

Sealed Bid Auction

ACREAGE:

193.48 Acres, m/l
In 2 parcels
Blue Earth County, MN

DATE:

July 23, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Pioneer Bank
Mankato, MN



Parcel

1

.....
75.00 Ac.

Parcel

2

.....
118.48 Ac.

Property Key Features

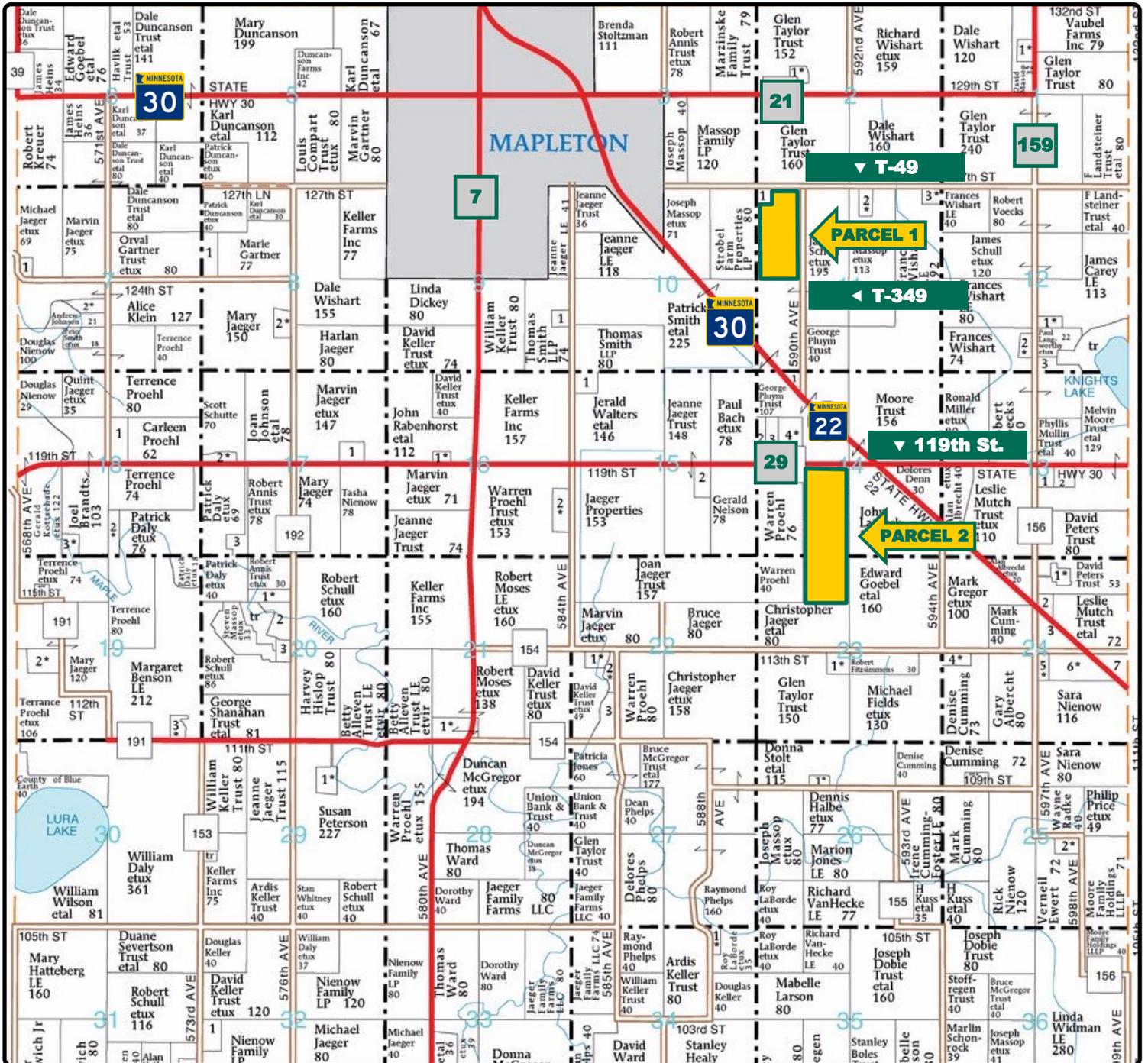
- Valley News Kato Holding Company Farm
- 190.10 Combined FSA/Eff. Crop Acres
- Located Near Mapleton, Minnesota

