

Sealed Bid Auction

ACREAGE:

80.00 Acres, m/l
Faribault County, MN

DATE:

August 5, 2021
11:00 a.m.
Registered Bidders Only

LOCATION:

Wells Community Center
Wells, MN



Property Key Features

- Prime Southern Minnesota Farmland with a CPI of 93.60
- Quality County Ditch Drainage Outlet
- Excellent Farming Configuration and Road Access

Charles Wingert, ALC
Licensed Broker in MN
507-381-9790
CharlesW@Hertz.ag

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



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Aerial Photo

80.00 Acres, m/l



FSA/Eff. Crop Acres: 73.09

Corn Base Acres: 38.97

Bean Base Acres: 33.90

Soil Productivity: 93.60 CPI

Property Information

80.00 Acres, m/l

Location

From Wells: head southeast on MN-109 E toward 7th Ave. SE for 1.10 miles, then left onto 170th St. for 2.40 miles, then right onto 610th Ave. The property is on the right.

Legal Description

E½ NE¼, Section 13, Township 103 North, Range 24 West of the 5th P.M. Survey available upon request.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes & Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$3,796.20
Special Assessments: \$387.80
Total Taxes: \$4,184.00
Net Taxable Acres: 80.00

FSA Data

Farm Number 10827, Tract 12560
FSA/Eff. Crop Acres: 73.09 *NHEL*
Corn Base Acres: 38.97
Corn PLC Yield: 182 Bu.
Bean Base Acres: 33.90
Bean PLC Yield: 45 Bu.
PC/NW- Exempt from conservation compliance provisions.

Soil Types/Productivity

Main soil types are Webster, Canisteo-Glencoe and Nicollet. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.60. 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

Private main open to ditch. Tile: private mains with random and system tiling. Maps available.

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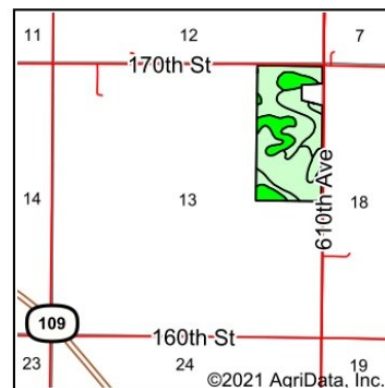
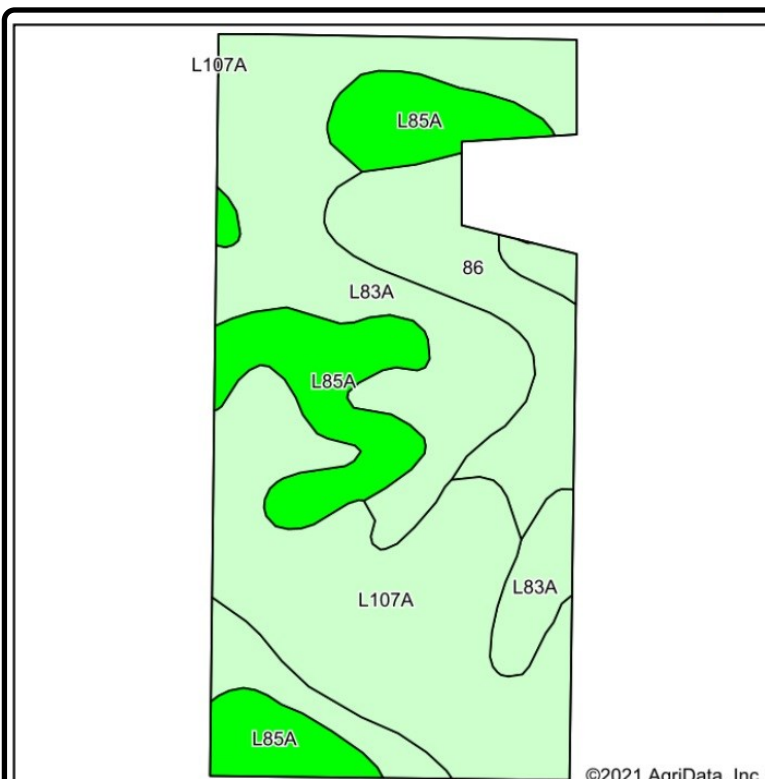
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State: **Minnesota**
County: **Faribault**
Location: **13-103N-24W**
Township: **Clark**
Acres: **73.09**
Date: **6/24/2021**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN043, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	27.06	37.0%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	22.34	30.6%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.37	19.7%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	9.32	12.8%		IIw	93
Weighted Average						93.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Dwelling

There is an abandoned and uninhabitable house on this property. Sellers' disclosure alternative's statement will be provided upon request.

Buildings/Improvements

- 25' x 28' Shed
- 40' x 80' Outbuilding
- 2 - 20' x 16' Grain Bins
- 18' x 40' Chicken Coop
- One Story Abandoned House

- 25' x 29' Two-stall garage
- 10.5' x 24.5' One-stall garage

Water & Well Information

There is a well in the northeast corner of building site. Well ID: 119406

Comments

Prime southern Minnesota farmland with excellent farming configuration and road access.

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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Tile Map

80.00 Acres, m/l



Tile map is an approximation. Hertz Farm Management, Inc. does not guarantee tile maps, footage, tile condition, location, size, grade or depth.

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Southeast Looking Northwest



Northwest Looking Southeast



North Looking South



Northeast Looking Southwest



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Building Site



20' x 16' Grain Bins



25' x 28' Shed



40' x 80' Outbuilding



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House



Two-Stall Garage



One-Stall Garage



18' x 40' Chicken Coop



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Sealed Bid Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Aug. 2, 2021**

Mail To:

**Hertz Farm Management
ATTN: Charles Wingert
1160 Victory Drive S., Ste. 6
Mankato, MN 56001**

Auction Location Date:

Date: **Thurs., August 5, 2021**

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

Site: **Wells Community Center
189 2nd St. SE
Wells, MN 56097**

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, August 2, 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

Shannon L. Buth and Justin Johnson

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 September 9, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession and title will be given at date of closing, subject to the 2021 crop lease. Seller shall pay the real estate taxes and special assessments due and payable in 2021, and receive 2021 income. Buyer shall pay the real estate taxes and special assessments due and payable in 2022 and beyond. Building site sold "As Is". Buyer is responsible for capping well and closing septic system.

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

80.00 Acres, m/l - Faribault 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 **Monday, August 2, 2021** to:

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



Acres

80.00 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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