

Minutes

Cass County Board of Supervisors

Saturday, January 21, 2023

The Cass County Board of Supervisors met in the Cass County courtroom for the auction of the county farm at 10:00 a.m. with members present: Steve Baier chair; Stephen Green, Wendy Richter, Mark O'Brien and Bernard Pettinger. Absent: none.

Auctioneer Dennis 'Leroy' Phillips explained the background of the county farm. The farm began in 1884 and it was called "The Poor Farm." Many counties had poor farms at the time. Poor people could live there and it was a self-sustaining farm. Later, it became the County Farm, then the County Home, and finally, the County Care Facility. The current building was constructed in 1976.

The bidding order would be done in four tracts: 1 cropland, 2 facility, 3 pasture land, 4 the facility and pasture. Terms would be a deposit of 10% immediately following the auction. Final closing would be dependent upon surveying and abstracting.

Tract 1 was 117 acres earnest money, 115 certified crop acres, 79.1 CSR razing. Tiling was installed in 2008. City water runs from Highway 6 to the facility with an easement. There is also an easement for the pipe to the lagoon. There are two clear-outs at ground level. Bidding for Tract 1 began at \$8,500. The cropland was sold for \$13,100 per acre to bidder number 90.

Tract 2, the facility, has rooftop HVAC units that were damaged in the storm two years ago. The units are in the process of being replaced. The building has been heated all winter. There are two propane tanks, one for the building and one in the shop to operate a generator for the facility. The driveway is currently owned by the county, but will be vacated and the buyer will own it. There is a tunnel under the driveway for livestock to cross. The lagoon is a legitimate waste storage facility but it is not permitted. The DNR recommends, and may require, an inspection by an engineer. The shop is 40 x 75 steel frame with two bathrooms; it is heated and cooled. There is a beautiful view to the west. The facility is 19,624 square feet and in good condition. There was a reserve. The bidding started at \$250,000, but there were no bids.

Tract 3 was pasture. The north 20 acres have tiling and it could be farmed. Thirty-four acres were being used for the auction. Bidding started at \$4,000 and the pastureland was sold for \$6,200 per acre to bidder number 90.

Tract 4 was both the facility and pastureland. Bidding started at \$500,000, but no one bid.

The auction concluded at 10:35 a.m.