Charles Wingert, ALC
Licensed Broker in MN
CharlesW@Hertz.ag

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

Plat Map

Mapleton Township, Blue Earth County, MN



Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo

Parcel 1 - 75.00 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres:	72.77
Corn Base Acres:	41.71
Bean Base Acres:	30.21
Wheat Base Acres:	0.20
Soil Productivity:	77.90 CPI

Parcel 1 Property Information 75.00 Acres, m/l

Location

From Mapleton: head south on Central Ave N to Silver St. E, then left at first cross street onto Silver St E and travel 0.60 miles, then right onto MN-22/State Hwy 30 E for 0.50 miles. Turn left onto T-49 and go 1 mile, then right onto T-349 for 0.30 miles. The property will be on the right.

Legal Description

W½ NW¼, except N462.5' of W471', Section 11, Township 105 North, Range 26 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes & Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$3,199.86
Special Assessments: \$1,058.14
Total Taxes: \$4,258.00
Net Taxable Acres: 75.00

Lease Status

2021 lease terms provided upon request.
Contact agent for details.

FSA Data

Farm Number 9383, Tract 3546
FSA/Eff. Crop Acres: 72.77
Corn Base Acres: 41.71
Corn PLC Yield: 150 Bu.
Bean Base Acres: 30.21
Bean PLC Yield: 37 Bu.

Wheat Base Acres: 0.20
Wheat PLC Yield: 38 Bu.

Soil Types/Productivity

Main soil types are Beauford and Lura.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 77.90. 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

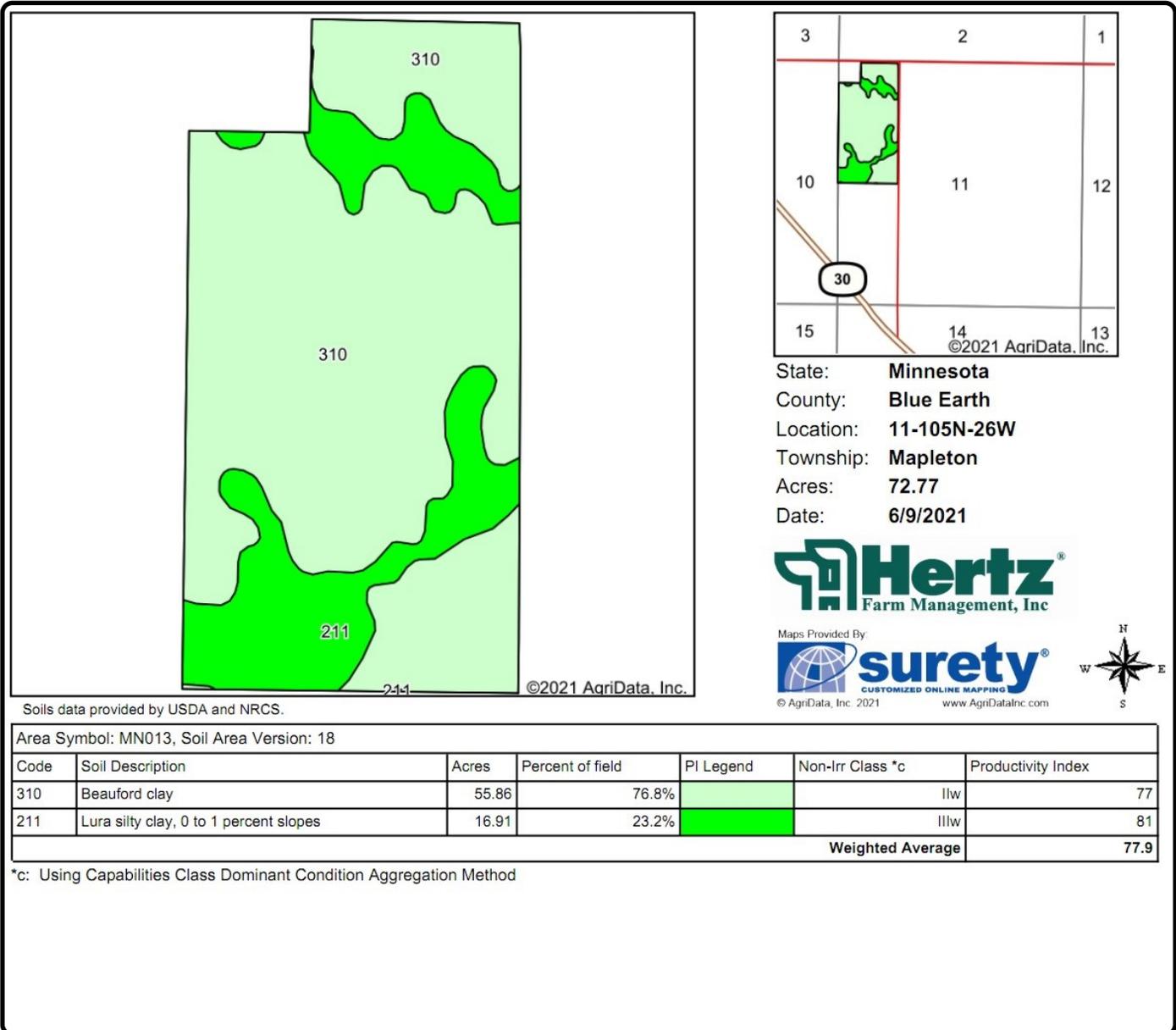
Outlet: CD#35 - 18", 16", and 14" main.
Private tile, numerous tile systems. See tile maps.

