

# Sealed Bid Auction

**ACREAGE:**

**58.60 Acres, m/l**  
In 2 parcels  
Scott County, MN

**DATE:**

**September 2, 2021**  
**10:00 a.m.**  
Registered Bidders Only

**LOCATION:**

**Home Town Inn & Suites**  
Belle Plaine, MN

Parcel

**1**

.....  
43.70 Ac.



Parcel

**2**

.....  
14.90 Ac.

## Property Key Features

- Weldon Family Farm, Minutes from Belle Plaine
- Highly Productive Soils
- Parcel 2 - Century Home with Authentic Woodwork

**Adam Knewton**

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151 St. Andrews Ct., Ste 1310

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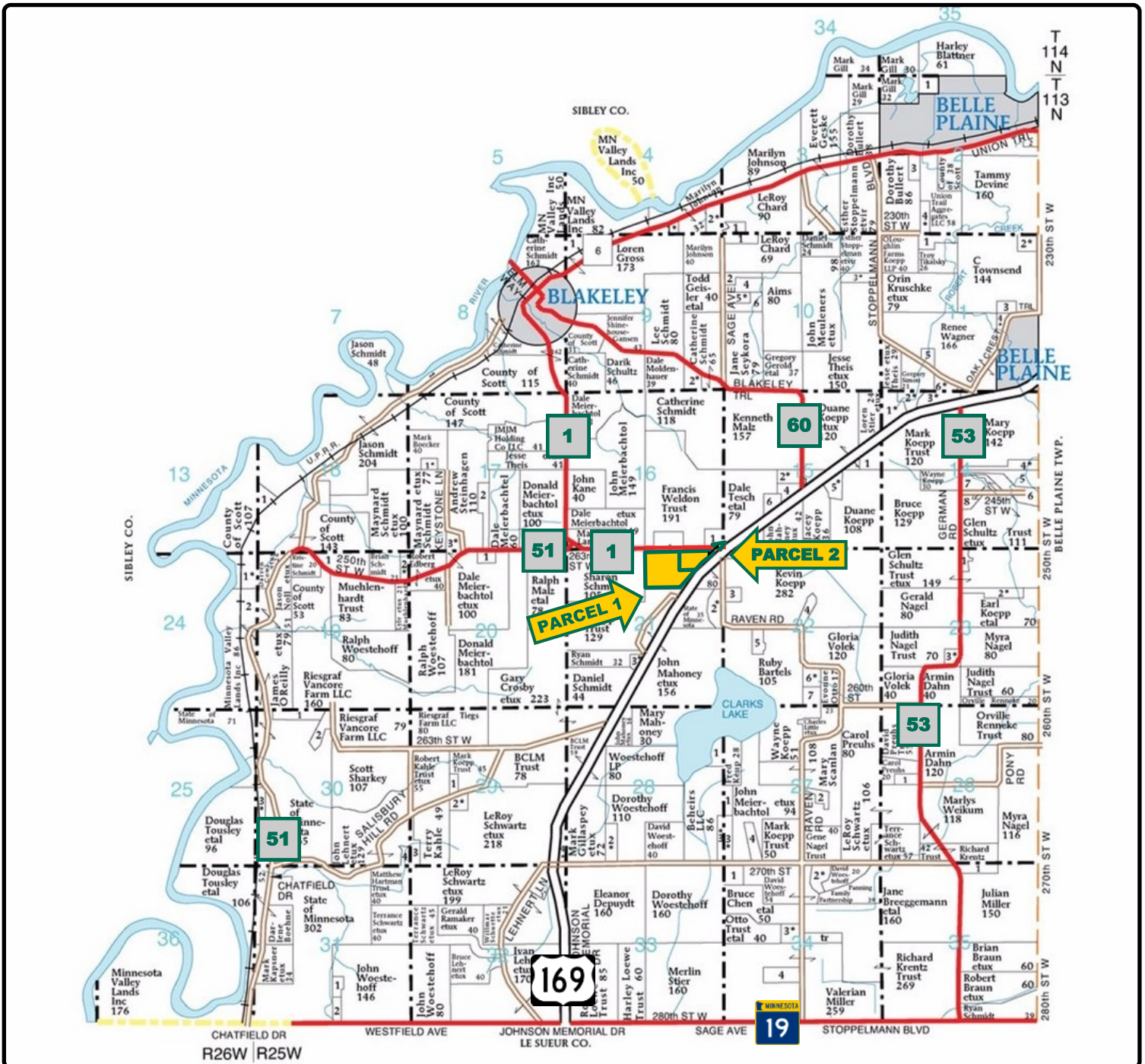
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# Aerial Photo

