

# Sealed Bid Auction

**ACREAGE:**

**354.30 Acres, m/l**  
In 2 parcels  
Sibley County, MN

**DATE:**

**September 8, 2021**  
**10:00 a.m.**  
Registered Bidders Only

**LOCATION:**

**Arlington  
Community Center**  
Arlington, MN

Parcel

**1**

.....  
200.00 Ac.



Parcel

**2**

.....  
154.30 Ac.

**Property Key Features**

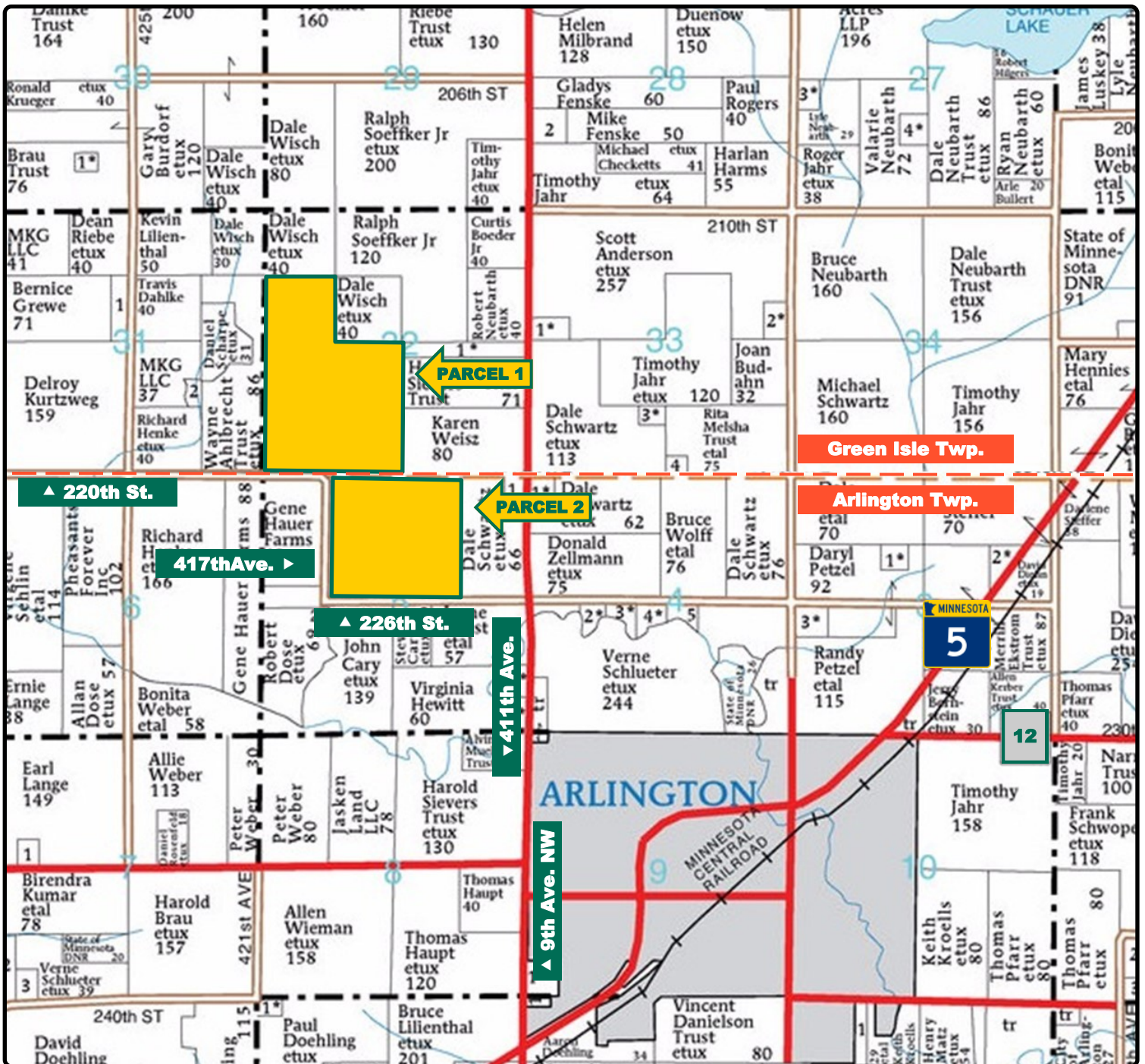
- Olinger Family Farm—Owned by the Family Since the Late 1800's
- Large Tracts of Tillable Land for Modern Farming
- Quality Soils with High CPI Ratings

