

Sealed Bid Auction

ACREAGE:

80.36 Acres, m/l
Murray County, MN

DATE:

July 15, 2021
11:00 a.m.
Registered Bidders Only

LOCATION:

Key Largo
Slayton, MN

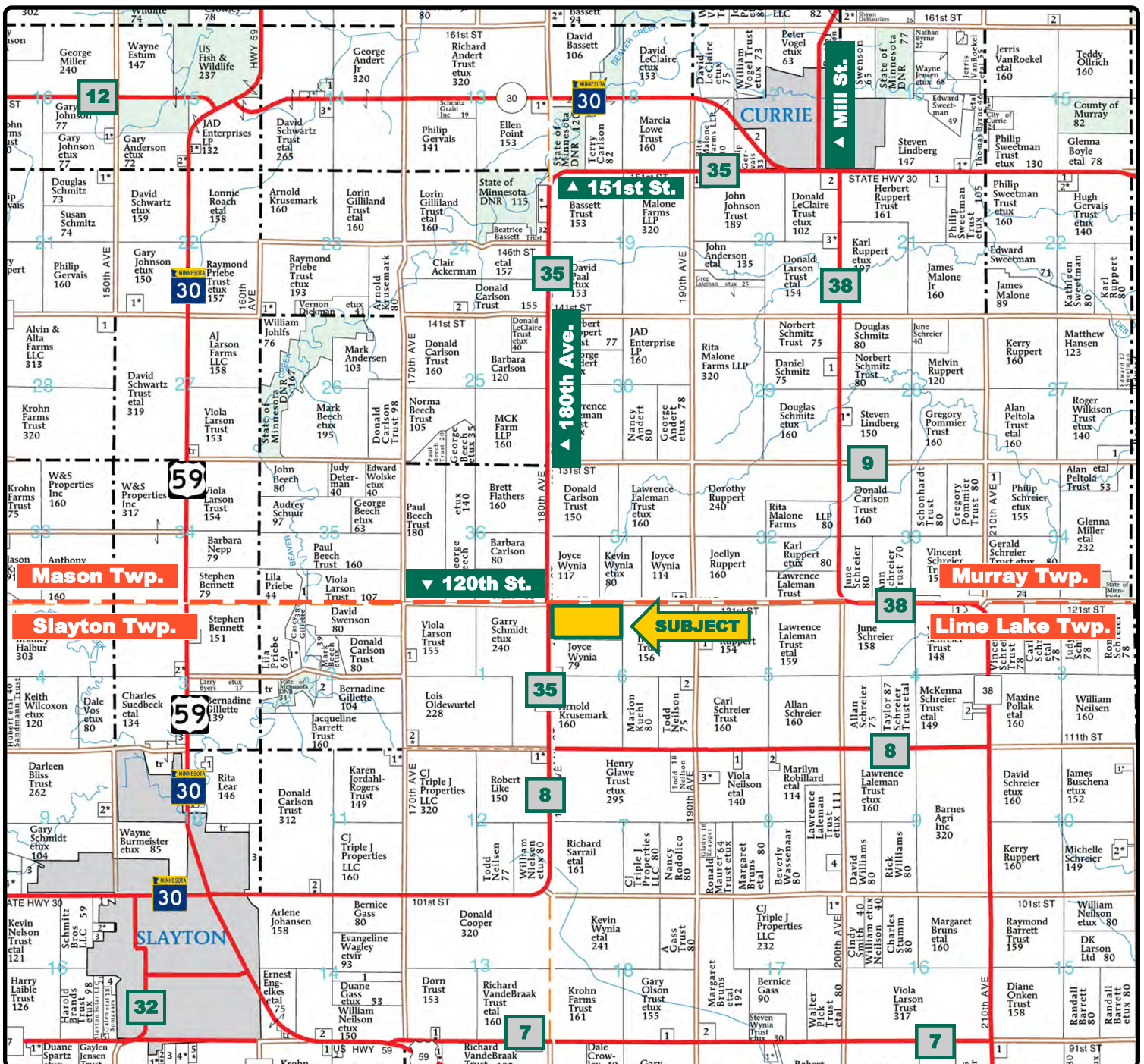


Property Key Features

- Approximately 4 Miles Northeast of Slayton or 4.9 Miles Southwest of Currie
- 76.13 FSA/Eff. Crop Acres with a CPI of 93.40
- Owned By the Dollander Family Since 1971

