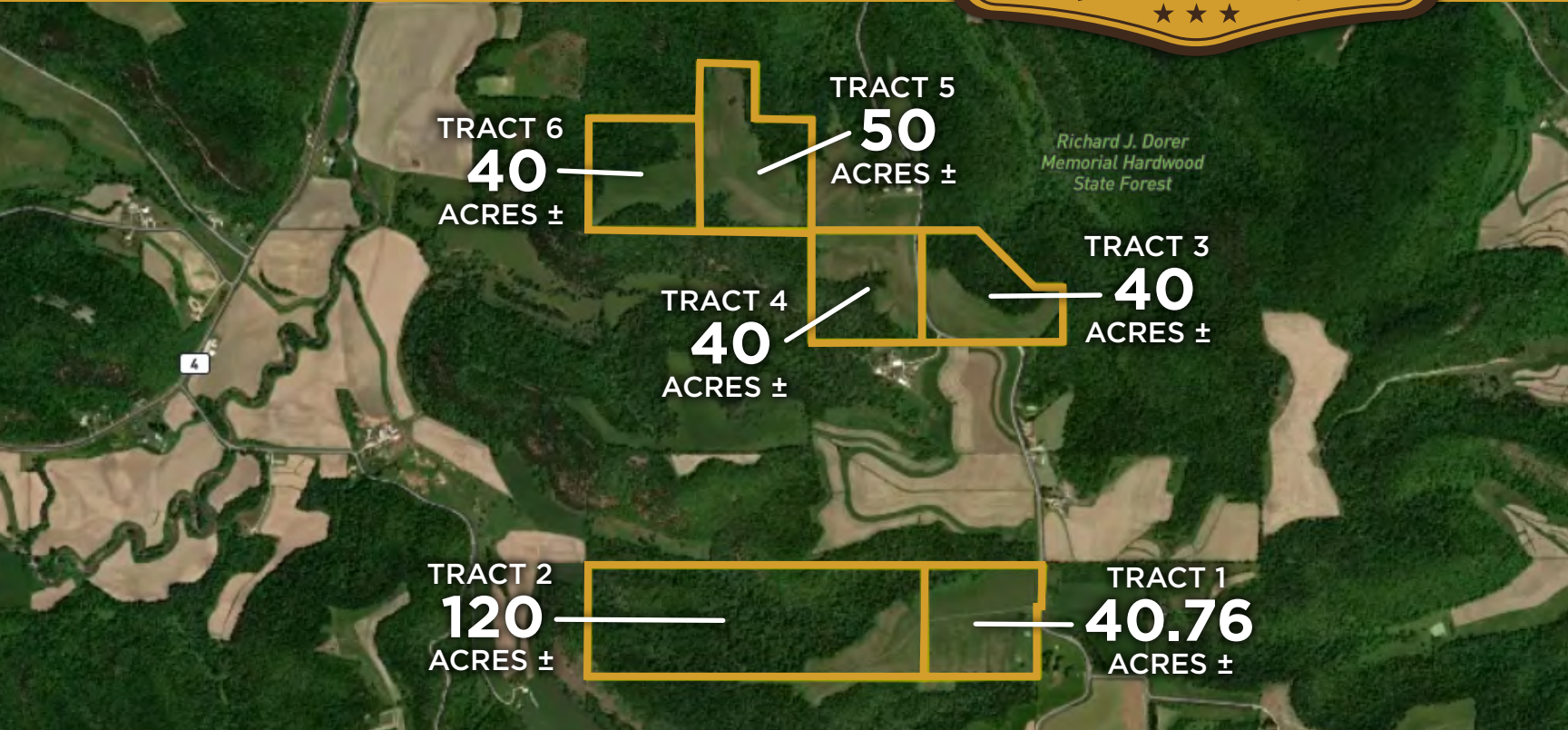


LAND AUCTION



330.76 AC± | 6 TRACTS | HOUSTON CO, MN

AUCTION - SEALED BID ONLY

FIND DETAILS AT RANCHANDFARMAUCTIONS.COM

BIDS DUE BY: 1/20/23 | TIME: 5:00 PM CDT

AUCTION LOCATION: Go to Ranchandfarmauctions.com, call 217-922-0811 or email directors@ranchandfarmauctions.com to request an information packet and Sealed bid form.

This is a special opportunity to own a large amount of acreage in the heart of Houston County. This property offers a great mixture of timber and tillable and would be a great addition to any farming operation. There are several buildable spots with views. There is a trail network on the southern 160 acres in the timber that provides great access down in the valley. There is a ton of field edges to hunt and locations you can add food plots or water holes for strategic hunting opportunities. The top access of this property offers great views and many options for access for hunting. If you are looking to invest in land this would be a solid option. There is currently 14.3 acres enrolled in CRP until 9/30/2026, the remaining tillable land is available for farming in 2023. The area is well known for producing quality deer. This property can be bid on as a whole or we have several smaller acreage options for bidding, call Bob with any questions.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BOB STALBERGER, AGENT - (507) 884-4717 | bob.stalberger@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

AUCTION – SEALED BID ONLY

Can use the form attached, by clicking “Bid Now” on the website or emailing the form.