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Soil Map

Parcel 1 - 72.77 FSA/Eff. Crop Acres



Water & Well Information

None.

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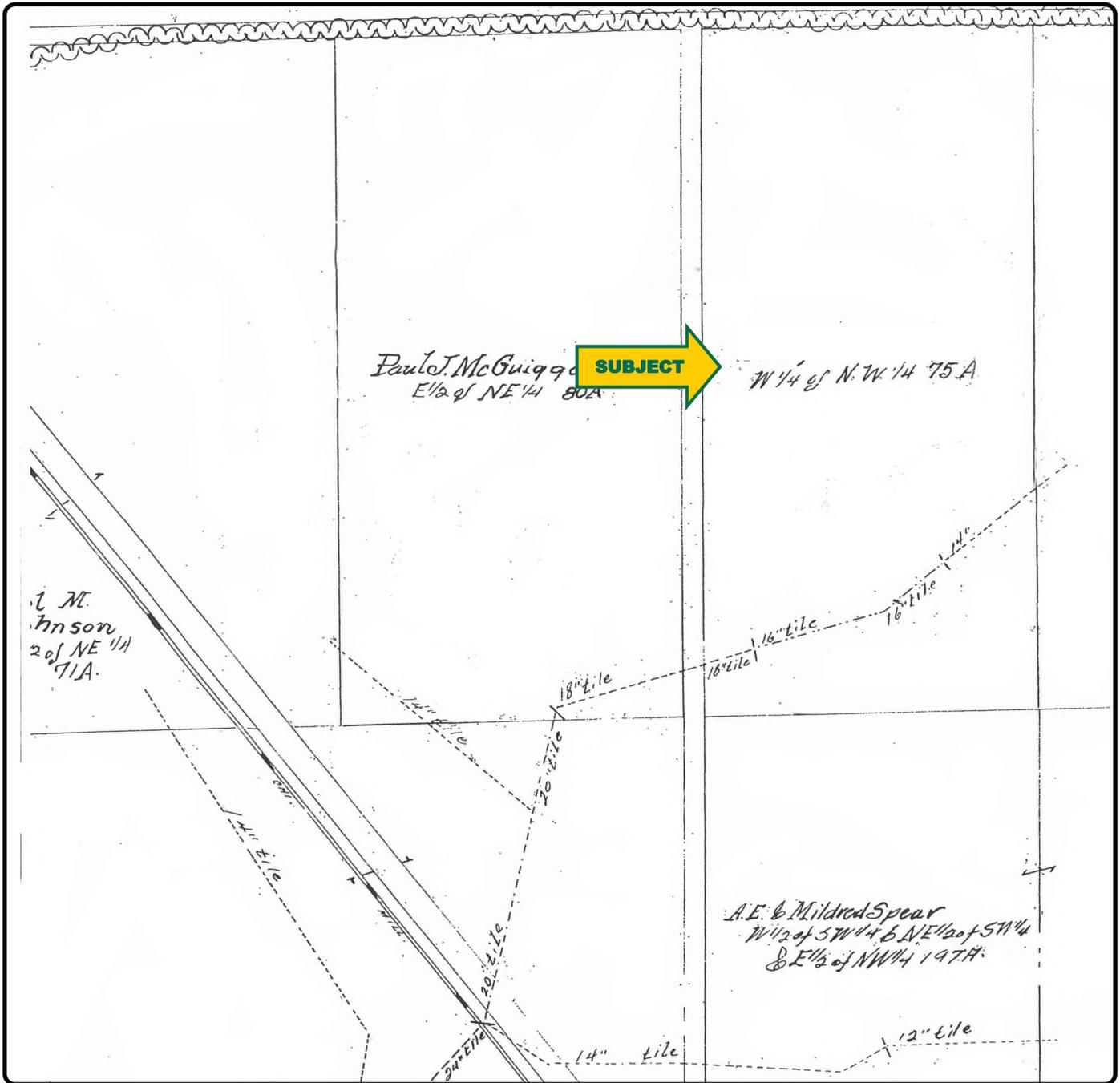


