

# PRIME FARMLAND FOR SALE

BLOOM TOWNSHIP, NOBLES COUNTY, MN

## 80 ACRES

Sealed Bid Auction Process

### All Bids need to be in by Noon on Tuesday, March 9th, 2021

Property Location: S ½ of SW ¼ Section 23-104-41 Bloom Township, Nobles County, MN. Totaling 80 acres.

We are honored to have the opportunity to sell the Marjorie (Homfeld) Nelson Estate Property, it has been in the Nelson family for 75 years. This is an excellent opportunity to buy prime farm land that has been an excellent piece of productive land for several years. This farmland has been very well maintained, by both the past and current tenants. There is a county tile present on the farm with other areas of tile installed throughout the farm.

This is a 80 acre tract located in the S ½ of SW ¼ Section 23-104-41 Bloom Township, Nobles County, MN. FSA Corn PLC base acres are 38 acres with a 154 Bu. PLC yield. The FSA soybean base acres are 38 acres with a 35 Bu. PLC yield. Productivity rating per Surety Mapping System is 95.7 out of a possible 100. **Note:** The new buyer is required to pay for any tillage work completed and for fertilizer applied, to the previous tenant.

**Note:** Due to the interest in the said tract, we are not able to meet Minnesota Covid 19 guidelines, so the following terms of the sale will apply:

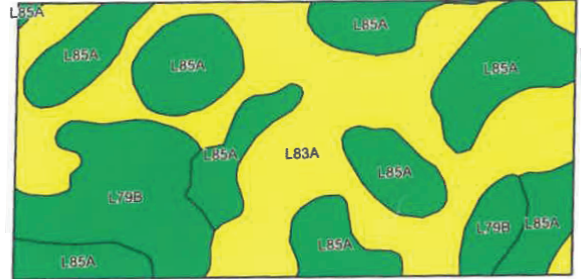
**Terms:** The bidding process on the said property will start with a written offer and a 20% down payment and a letter of available funds from Lender. Offers may be emailed at [coxrealty@live.com](mailto:coxrealty@live.com), faxed at 507-483-2293, mailed in or dropped off at Cox Realty & Land Services, LLC, 102 E Pearl St. Ste. 103, Adrian, MN 56110. Offerors will have a chance to raise their offers by phone until one of them remains. Each offeror will be required to sign a bidding sheet at the conclusion of the sale validating the offers they made.

The sale of the said property will begin Tuesday, March 9th, 2021, at noon and ends Thursday March 11th, 2021 at noon. Bidding may continue after 12 noon on March 11th until everyone has had the opportunity to make his or her highest and best offer.

Closing will occur April 15th. Possession will be immediately after closing. Cox Realty and Land Services, LLC represents the seller.

**Taxes:** Due and payable in 2021 and beyond will be the responsibility of the Buyer. Taxes are currently Non-Homestead.

SOIL MAP



For more information contact Cox Realty and Land Services, LLC at 507-483-2218 or visit us at [www.coxrealtyandlandservices.com](http://www.coxrealtyandlandservices.com).

## MARJORIE (HOMFELD) NELSON ESTATE PROPERTY

Sale arranged and conducted by

### Cox Realty & Land Services, LLC

102 E Pearl Street Suite 103, Adrian, MN 56110

Alan Cox, Broker 507-360-7500

Cindy Cox, Broker Associate 507-483-2218

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