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
[CharlesW@Hertz.ag](mailto:CharlesW@Hertz.ag)

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**Darrell Hylan, ALC**  
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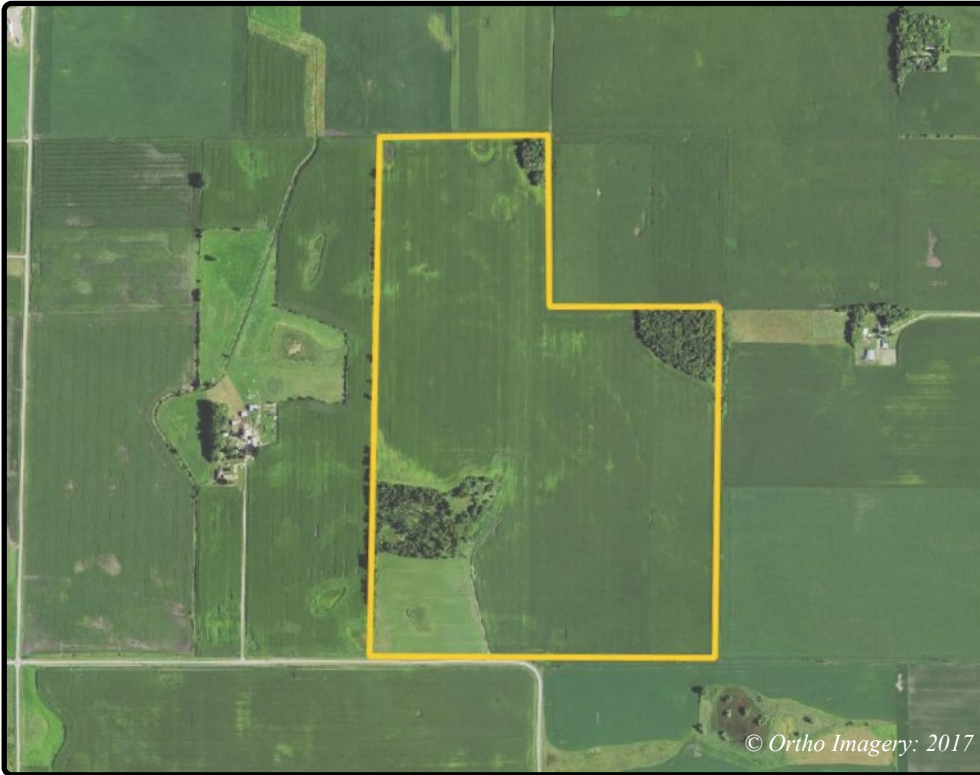
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# Aerial Photo

**Parcel 1** - 200.00 Acres, m/l



## Parcel 1

**FSA/Eff. Crop Acres: 180.73\***  
**Corn Base Acres: 91.87\***  
**Bean Base Acres: 40.50\***  
**Wheat Base Acres: 29.88\***  
**Soil Productivity: 90.50 CPI**

*\*Acres are estimated.*

## Parcel 1 Property Information 200.00 Acres, m/l

### Location

From Arlington: go north on 9th Ave. NW for 0.20 miles, then continue north on 411th Ave. for 0.50 miles. Turn west on 226th St. for 0.80 miles, then continue north on 417th Ave. for 0.50 miles until it turns into 220th St. Property is on north side of 220th St.

### Legal Description

SW ¼ and SW¼ NW¼, Section 32, Township 114 North, Range 27 West of the 5th P.M., Sibley Co., MN.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$10,510.00  
Net Taxable Acres: 200.00  
Tax per Net Taxable Acre: \$52.55  
Parcel ID Number: 15-3203-000

### Lease Status

Open lease for 2022 crop year.