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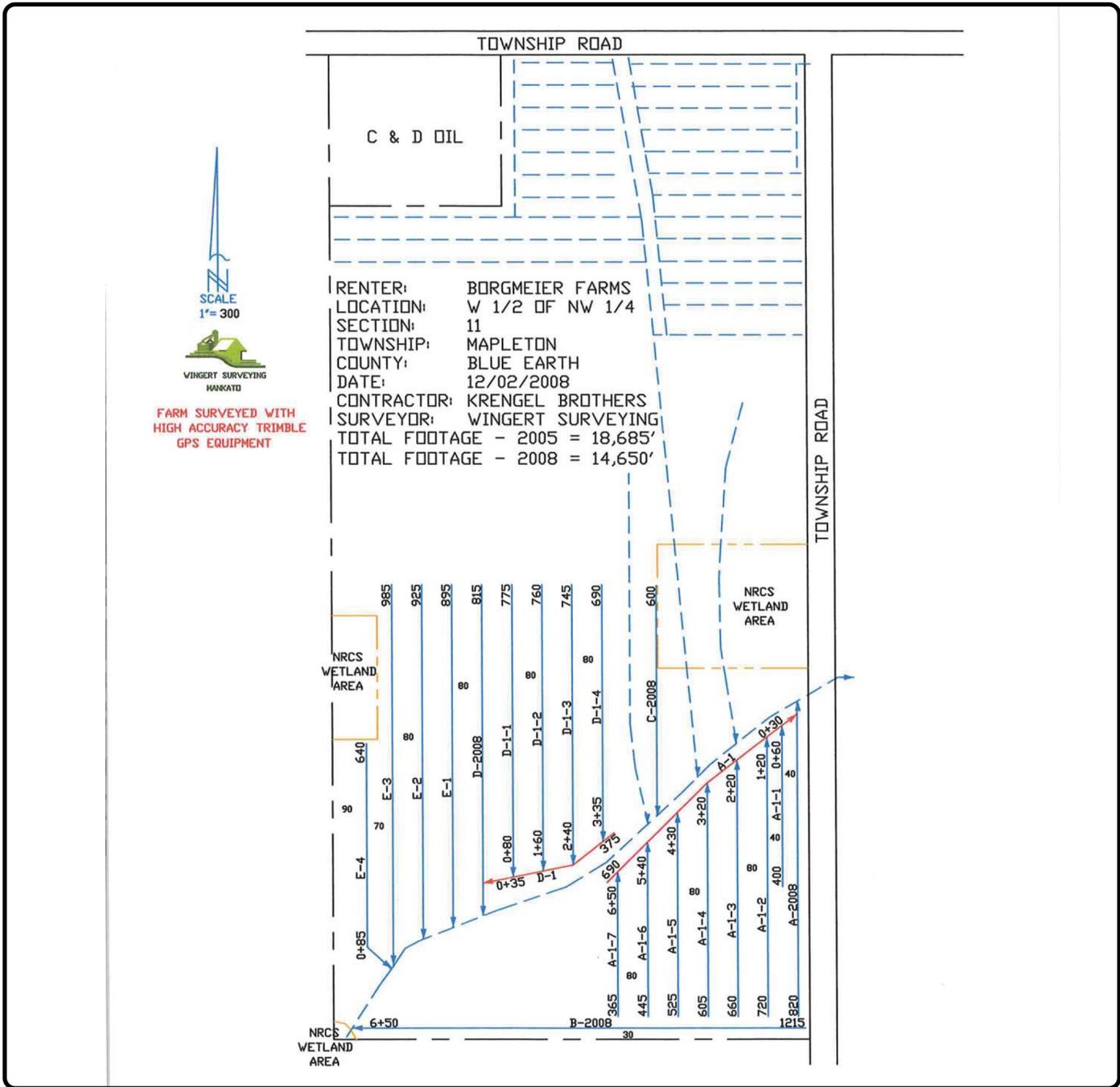
County Drainage Map

County Drainage #35 - Parcel 1 - 75.00 Acres, m/l



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Parcel 1 - North Looking South



Parcel 1 - Southwest Looking Northeast



Parcel 1 - SE Looking NW



Parcel 1 - South Looking North



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Aerial Photo

Parcel 2 - 118.48 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres:	117.33
Corn Base Acres:	67.12
Bean Base Acres:	47.93
Wheat Base Acres:	.40
Soil Productivity:	79.20 CPI

Parcel 2 Property Information 118.48 Acres, m/l

Location

From Mapleton: head east on Silver St W toward Central Ave S and go 0.60 miles, then turn right onto MN-22/ State Hwy 30 E and go 2.6 miles, then take a sharp right onto 119th St. and go 0.30 miles. The property is on the left.

Legal Description

E½ SW¼, except N50' for Co Hwy 14, Section 14, and NE¼ NW¼, Section 23, all in Township 105 North, Range 26 West Blue Earth Co., MN.

Real Estate Tax

Taxes & Special Assessments
Payable in 2021

Ag Non-Hmstd Taxes: \$5,156.04

Special Assessments: \$501.96*

Total Taxes: \$5,658.00

Net Taxable Acres: 118.48

*Special Assessment on tax parcel #
R44.24.14.300.002

Lease Status

2021 lease terms provided upon request.
Contact agent for details.

FSA Data

Farm Number 9383, Tract 3547

FSA/Eff. Crop Acres: 117.33

Corn Base Acres: 67.12

Corn PLC Yield: 150 Bu.

Bean Base Acres: 47.93

Bean PLC Yield: 37 Bu.

Wheat Base Acres: .40

Wheat PLC Yield: 38 Bu.

Soil Types/Productivity

Main soil types are Beauford and Lura.

Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 79.20. See soil map for details

Mineral Rights

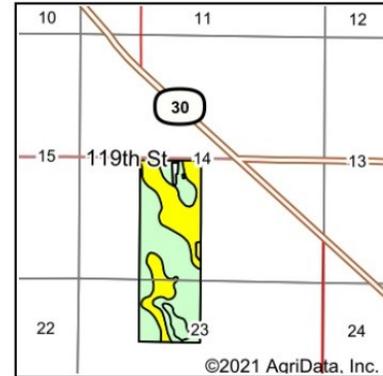
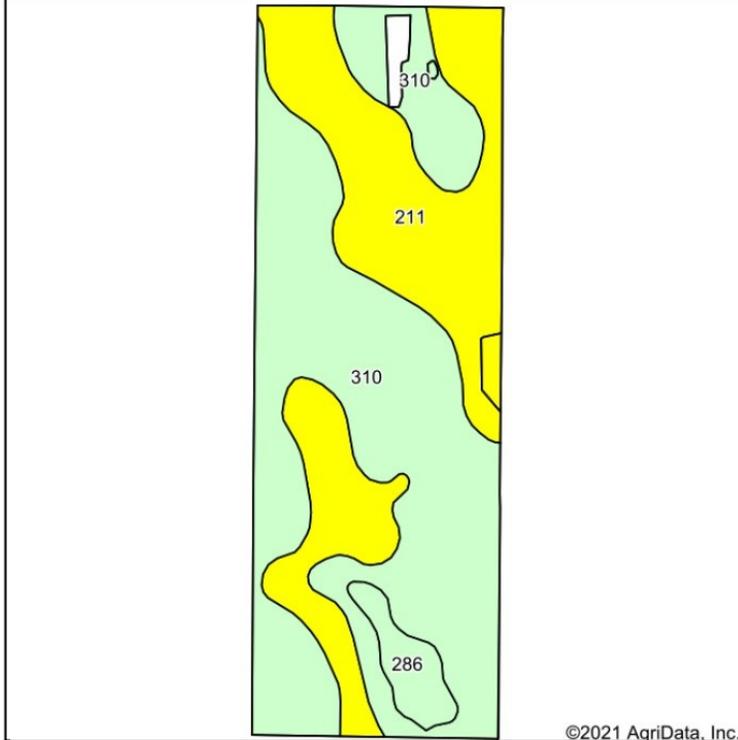
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Land Description

Level to rolling.

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State: **Minnesota**
 County: **Blue Earth**
 Location: **14-105N-26W**
 Township: **Mapleton**
 Acres: **117.33**
 Date: **6/10/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
310	Beauford clay	68.91	58.7%		IIw	77
211	Lura silty clay, 0 to 1 percent slopes	44.21	37.7%		IIIw	81
286	Shorewood silty clay loam, 1 to 6 percent slopes	4.21	3.6%		IIe	95
Weighted Average						79.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Drainage