**Parcel 1** - 43.70 Acres, m/l



## Parcel 1

**FSA/Eff. Crop Acres:** 42.01\*  
**Corn Base Acres:** 26.00\*  
**Bean Base Acres:** 16.00\*  
**Soil Productivity:** 94.70 CPI

*\*Acres are estimated.*

## Parcel 1 Property Information 43.70 Acres, m/l

### Location

From Belle Plaine, go approximately 4 miles southwest on Hwy. 169 to Co. Hwy. 1, then ¼ mile west on Co. Hwy. 1. Property is on the south side of the road.

### Legal Description

NW¼ NE¼ and 3.78 acres lying north of Hwy. 169 in the N½ NE¼ NE¼ in Section 21, Township 113 North, Range 25 West of the 5th P.M., EXC. 14.90 acre surveyed tract and 8.64 acre ROW for Highway 169. *Exact legal description to come from final title work.*

### Real Estate Tax

Taxes and Special Assessments Payable in 2021  
Ag Non-Hmstd Taxes: \$2,802\*  
Net Taxable Acres: 43.70  
Tax per Net Taxable Acre: \$64.00\*  
*\*Taxes estimated pending parcel split based on survey of property. The Scott County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased for the 2021 Crop Year.

### FSA Data

Part of Farm Number 7073, Tract 24231  
FSA/Eff. Crop Acres: 42.01\*  
Corn Base Acres: 26.00\*  
Corn PLC Yield: 133 Bu.  
Bean Base Acres: 16.00\*

Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending reconstitution of farm by local FSA office.*

### NRCS Classification

NHEL-Non Highly Erodible Land.  
Farm contains a wetland.

### Soil Types/Productivity

Main soil type is Webster-Le Sueur. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 94.70. 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.

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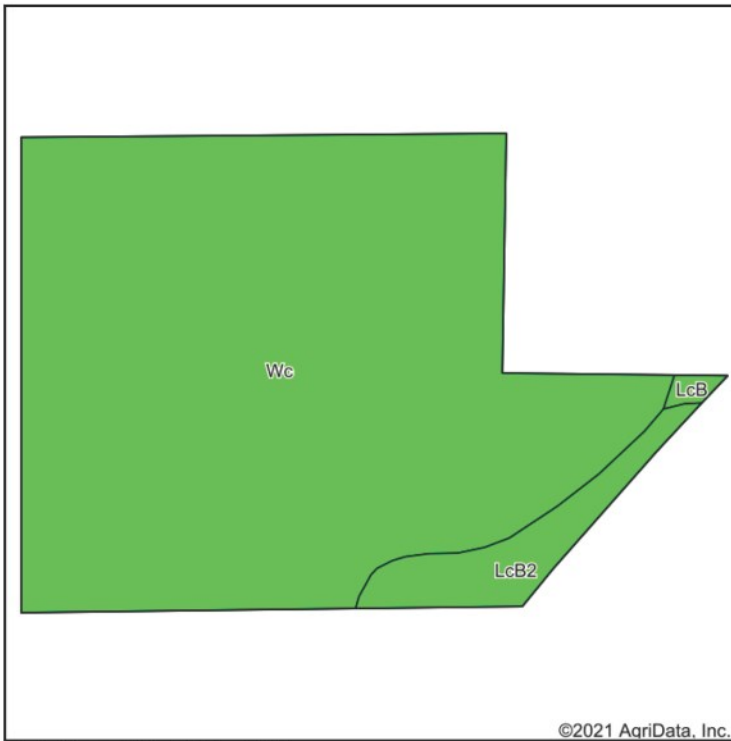
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# Soil Map

**Parcel 1** - 42.01 Est. FSA/Eff. Crop Acres

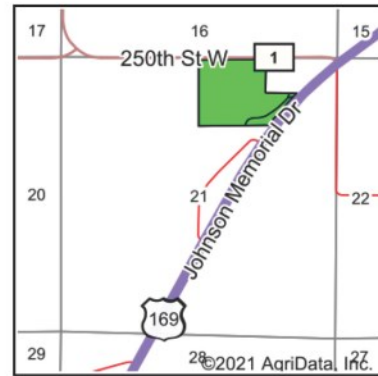


Soils data provided by USDA and NRCS.