### FSA Data

Farm Number 6386, Tracts 5511 and part of 5512  
FSA/Eff. Crop Acres: 180.73\*  
Corn Base Acres: 91.87\*  
Corn PLC Yield: 157.00 Bu.  
Bean Base Acres: 40.50\*  
Bean PLC Yield: 56.00 Bu.  
Wheat Base Acres: 29.88\*  
Wheat PLC Yield: 39.00 Bu.

*\*Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

### NRCS Classification

NHEL— Non-highly erodible land. Tract contains a wetland or farmed wetland. No agricultural commodity planted on undetermined fields.

### Soil Types/Productivity

Main soil types are Le Sueur, Okoboji, and Cordova-Rolfe. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 90.50. See soil map for details.

### Mineral Rights

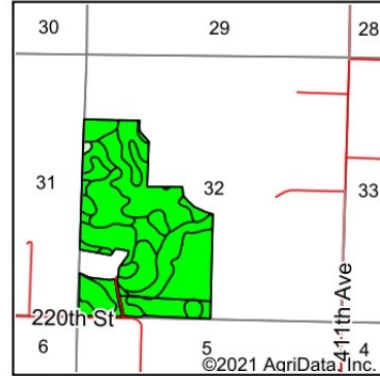
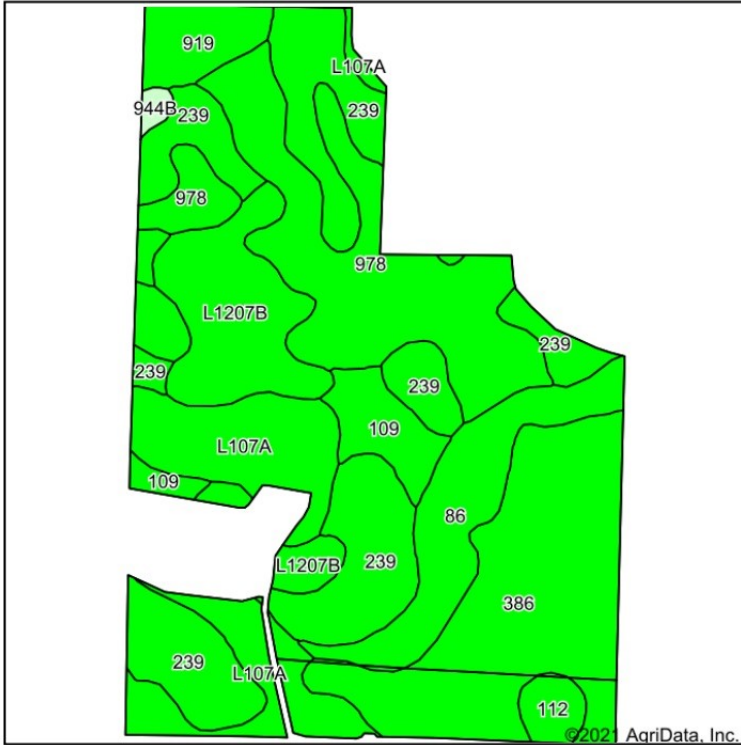
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State: **Minnesota**  
County: **Sibley**  
Location: **32-114N-27W**  
Township: **Green Isle**  
Acres: **180.73**  
Date: **7/21/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
239	Le Sueur loam, 1 to 3 percent slopes	41.23	22.8%		Iw	97
386	Okoboji mucky silty clay loam	34.33	19.0%		IIIw	86
978	Cordova-Roife complex, 0 to 2 percent slopes	32.61	18.0%		IIw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	21.92	12.1%		IIw	91
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	18.03	10.0%		Ile	95
86	Canisteo clay loam, 0 to 2 percent slopes	14.67	8.1%		IIw	93
919	Canisteo-Mayer complex	7.75	4.3%		IIw	84
109	Cordova clay loam, 0 to 2 percent slopes	6.86	3.8%		IIw	87
112	Harps clay loam, 0 to 2 percent slopes	2.59	1.4%		IIw	90
944B	Lester-Hawick complex, 2 to 6 percent slopes	0.74	0.4%		Ile	68
<b>Weighted Average</b>						<b>90.5</b>

### Buildings/Improvements

None.

