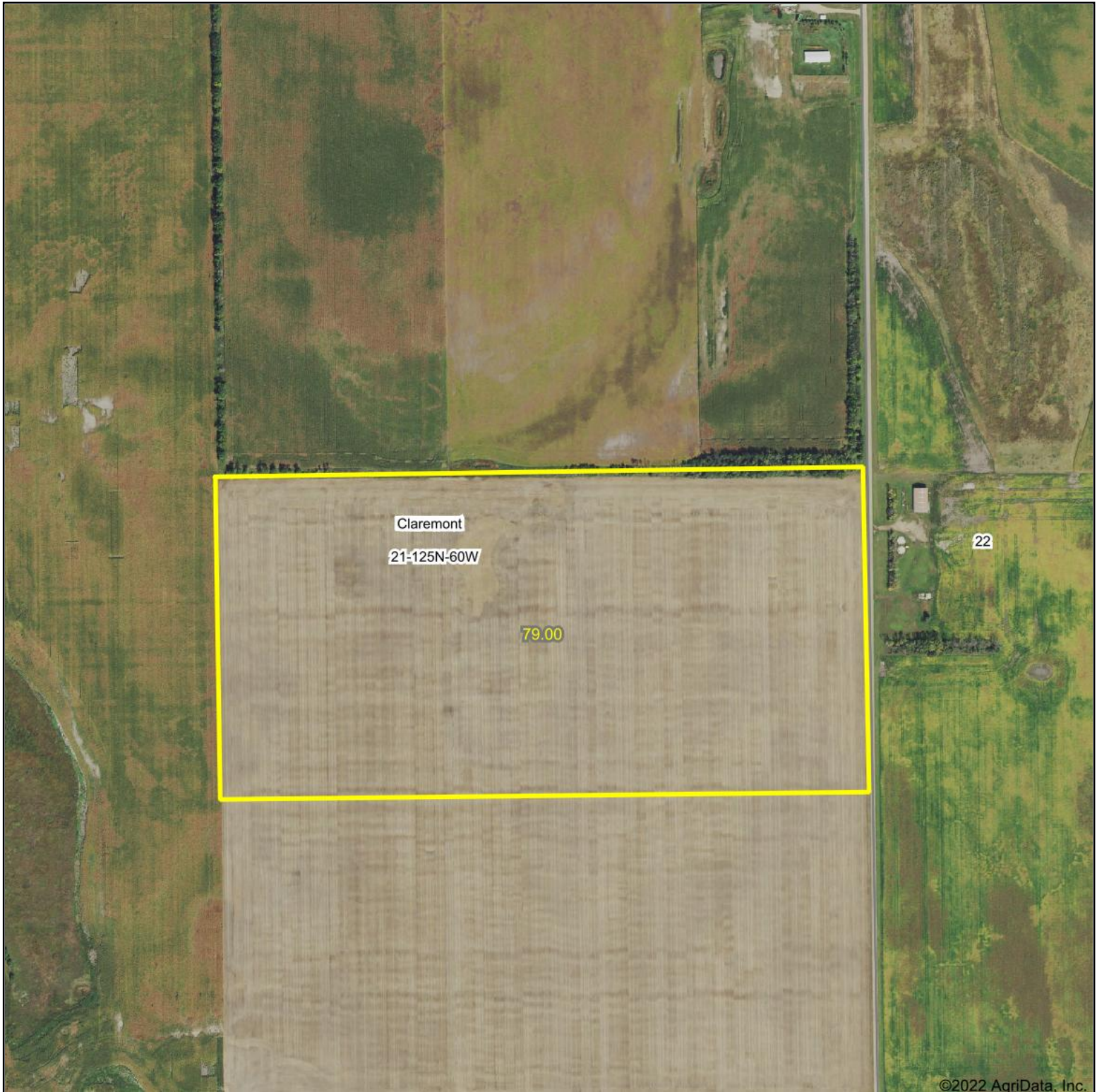
PHONE: _____

PHONE: _____

Email: _____

Email: _____

Aerial Map



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Maps Provided By:



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Map Center: 45° 37' 26.47, -98° 2' 47.8