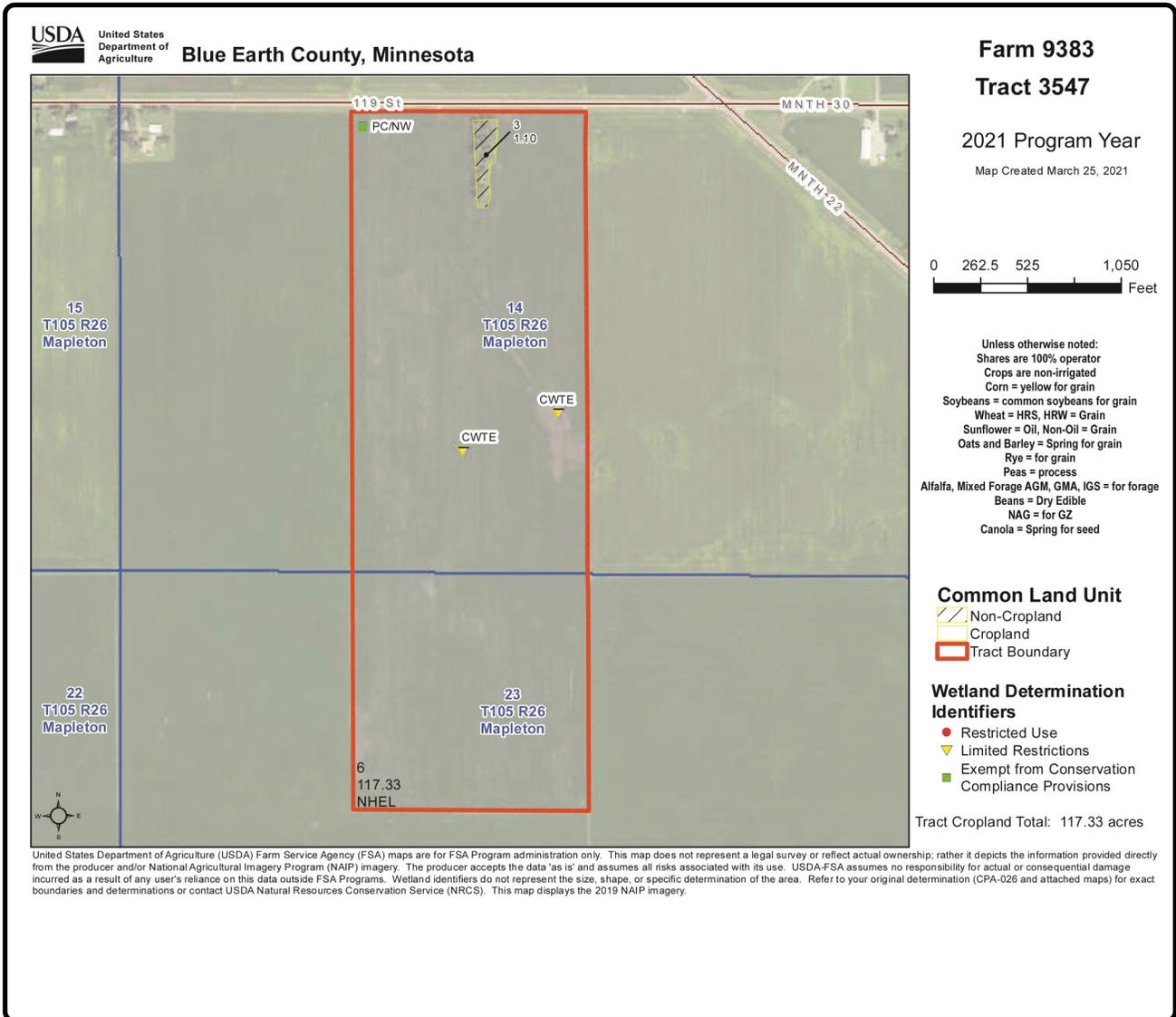
Outlets: North outlet; CD#35 14"-16" main. South outlet; 6"-8" private. Tile; random mains and laterals. See tile map.

Water & Well Information

None.

