



*Bois de Sioux*  
Watershed District

704 Highway 75 South | Wheaton, MN 56296

Phone | 320.563.4185

Fax | 320.563.4987

[www.bdswd.com](http://www.bdswd.com)

[bdswd@runestone.net](mailto:bdswd@runestone.net)

# TERMS AND CONDITIONS

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For the Sale of Farmland in Redpath Township,  
Traverse County, Minnesota

**Jamie Beyer**

**1/16/2025**

**OFFERS MUST BE RECEIVED BY:**

***February 24, 2025, at 3:00 PM***

**DELIVERED TO:**

Bois de Sioux Watershed District

Attn: Jamie Beyer, Administrator

704 Highway 75 South

Wheaton, MN 56296

*Notice: These Terms and Conditions for the Sale of Farmland are subject to final approval by the Board of Managers of the Bois de Sioux Watershed District.*



## REQUEST FOR OFFERS

The Bois de Sioux Watershed District offers for sale the following-described parcel of land located in Redpath Township, Traverse County, more specifically described as:

The Southwest Quarter of Section 15, Township 128 North, Range 45 West, Traverse County, Minnesota, LESS that portion described as follows:

Beginning at the southwest corner of said Section 15; thence North 88 degrees 34 minutes 07 seconds East, assumed bearing along the south line of said Section 15, a distance of 2614.31 feet to the south quarter corner of said Section 15; thence North 01 degrees 05 minutes 27 seconds West, along the east line of aforesaid Southwest Quarter, a distance of 715.74 feet; thence North 89 degrees 41 minutes 53 seconds West, 2625.05 feet to the west line of said Section 15; thence South 01 degrees 48 minutes 42 seconds East, along said west line, 795.15 feet to the point of beginning. Said excepted tract contains 45.42 acres more or less.

Subject to the existing public roadway easement over the westerly portion thereof (750th Avenue).

The real property described above, excepting the retained acreage, is the real property subject to sale. The current county parcel ID# for Section 15 is 10-0062000. A new parcel identification number will be created when the real property is sold to reflect the District's retained acres and the acres being sold as provided herein.

The property is being sold in one (1) tract. ***Sealed offers should be a lump sum figure for the tract and not per acre.*** Sealed offers will be received by the Administrator of the Bois de Sioux Watershed District until 3:00 p.m. on Monday, February 24, 2025. The offers must be made on the offer form provided by the District. Please be advised, interested parties are solely responsible for reviewing these terms and conditions for the sale of the real property described herein.

The offers will be considered by the Board of Managers of the Bois de Sioux Watershed District during a portion of its special meeting, closed pursuant to Minn. Stat. Section 13D.05, subd. 3(c), on Tuesday, February 25, 2025, at 10:00 a.m., at the District's office located at 704 Highway 75 South, Wheaton, Minnesota 56296. The District reserves the right to reject any or all offers, to negotiate the sale, and to waive irregularities, informalities, or discrepancies.

The real property is subject to an existing Conservation Reserve Program ("CRP") contract which expires September 30, 2027. The District will assign its interest in the CRP contract to the selected buyer at closing. The selected buyer is responsible for obtaining information from FSA as to whether the CRP payment is prorated to the date of closing.

The District hereby notifies all prospective buyers that minority and disadvantaged businesses will be afforded full opportunity to submit offers in response to this invitation and that no offer will be discriminated against on the grounds of religion, sex, race, color, or national origin.



## INSTRUCTIONS TO PROSPECTIVE BUYERS

### I. GENERAL INFORMATION.

A. **Property Name.** Bois de Sioux Watershed District – Redpath Township Property.

B. **Notice to Prospective Buyers.** Sealed offers will be received by the District Administrator, at the District’s office located at 704 Highway 75 South, Wheaton, Minnesota 56296, until 3:00 p.m. on Monday, February 24, 2025, and will be discussed during a closed portion of the Board of Managers’ special meeting around 10:00 a.m. on Tuesday, February 25, 2025, at the District’s office. All prospective buyers who submitted offers will be notified of the accepted offer by mail, email, or telephone.