Rick Hauge, ALC, ARA
Licensed Broker in MN
RickH@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag



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Aerial Photo

80.36 Acres, m/l



FSA/Eff. Crop Acres:	76.13
Corn Base Acres:	38.00
Bean Base Acres:	38.00
Soil Productivity:	93.40 CPI

Property Information

80.36 Acres, m/l

Location

From Slayton: head east on Co. Hwy 8 for 2 miles, then turn left and continue north for another 2 miles on Co. Hwy 8/180th Ave. to 120th St. The property is on the east side of 180th Ave. and south of 120th St.

From Currie: head south on Mill St. toward Hwy 30, turn right and go 1.6 miles to 180th Ave., then turn left on 180th Ave. and go 2.9 miles to 120th St., and then left. The property is on the south side of 120th St.

Legal Description

N½ NW¼, Section 6, Township 106 North, Range 40 West of the 5th P.M., Murray Co., MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$2,698.00
Special Assessments: \$15.80
Surveyed Acres: 80.36
Net Taxable Acres: 79.13
Tax per Net Taxable Acre: \$34.10

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 8278, Tract 1417
FSA/Eff. Crop Acres: 76.13
Corn Base Acres: 38.00

Corn PLC Yield: 132 Bu.
Bean Base Acres: 38.00
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Main soil types are Nicolett, Collinwood, Clarion and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.40. See soil map for details

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

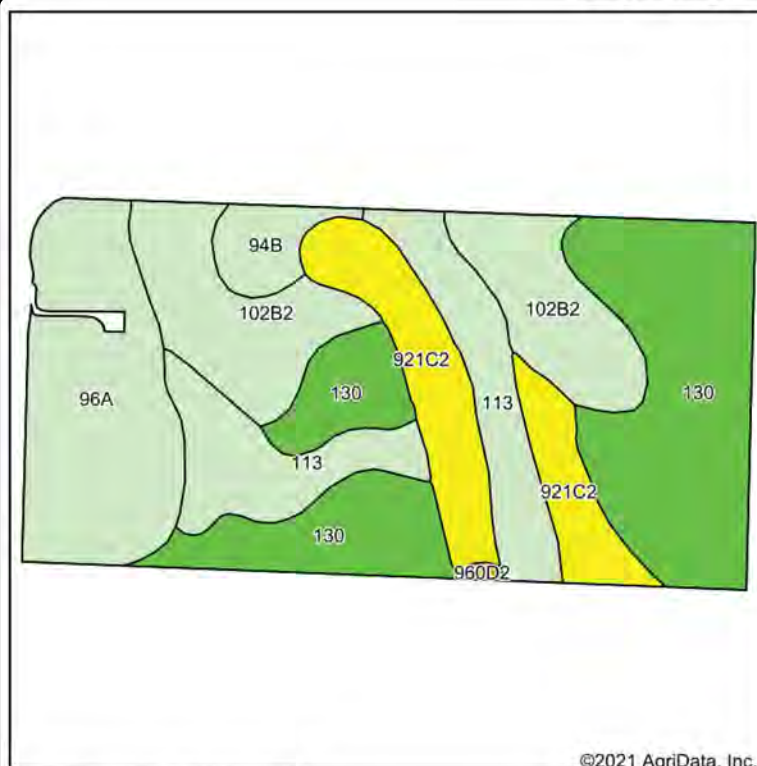
Level to rolling.

Drainage

Natural, plus tile. Maps available.

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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Murray**
Location: **6-106N-40W**
Township: **Lime Lake**
Acres: **76.13**
Date: **6/3/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
130	Nicollet clay loam, 1 to 3 percent slopes	24.57	32.2%		lw	99
96A	Collinwood silty clay loam, 1 to 3 percent slopes	13.77	18.0%		llw	86
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	13.47	17.6%		lle	95
113	Webster clay loam, 0 to 2 percent slopes	11.85	15.5%		llw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	10.12	13.3%		llle	87
94B	Terril loam, 2 to 6 percent slopes	2.36	3.1%		lle	99
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.19	0.2%		lve	76
Weighted Average						93.4

Buildings/Improvements

None.

