

FARMLAND FOR SALE ON BIDS
159 acres located in
Marsh Grove Township
Marshall County, Minnesota.

Legal Description: The NW¼, Section 8, Township 156N, Range 45W, less 1 acre for the Townhall. The Philip and Avis Dyrud Trust Property.

Parcel Identification Number: 24-0044-000; This parcel contains approximately 143 tillable acres.

BID PROCEDURE: Bid packets are available at Rokke, Aandal & Associates, PLLC, Law Office located at 423 N Main Street in Warren, MN 56762. Sealed Written Bids must be received by Rokke, Aandal & Associates no later than 5:00 p.m. on October 16, 2026. Bids should be for the total dollar amount, and not per acre. Those submitting qualifying bids will be notified with instructions for the final oral bidding.

TERMS OF SALE AND CLOSING: A 10% earnest money check will be required by the successful bidder upon placing the highest bid at the oral bidding, with the balance due within 60 days. Seller will provide a continued abstract evidencing marketable title. Seller will convey the property by Trustee's Deed at closing. Seller reserves the right to reject any and all bids.