C. **Offer – Purchase Information.**

- (1) Offers are being solicited for the sale of farmland in Redpath Township, Traverse County, Minnesota. The property is being sold in one (1) tract. ***Sealed offers should be a lump sum figure for the tract and not per acre.*** The offer must be made on the District’s offer form and enclosed in a sealed envelope with “Purchase of Bois de Sioux Watershed District Property: Redpath Township – February 24, 2025” written on the front of the envelope. Title to the land will transfer from the District to the selected buyer, at closing, upon satisfaction of these Terms and Conditions.
- (2) The sale of the real property is made in “AS IS,” “WHERE AS,” and with “ALL FAULTS” condition. Prospective buyers are urged to inspect the real property and review soil maps or other information pertinent to growing crops on the farmland before submitting an offer.
- (3) ***IMPORTANT NOTICE:*** Prospective buyers agree to only use the real property for agricultural practices, specifically, ordinary and customary farming and/or ranching operations for a minimum of ten (10) years. Ordinary and customary farming and/or ranching operations may also include enrolling acreage in CRP and constructing, reconstructing, repairing, maintaining, replacing, and removing farmsteads, accessory structures, and related appurtenances. Failure of the selected buyer to use the real property for agricultural practices will be considered a material breach of the sale. The District may pursue legal action such as injunction, action to compel performance, restoration, abatement, and other appropriate action, to ensure the real property continues to be used for agricultural practices for a minimum of ten (10) years. The purpose of the District restricting the use of the real property is to maintain the tax base for the state, county, township, and watershed district. Farming practices will also provide for continued drainage of the real property which helps prevent the harborage of mosquitoes and vermin. It also reduces and controls the growth



of invasive weeds, provides food supply for wildlife, protects the tax base, and encourages economic development for the township and county.

- (4) CRP contract terms: 55.28 - 55.83 acres enrolled in CRP with annual rent of \$242.01 per acre for a total payment of \$13,511, annually. The CRP contract for the enrolled acres expires on September 30, 2027. The selected buyer is responsible for obtaining information from FSA whether the CRP payment is prorated to the date of closing.
- (5) The selected buyer must provide a cashier's check or personal check in the amount of ten percent (10%) of the purchase price on February 25, 2025, to be held in escrow as earnest money. The earnest money will be applied to the purchase price at closing.
- (6) The successful buyer will be required to enter into a purchase agreement with the District. The purchase agreement will further describe the responsibilities of the parties prior to, upon, and after closing. The purchase agreement is available for inspection upon request.
- (7) The purchase price, less earnest money, must be paid in cash, money order, certified check, or other immediately available funds at closing, within sixty (60) days of the District accepting the offer. Personal checks will not be accepted. The transaction must be closed and the money paid to the District within sixty (60) days of the District accepting the offer, or the selected buyer will be considered in default and the earnest money held in escrow will be immediately forfeited to the District.
- (8) Prospective buyers are solely responsible for inspecting the real property and are assumed to be satisfied with the conditions of the real property and accept it in its "AS IS," "WHERE AS," and with "ALL FAULTS" condition, subject to the existing CRP contract and the restricted use of the real property. Prospective buyers are authorized to enter the real property for inspection purposes prior to submitting an offer on or before Monday, February 24, 2025.
- (9) Prospective buyers are solely responsible for obtaining all financing before closing, within sixty (60) days of the District accepting the offer, on the real property. Failure of the selected buyer to obtain financing, or any other failure to close within sixty (60) days of the District accepting buyer's offer, will result in forfeiture of the earnest money to the District.
- (10) At closing, the District will provide an executed quit claim deed to the selected buyer once the purchase price, less the earnest money, is provided to the District. The District will assign its rights and obligations under the CRP contract to the selected buyer at closing. The selected buyer is responsible for obtaining information from FSA whether the CRP payment is prorated to the date of closing.



- (11) The District reserves the right to reject any or all offers, to negotiate the sale, and to waive any minor irregularities, informalities, or discrepancies.

**II. OFFER FORMS.**

Offers must be submitted on the attached Offer Form enclosed in a sealed envelope. Other offer forms will not be accepted. This packet is available at the District’s office located at 704 Highway 75 South, Wheaton, MN 56296. Prospective buyers may also request this packet by email at [bdswd@runestone.net](mailto:bdswd@runestone.net) or by phone at (320) 563-4185.

**III. ADDITIONAL INFORMATION.**

Prospective buyers are encouraged to contact Jamie Beyer, District Administrator, with any questions or requests for additional information at (320) 563-4185.

**IV. SUBMISSION OF OFFERS.**

Prospective buyers shall deliver offers to the District, no later than the time and date indicated above, *in a sealed envelope with the Property Name and Offer Opening Date clearly marked on the outside* of the envelope with the following information:

*Purchase of Bois de Sioux Watershed District Property: Redpath Township  
February 24, 2025*

**V. CONSIDERATION – ACCEPTING OFFER.**

On Tuesday, February 25, 2025, around 10:00 a.m., offers will be presented and considered by the Board of Managers of the Bois de Sioux Watershed District during a closed portion of its special meeting at the District office. The Board of Managers shall consider the offers during a closed portion of the special meeting pursuant to Minn. Stat. Sec. 13D.05, subd. 3(c). Upon returning to the open meeting, the Board of Managers may accept the offer of the selected buyer, counteroffer, table its decision to obtain additional information, or reject all offers. The Board of Managers reserves the right to reject any or all offers, to negotiate the sale, and to waive any minor irregularities, informalities, or discrepancies. Prospective buyers need not be present during the special meeting; however, they are not discouraged from attending the special meeting.