Water & Well Information

None.

Cell Tower Easement

There is a perpetual cell tower easement agreement on this property with American Tower. Contact agent for details.

Survey

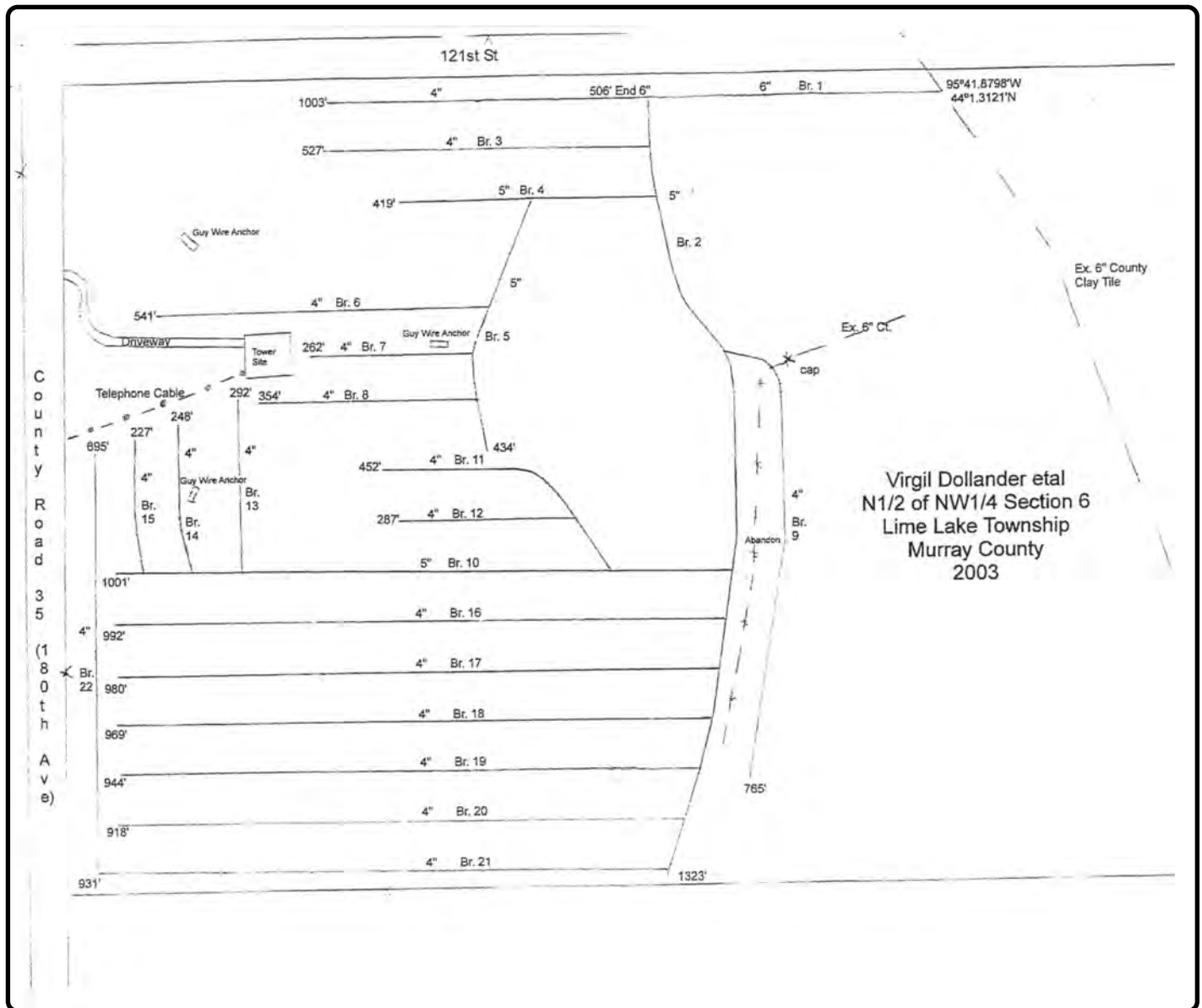
Property has recently been surveyed.
Contact agent for details.

Comments

Nice Murray County farm located near Slayton and Currie. Farm has been owned by the same family since 1971.