Area Symbol: MN139, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Wc	Webster-Le Sueur silty clay loams	39.14	93.2%		Ilw	95
LcB2	Lester loam, 2 to 6 percent slopes, moderately eroded	2.65	6.3%		Ille	91
LcB	Lester loam, 2 to 6 percent slopes	0.22	0.5%		Ille	91
Weighted Average						94.7

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



State: **Minnesota**  
County: **Scott**  
Location: **21-113N-25W**  
Township: **Blakeley**  
Acres: **42.01**  
Date: **7/29/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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## Drainage

Some tile. Contact agent for detail.

## Buildings/Improvements

No current buildings or improvements, but this is a buildable lot.

## Comments

This is a highly-productive farm with some tile and a tile easement to the east.

## Water & Well Information

None.

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# Tile Inlet Map

**Parcel 1** - 43.70 Acres, m/l



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# Aerial Photo

**Parcel 2** - 14.90 Acres, m/l



## Parcel 2

**FSA/Eff. Crop Acres:** 5.03\*  
**Corn Base Acres:** 3.89\*  
**Bean Base Acres:** 2.29\*  
**Soil Productivity:** 92.10 CPI

*\*Acres are estimated.*

**Total Living SF:** 1,248  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Year Built:** 1910

### ADDRESS:

25130 Johnson Memorial Dr.  
Belle Plaine, MN 56011

## Parcel 2 Property Information 14.90 Acres, m/l

### Location

From Belle Plaine, go approximately 4 miles southwest on Hwy. 169 to Co. Hwy. 1. Property is on the southwest corner of the intersection.

### Address

25130 Johnson Memorial Dr.  
Belle Plaine, MN 56011

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2021  
Ag Hmstd Taxes: \$1,012\*  
Net Taxable Acres: 14.90\*  
PIN# R35.14.24.300.003

*\*Taxes estimated pending parcel split based on survey of property. The Scott County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased through the 2021 Crop Year.

### FSA Data

Part of Farm Number 7073, Tract 24231  
FSA/Eff. Crop Acres: 5.03\*  
Corn Base Acres: 3.89\*  
Corn PLC Yield: 133 Bu.  
Bean Base Acres: 2.29\*  
Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending reconstitution of farm by local FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil type is Lester loam. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.10. 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

Some tile. No maps available.

### Dwelling

There is a two-story, 1,248 sq. ft. home with 3 bedrooms, 1 bath and detached 4-stall garage. House built in 1910. Septic is

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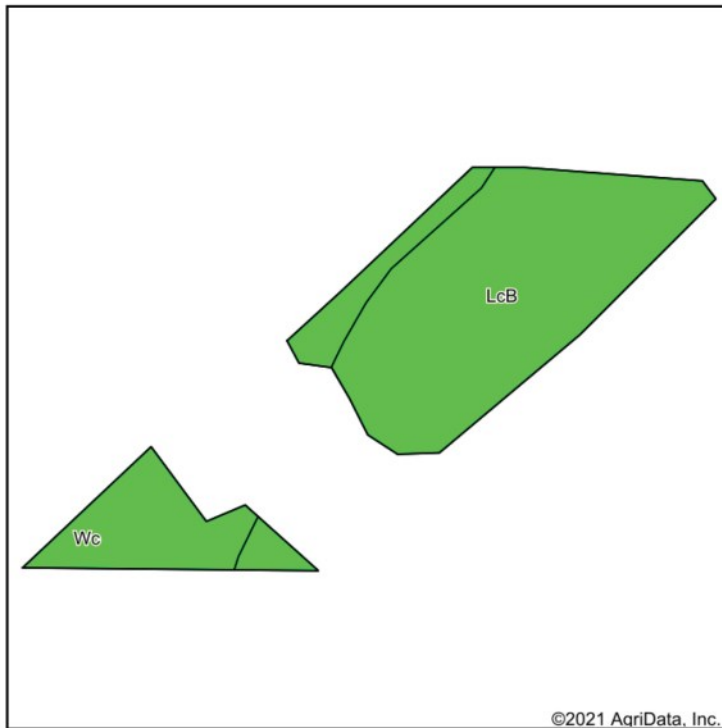
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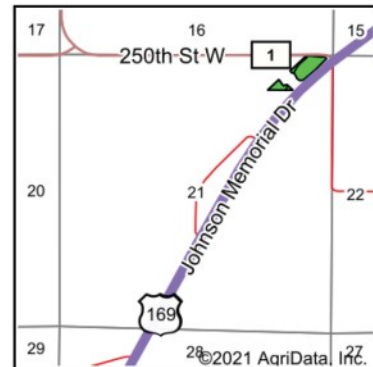