### Land Description

Level to rolling.

### Drainage

70% system tiled. Contact agent for maps.  
High Island Ditch 11 Outlet.

### Water & Well Information

No known wells.

### Comments

Farm purchased by Olinger Family  
between 1879 and 1887.

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# Tile Map

Parcels 1 and 2 - High Island #11 Tile



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**Parcel 1** - Northeast Looking South



**Parcel 1** - Northwest Looking Southeast



**Parcel 1** - Southeast Looking Northwest



**Parcel 1** - Southwest Looking Northeast



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# Aerial Photo

**Parcel 2** - 154.30 Acres, m/l



## Parcel 2

<b>FSA/Eff. Crop Acres:</b>	<b>89.84*</b>
<b>CRP Acres:</b>	<b>19.68</b>
<b>Corn Base Acres:</b>	<b>50.13*</b>
<b>Bean Base Acres:</b>	<b>15.00*</b>
<b>Wheat Base Acres:</b>	<b>24.62*</b>
<b>Soil Productivity:</b>	<b>90.70 CPI</b>

*\*Acres are estimated.*

## Parcel 2 Property Information 154.30 Acres, m/l

### Location

From Arlington: go north on 9th Ave. NW for ½ mile, then continue north on 411th Ave. for ½ mile. Turn west on 226th St. for ½ mile. Property is on north side of 226th St.

### Legal Description

W½ NE¼ and E½ NW¼, Section 5, Township 113 North, Range 27 West of the 5th P.M., Sibley Co., MN.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$5,472.00  
Net Taxable Acres: 154.30

Tax per Net Taxable Acre: \$35.46  
Parcel ID Number: 09-0502-000

### Lease Status

Open lease for 2022 crop year.

### FSA Data

Farm Number 6386, Tract 5512  
FSA/Eff. Crop Acres: 89.84\*  
CRP Acres: 19.68  
Corn Base Acres: 50.13\*  
Corn PLC Yield: 157.00 Bu.  
Bean Base Acres: 15.00\*  
Bean PLC Yield: 56.00 Bu.  
Wheat Base Acres: 24.62\*  
Wheat PLC Yield: 39.00 Bu.

*\*Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

### NRCS Classification

NHEL—Non-highly erodible land. Tract contains a wetland or farmed wetland. No agricultural commodity planted on undetermined fields.

### CRP Contracts

There are 19.68 acres enrolled in a CP-23A contract that pays \$7,263.00 annually and expires September 30, 2026.

### Soil Types/Productivity

Main soil types are Canisteo, Reedslake-Le Sueur, and Le Sueur. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 90.30. See soil map for details.