0ft 630ft 1261ft

21-125N-60W
Brown County
South Dakota

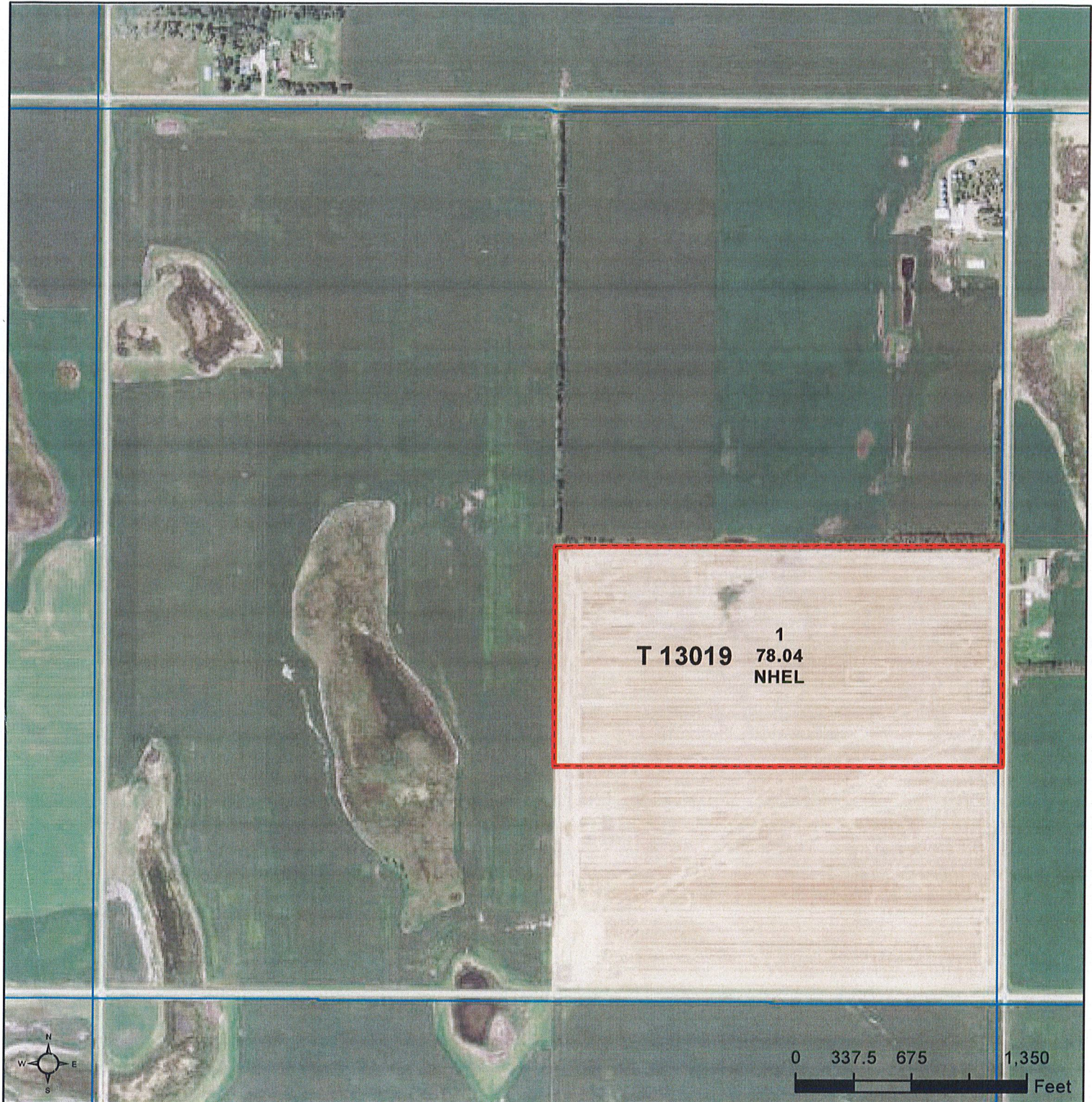


7/25/2022



United States
Department of
Agriculture

Brown County, South Dakota



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2018 Program Year