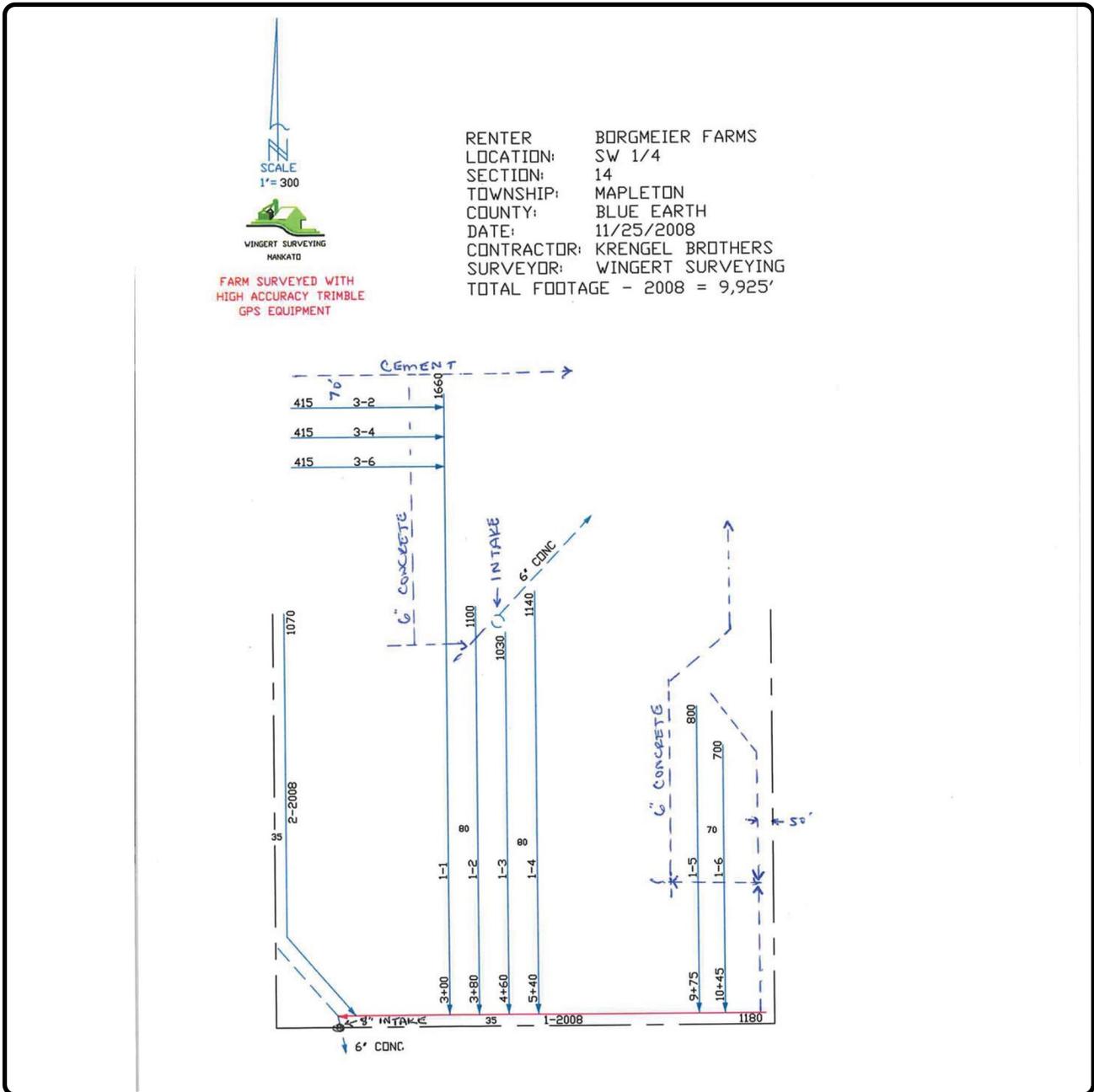
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Parcel 2 - Northwest Looking Southeast



Parcel 2 - Southwest Looking Northeast



Parcel 2 - Northeast Looking Southwest



Parcel 2 - Southeast Looking Northwest



Sealed Bid Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., July 20, 2021**

Mail To:

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

Auction Location Date:

Date: **Fri., July 23, 2021**

Time: **10:00 a.m.**

Site: **Pioneer Bank
1450 Adams St.
Mankato, MN 56001**

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 Tuesday, July 20, 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

- Bidding will be simultaneous on Parcel 1, Parcel 2 and Combined Parcels with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Valley News Kato Holding Company

Agency

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

Auctioneer

Charles W. Wingert

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(s) 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 before August 26, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease. Taxes will be prorated to date of closing.

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

193.48 Acres in 2 Parcels - Blue Earth County, MN



INSTRUCTIONS:

- Write in your total price for total deeded acres for each parcel you would like to bid on.
- 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 Tuesday, July 20, 2021 to:

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



Acres	Total Bid Amount (Nearest \$1,000.00)
Parcel 1 - 75.00 Ac., m/l	\$ _____
Parcel 2 - 118.48 Ac., m/l	\$ _____
Combined Parcels - 193.48 Ac., m/l	\$ _____

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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