The selected buyer will be required to file a cashier’s check or personal check in the amount of ten percent (10%) of the purchase price upon the offer being accepted by the Board of Managers. The buyer will also be required to enter into a purchase agreement with the District, subject to the existing CRP contract and the restricted use of the real property.

**VI. QUALIFICATIONS OF PROSPECTIVE BUYERS.**

The District, or its authorized representative, may make such investigations as it deems necessary to determine the financial ability of the prospective buyers and the intended use of the real property. Upon request by the District, or its authorized representative, the prospective buyer shall furnish all qualification information for the purpose(s) the District, or its authorized representative, may request. The District reserves the right to reject any or all offers if evidence submitted by, or





investigation of, such prospective buyer fails to satisfy the District that such buyer is properly qualified to carry out the obligations contemplated herein within the prescribed timeframe. Conditional offers will not be accepted.

## **VII. INSPECTION OF FARMLAND.**

Prospective buyers are urged to fully inspect the real property in order to inform themselves of the conditions and productivity of the farmland. Failure of the prospective buyer to inspect the farmland will not be a valid reason to rescind an offer once opened. It is hereby understood that the offers are submitted on the basis of such inspection.

## **VIII. OFFERS EXECUTED ON BEHALF OF BUYER.**

An offer executed by an attorney or agent on behalf of the prospective buyer shall be accompanied by an authenticated copy of his or her Power of Attorney (or other documentation evidencing agent's authority) to act on behalf of the corporation. Any corporations submitting offers must furnish evidence that the officer(s) or employee(s) who execute the offer have been given the power to act on behalf of the corporation.

## **IX. ELIGIBILITY OF BUYERS.**

Buyers must be at least eighteen (18) years of age.

## **X. RESERVATIONS.**

The District reserves the right to amend the Terms and Conditions, to reject any or all offers, to negotiate the sale, and to waive any minor irregularities, informalities, or discrepancies. Announcements made at the meeting will take precedence over any material published regarding these Terms and Conditions.

## **XI. CAUSES FOR REJECTING OFFERS.**

- A. Offers containing alterations or erasures.** An alteration or erasure of any price contained in the offer shall be rejected, unless, the original price is crossed out or erased and the correction is printed in ink or typewritten adjacent to the alteration or erasure and the person signing the offer initials the correction in ink.
- B. Offers in pencil.** Offers made in pencil will be rejected.
- C. Unmarked envelope.** It is required that prospective buyers identify the property in order to prevent inadvertent opening of the sealed offer before the official date and time. Any offer envelope that is inadvertently opened prior to the date and time stated will be rejected.
- D. Late offers.** Offers must be received by the date and time indicated above at the District's office located at 704 Highway 75 South, Wheaton, Minnesota 56296. All late offers will be rejected.



**OFFER FORM (2 pages)**  
**REDPATH TOWNSHIP, TRAVERSE COUNTY**

<b>PROSPECTIVE BUYER'S PRINTED NAME:</b>		<b>TELEPHONE:</b>
<b>MAILING ADDRESS:</b>		
<b>CITY:</b>	<b>STATE:</b>	<b>ZIP:</b>
<b>PROSPECTIVE BUYER'S SIGNATURE:</b>		<b>DATE:</b>

This offer is submitted in accordance with the Terms and Conditions set forth in the Terms and Conditions Offer Packet dated January 16, 2025, such offer information is incorporated into this Offer Form by reference. By signing above, I hereby acknowledge that I received and reviewed the Terms and Conditions related to the sale of the real property listed below.

<b>Name:</b>	Purchase of Bois de Sioux Watershed District Property – Redpath Township
<b>Property:</b>	A portion of the SW1/4 of Section 15, Redpath Township, Traverse County, MN
<b>Total Acres:</b>	114.58 acres, more or less, subject to all easements or reservations of record
<b>Legal Description:</b>	<p>The Southwest Quarter of Section 15, Township 128 North, Range 45 West, Traverse County, Minnesota, LESS that portion described as follows:</p> <p>Beginning at the southwest corner of said Section 15; thence North 88 degrees 34 minutes 07 seconds East, assumed bearing along the south line of said Section 15, a distance of 2614.31 feet to the south quarter corner of said Section 15; thence North 01 degrees 05 minutes 27 seconds West, along the east line of aforesaid Southwest Quarter, a distance of 715.74 feet; thence North 89 degrees 41 minutes 53 seconds West, 2625.05 feet to the west line of said Section 15; thence South 01 degrees 48 minutes 42 seconds East, along said west line, 795.15 feet to the point of beginning. Said excepted tract contains 45.42 acres more or less.</p> <p>Subject to the existing public roadway easement over the westerly portion thereof (750th Avenue).</p>



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<b>Intended Use of the Property:</b>		
<b>TOTAL OFFER: (lump sum)</b>		\$

**\*Please enclose this Offer Form in a sealed envelope with “Purchase of Bois de Sioux Watershed District Property: Redpath Township; February 24, 2025” clearly marked on the outside of the envelope.**