Soils data provided by USDA and NRCS.

Area Symbol: MN139, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
LcB	Lester loam, 2 to 6 percent slopes	3.70	73.6%		Ile	91
Wc	Webster-Le Sueur silty clay loams	1.33	26.4%		IIw	95
Weighted Average						92.1

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



State: **Minnesota**  
County: **Scott**  
Location: **21-113N-25W**  
Township: **Blakeley**  
Acres: **5.03**  
Date: **7/29/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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non-compliant. House has limestone foundation and original wood trim.

## Buildings/Improvements

- 30' x 60' Outbuilding
- 20' x 30' Outbuilding
- 10' x 12' Well House

## Water & Well Information

There is a 308 foot deep submersible, 8-gallons per minute well on this property that was installed in 2006. Well # 273395.

## Comments

Clean rural living on this property that includes a 9-acre woods with mature timber.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Northwest Looking Southeast



Southwest Looking Northeast



West Looking East



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**Parcel 2 - Rear of House**



**Parcel 2 - 30' x 60' Outbuilding**



**Parcel 2 - 20' x 30' Outbuilding**



**Parcel 2 - Well House**



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# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **August 26, 2021**

Mail To:

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

## Auction Location Date:

Date: **Thurs. Sept. 2, 2021**

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

Site: **Home Town Inn & Suites  
331 E. Enterprise Dr.  
Belle Plaine, MN 56011**

## 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 **Thursday, August 26, 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 individually and in combination 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

Wayne Weldon Family

## Agency

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

## Auctioneer

Adam Knewton, License # 81-14

## Attorney

Doug Nelson,  
Nelson and Jones, LTD

## 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 October 4, 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 which expires 12/30/2021. Taxes will be prorated to Settlement date. Buyer will receive a credit at closing for prorated lease payment .

## 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

**58.60 Acres in 2 Parcels** - Scott 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.

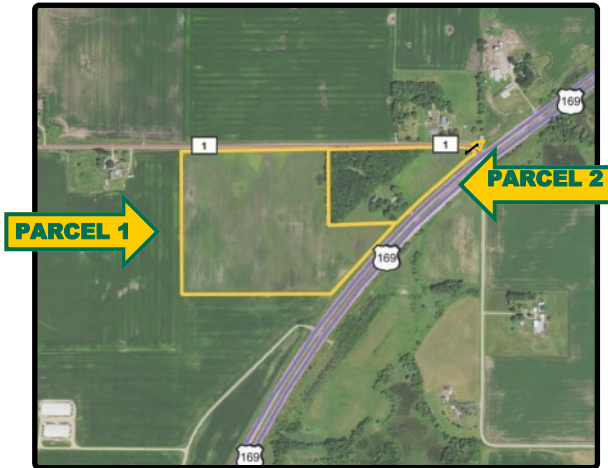
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 **Thursday, August 26, 2021** to:

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



## Acres

## Total Bid Amount (Nearest \$1,000.00)

Parcel 1 - 43.70 Ac., m/l	\$ _____
Parcel 2 - 14.90 Ac., m/l	\$ _____
Combined Parcels - 58.60 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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