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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SW Looking NE



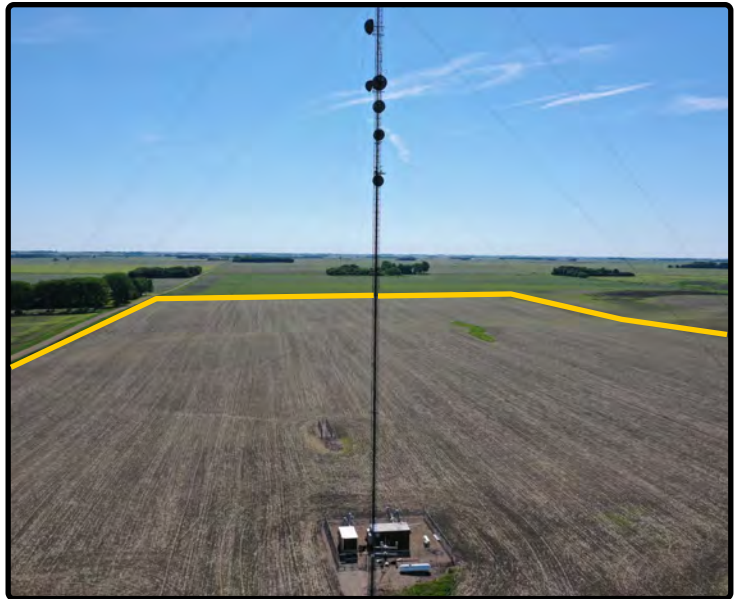
NE Looking SW



SE Looking NW



West-Central Looking East



Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Mon., July 12, 2021**

Mail To:

**Hertz Farm Management
ATTN: Rick Hauge
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001**

Auction Location Date:

Date: **Thurs. July 15, 2021**

Time: **11:00 a.m.**

Site: **Key Largo
29 Vahalla Dr.
Slayton, MN 56172**

Sealed Bid Auction Instructions

- All bidders must be registered prior to auction date and **only registered bidders may attend auction.**
- All potential bidders shall **deliver or mail** a Registration/Bidding Form postmarked by Monday, July 12, 2021 to address listed above. If you are unable to get postmarked bid in on time, call our office for other arrangements.
- All bids must be accompanied by a \$5,000 check for earnest money made payable to Hertz Farm Management, Inc. Trust Account.
- All persons submitting a written bid will be allowed to raise their bid after all bids have been opened on the day of auction.
- All checks will be voided and returned to unsuccessful bidders.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

The Dollander Family

Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Auctioneer

Rick Hauge

Attorney

Paul Malone
Malone & Mailander

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

Successful bidder will pay as earnest money 10% of the successful bid on the day of sale. A 2% Buyers Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or around September 8, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given when the 2021 crops are harvested. Seller will keep all of the 2021 Cash Rent. Seller will pay real estate taxes, special assessments due and payable in 2021. Buyer shall pay the real estate taxes and special assessments due and payable in 2022 and beyond, and receive future income. Contact agent for Lease details.

Contract & Title

Immediately upon conclusion of the auction, the successful bidder(s) will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price or Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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Registration & Bidding Form

80.36 Acres, m/l - Murray County, MN

INSTRUCTIONS:

- Write in your total price for total deeded acres.
- Write in your name, address, phone number and e-mail address.
- All bids must be accompanied by a \$5,000 check made payable to Hertz Farm Management, Inc. Trust Account for earnest money.

I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

X _____
Signature

Date

Only registered bidders will receive online or in-person auction access. If you are unable to attend the online or in-person auction, call our office for other arrangements.

All potential buyers shall deliver or mail this Registration and Bidding Form, postmarked by **Monday, July 12, 2021** to:

Hertz Farm Management, Inc.
ATTN: Rick Hauge
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001



Acres

80.36 Ac., m/l

Total Bid Amount (Nearest \$1,000.00)

\$ _____

BIDDER NAME: _____

ADDRESS: _____
(Address) (City, State, Zip Code)

CELL PHONE: _____ HOME/OTHER PHONE: _____

E-MAIL ADDRESS: _____

If you are the successful bidder the day of auction, we will need contact information for both your Lender as well as your Attorney (Name, Address, Office Phone Number, E-mail address).

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