****Important note.** Your bid online is kept confidential and no one can see the bid but you. Bid with confidence online or by using the Sealed bid form.

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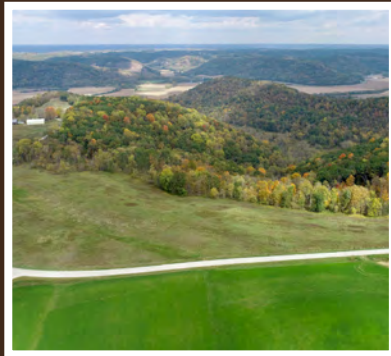


TRACT 1: 40.76 ± ACRES

Excellent property to add to any investment portfolio or farming operation. Great views for building your dream home or cabin. Currently has some CRP income through 9/30/2026.

TRACT 2: 120 ± ACRES

Hard to find secluded hunting parcel with top access and spot to build your dream home or cabin. Rolling terrain and trail system in place.



TRACT 3: 40 ± ACRES

Dream spot to build you dream home or cabin. Rolling terrain 18+ acres of land that can be farmed in 2023, or kept as-is for good cover for the local wildlife.

TRACT 4: 40 ± ACRES

Excellent spot to build your dream home or cabin with hunting out your back door. Roughly 21 acres of land that can be farmed for 2023.



TRACT 5: 50 ± ACRES

Great mix of timber and tillable with top access and set back off the township road and rolling terrain.

TRACT 6: 40 ± ACRES

Super secluded 40 acres in the heart of Houston County with rolling terrain, trail network and tons of potential.

RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

SEALED BID OFFER FORM

PROPERTY DESCRIPTION

County, State: Houston, MN 330.76 acres multiple tracts

Acres: 330.76+/- acres in multiple tracts

Owner: Estate Of Elmo Wojahn

Farm Tenancy: Open for 2023. Buyer assumes CRP contract on tracts with CRP

All Tracts: Bid amount per acre. 330.76 x \$

Tract 1: Bid amount per acre. 40.76+/- acres x \$

Tract 2: Bid amount per acre. 120+/- acres x \$

Tract 3: Bid amount per acre. 40+/- acres x \$

Tract 4: Bid amount per acre. 40+/- acres x \$

Tract 5: Bid amount per acre. 50+/- acres x \$

Tract 6: Bid amount per acre. 40+/- acres x \$

Tract 1 & 2: Bid amount per acre. 160.76+/- acres x \$

Tract 5 & 6: Bid amount per acre. 90+/- acres x \$

Tract 4,5 & 6: Bid amount per acre. 130+/- acres x \$

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting 10% (ten percent) deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

Name: _____

Address: _____ City, State, Zip: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

All bids must be received no later than **5:00 pm 1/20/2023**. Please submit your highest and best offer as there will be no oral bidding or second chance bids.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after bid deadline. All bidders will be notified by phone or email following the acceptance of any bids.

All bids must be in writing with a signature and submitted by email or mail to the following addresses, bidders can also request the Sealed Bid From be sent securely thru DocuSign for a digital signature. If submitting by mail, we recommend using delivery confirmation method to ensure your bid has been received.

Submit all sealed bids to: Email: directors@ranchandfarmauctions.com

Mailing Address: Ranch & Farm Auctions | 115 W. Washington St, Suite 900 | Pittsfield, IL 62363 | **Attn: Directors**

Phone Inquiries or requests: (217) 922-0811

Bidders can also use the secure online bidding portal on the website. Your bids will be confidential and should be made in total dollars not per acre bids. www.ranchandfarmauctions.com

Terms and Conditions.

BIDDERS: By submitting a sealed bid to purchase above described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable legal and binding offer to purchase the real estate described.

NO CONTINGENCY SALE: All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and do not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

DEED AND TITLE COMMITMENT: Seller shall deliver Abstract or Title. Title insurance shall be paid for by Buyers. Current year's taxes are pro-rated through day of closing as is customary.

DEPOSIT: Each high bidder must make a 10% non-refundable deposit immediately following notification of winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.

ACCEPTANCE OF BIDS: All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

DISCLAIMER AND ABSENCE OF WARRANTIES: Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it. All information has been derived from sources deemed to be reliable but Auction Co, Broker and Seller make no warranties to the accuracy of that information

AGENCY: Auction Co, Broker and associates represent the seller only in the sale of this property.

TIE BIDS: In the rare occasion that there are tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.

SURVEY: No survey is required.

LEASES AND GOVERNMENT CONTRACTS: Buyer can have immediate possession for farming the 2023 crop year after the 2022 crop season. CRP payments will be prorated to date of closing.

THIS FORM AND ADDITIONAL INFORMATION CAN BE FOUND AT RANCHANDFARMAUCTIONS.COM