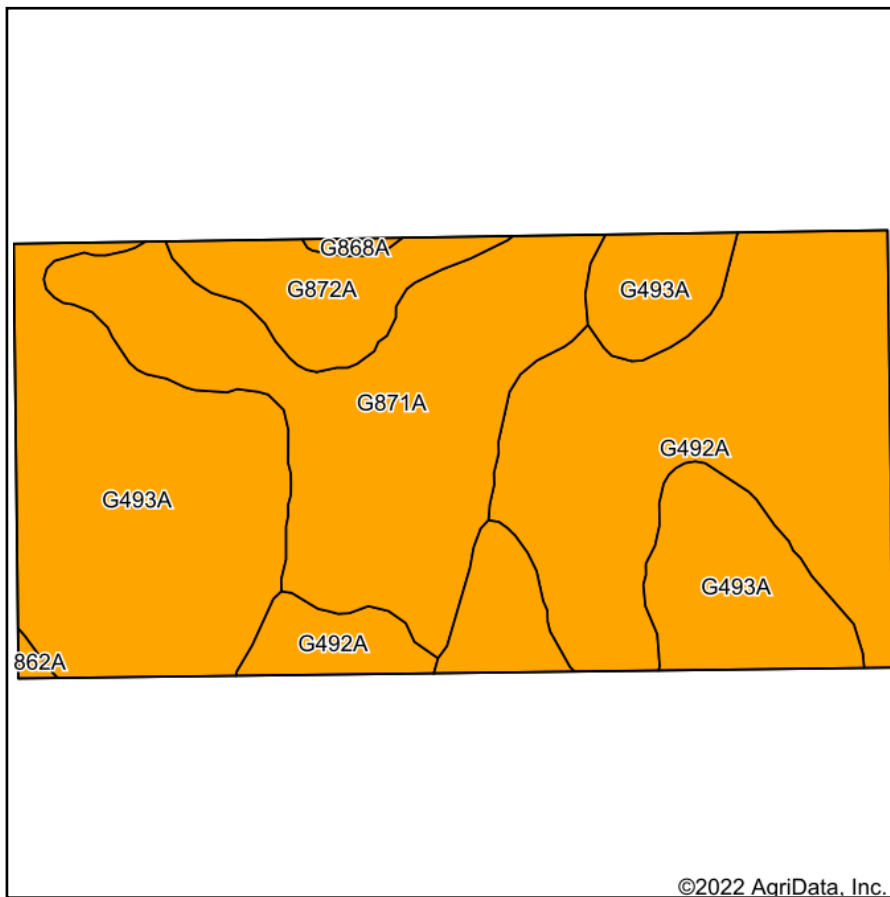
Map Created December 28, 2017

Farm 11256

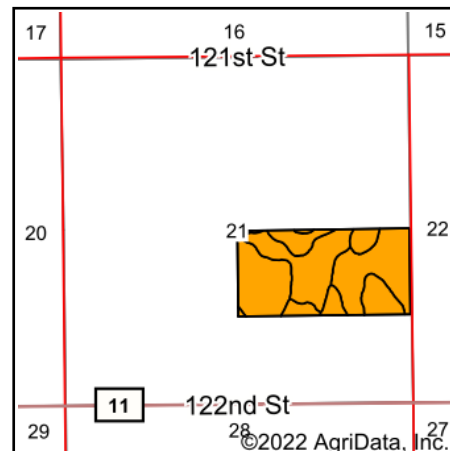
21 -125N -60W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **21-125N-60W**
 Township: **Claremont**
 Acres: **78.04**
 Date: **7/13/2022**



Maps Provided By:

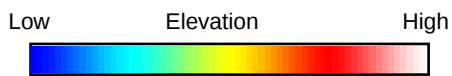
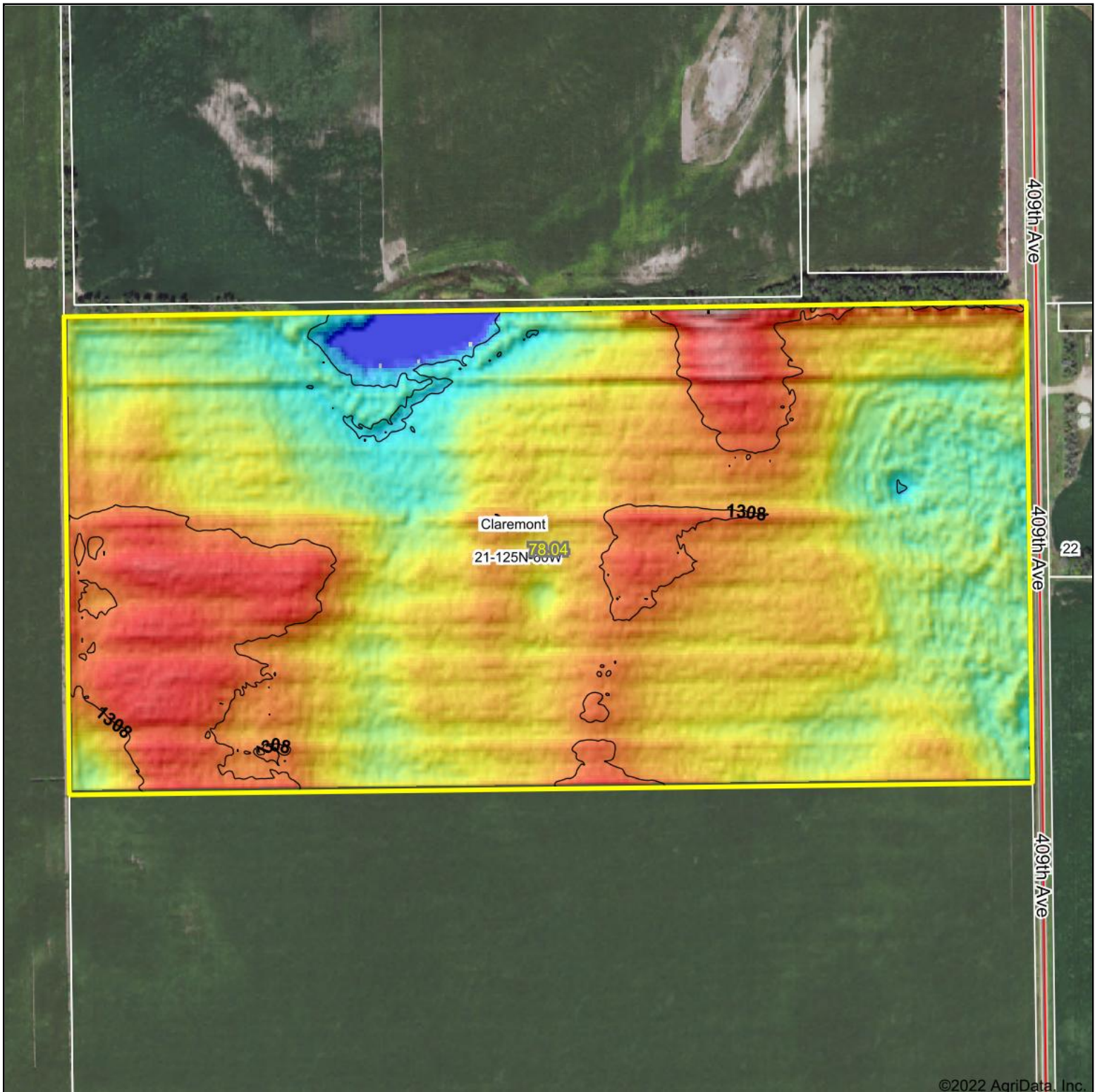


Area Symbol: SD013, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	29.40	37.7%		Ile	90
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	24.48	31.4%		Ile	92
G871A	Beotia silt loam, 0 to 2 percent slopes	19.13	24.5%		Ilc	98
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	4.56	5.8%		Ilc	91
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	0.27	0.3%		IIw	71
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	0.20	0.3%		IIs	92
Weighted Average					2.00	92.6

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

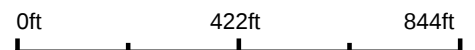
Min: 1,303.3

Max: 1,310.4

Range: 7.1

Average: 1,307.0

Standard Deviation: 1.02 ft



7/13/2022

21-125N-60W
Brown County
South Dakota

map center:45.624827, -98.051845



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.