### Mineral Rights

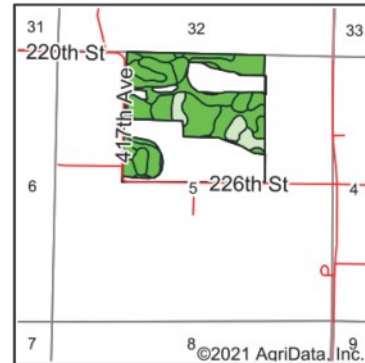
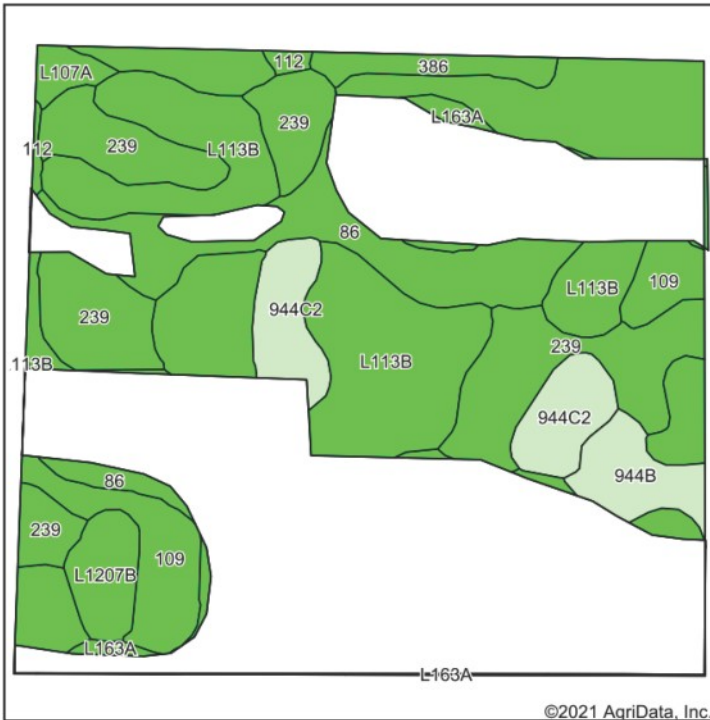
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State: **Minnesota**  
County: **Sibley**  
Location: **5-113N-27W**  
Township: **Arlington**  
Acres: **89.84**  
Date: **7/22/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: MN143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	22.76	25.3%		Ile	98
239	Le Sueur loam, 1 to 3 percent slopes	18.77	20.9%		Iw	97
86	Canisteo clay loam, 0 to 2 percent slopes	17.87	19.9%		Ilw	93
109	Cordova clay loam, 0 to 2 percent slopes	11.04	12.3%		Ilw	87
944C2	Lester-Hawick-Swanlake complex, 6 to 12 percent slopes, eroded	6.25	7.0%		IIIe	60
386	Okoboji mucky silty clay loam	4.15	4.6%		IIIw	86
944B	Lester-Hawick complex, 2 to 6 percent slopes	3.28	3.7%		Ile	68
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	2.74	3.0%		Ile	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.33	1.5%		IIIw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.08	1.2%		Ilw	91
112	Harps clay loam, 0 to 2 percent slopes	0.57	0.6%		Ilw	90
<b>Weighted Average</b>						<b>90.7</b>

### Land Description

Level to rolling.

### Buildings/Improvements

None.

### Drainage

Contact agent for maps. High Island Ditch  
11. Private Outlet to the south.

### Water & Well Information

No known wells.

*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 - Northeast Looking Southwest**



**Parcel 2 - Southeast Looking Northwest**



**Parcel 2 - Northwest Looking Southeast**



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# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **Fri., Sept. 3, 2021**

Mail To:

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

## Auction Location Date:

Date: **Wed., Sept. 8, 2021**

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

Site: **Arlington Community  
Center  
204 Shamrock Dr.  
Arlington, MN 55307**

## 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 Friday, September 3, 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 1 and Parcel 2 will be offered individually, but not combined in any way.
- Seller reserves the right to refuse any and all bids.

## Seller

Marie Olinger Estate

## Agency

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

## Auctioneer

Charles Wingert, ALC

## Attorney

Steve Fink, Farrish Johnson Law Firm

## 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 12, 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 December 31, 2021. The Seller shall pay the real estate taxes and special assessments due and payable in 2021, and will receive 2021 income. The successful bidder 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 **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

**354.30 Acres in 2 Parcels** - Sibley 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.

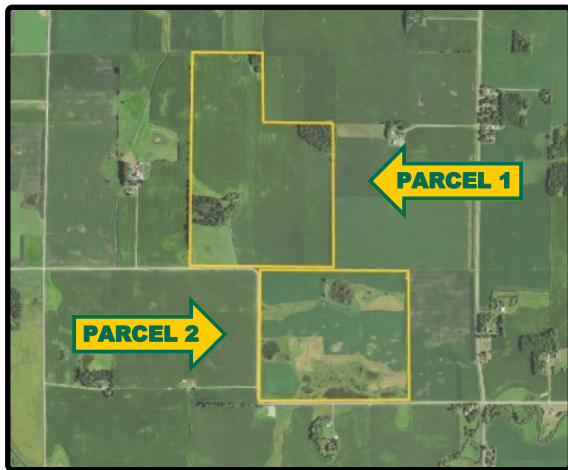
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 Friday, September 3, 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 - 200.00Ac., m/l	\$ _____
Parcel 2 - 154.30 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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## Make the Most of Your Farmland Investment

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