

Sealed Bid Auction

ACREAGE:

150.80 Acres, m/l
Cottonwood Co., MN

DATE:

August 13, 2021
11:00 a.m.
Registered Bidders Only

LOCATION:

Westbrook
Community Center
Westbrook, MN



Property Key Features

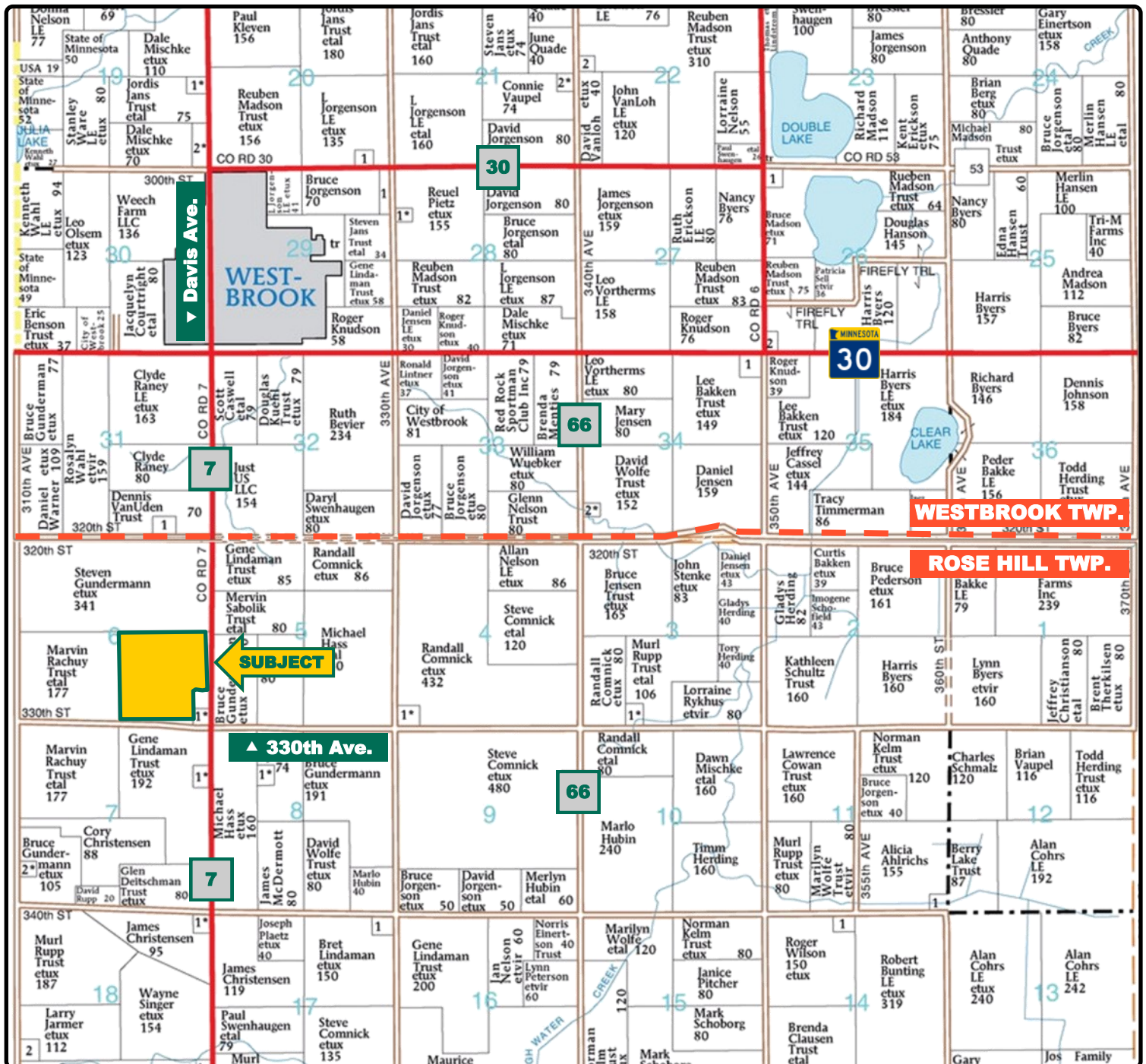
- Prime Southern Minnesota Farmland with a CPI of 92.40
- Excellent Farming Configuration and Road Access
- Judicial Ditch #18 Tile Outlet

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

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



Rose Hill Township, Cottonwood County, MN



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Aerial Map

Rose Hill Township, Cottonwood County, MN



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Aerial Photo

150.80 Acres, m/l



FSA/Eff. Crop Acres: 149.13
Corn Base Acres: 74.50
Bean Base Acres: 74.50
Soil Productivity: 92.40 CPI

Property Information

150.80 Acres, m/l

Location

From Westbrook: Go south on Davis Ave. toward State Hwy 30 E. Continue onto Co. Rd. 7 for 2 miles, then turn west onto 330th St. Property will be on north side of 330th St.

Legal Description

The SE¼ excluding a 9.20 acre tract in the SE¼ SE¼, Section 6, Township 106N, Range 38W of the 5th PM. (Rose Hill Twp.), Cottonwood Co., MN.

Lease Status

Open lease for 2022 Crop Year. Buyer will be granted possession after 2021 Crop Year harvest.

Real Estate Tax

2020 Values for Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$5,638.00
Net Taxable Acres: 150.80
Tax per Net Taxable Acre: \$37.39
Parcel ID Number: 130060201

FSA Data

Farm Number 894, Tract 1292
FSA/Eff. Crop Acres: 149.13 NHEL
Corn Base Acres: 74.50
Corn PLC Yield: 151.00 Bu.
Bean Base Acres: 74.50
Bean PLC Yield: 41.00 Bu.

Wetlands Determination

PC/NW - Prior converted, no wetlands.

Soil Types/Productivity

Main soil types are Clarion, Webster and

Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.40. 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

Located in Judicial Ditch #18. See map in brochure. Some tile with map available. Contact agent for additional information.

Buildings/Improvements

None.

Water & Well Information

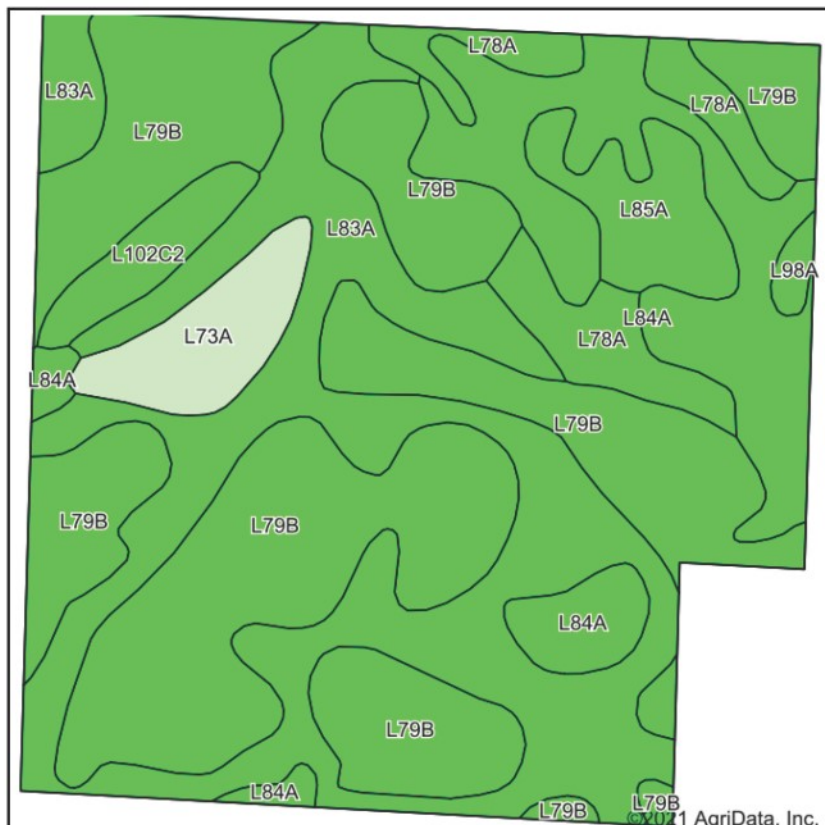
None known.

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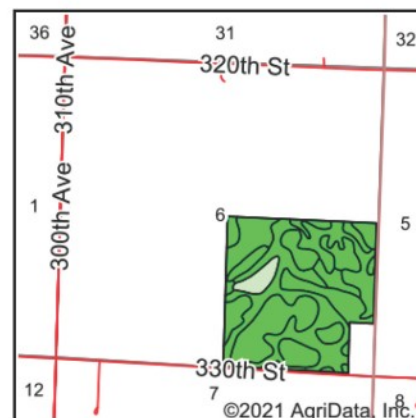
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Soil Map

149.13 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Cottonwood**
Location: **6-106N-38W**
Township: **Rose Hill**
Acres: **149.13**
Date: **7/15/2021**



Maps Provided By:



Area Symbol: MN033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L79B	Clarion loam, 2 to 6 percent slopes	62.73	42.1%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	41.93	28.1%		IIlw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	20.39	13.7%		IIIw	86
L78A	Canisteo clay loam, 0 to 2 percent slopes	8.58	5.8%		IIw	93
L73A	Blue Earth mucky silt loam, 0 to 1 percent slopes	5.67	3.8%		IIlw	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.64	3.8%		Iw	99
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.42	2.3%		IIIe	87
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	0.77	0.5%		Ie	100
Weighted Average						92.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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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NW Corner Looking SE



NE Corner Looking SW



SW Corner Looking NE



West Side of Property Looking East



Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Aug. 10, 2021**

Mail To:

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

Auction Location Date:

Date: **Fri., August 13, 2021**

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

Site: **Westbrook Comm. Ctr.
849 5th St.
Westbrook, MN 56183**

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 9, 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

Betty Hass Natterstad

Agency

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

Auctioneer

Charles Wingert

Attorney

Dan Birkholz
Birkholz & Associates, LLC

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 14, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given after 2021 crop is harvested, subject to terms of the existing lease which expires 12/31/2021. 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.

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. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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Registration & Bidding Form

150.80 Acres - Cottonwood County, MN

INSTRUCTIONS:

- Write in your total price for 150.80 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 **Tuesday, August 10, 2021** to:

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



Acres

150.80Ac., 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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