

Sealed Bid Auction

ACREAGE:

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

DATE:

September 3, 2021
10:00 a.m.
 Registered Bidders Only

LOCATION:

Pioneer Bank
 Mankato, MN



Parcel
1

 67.50 Ac.

Parcel
2

 79.00 Ac.

Property Key Features

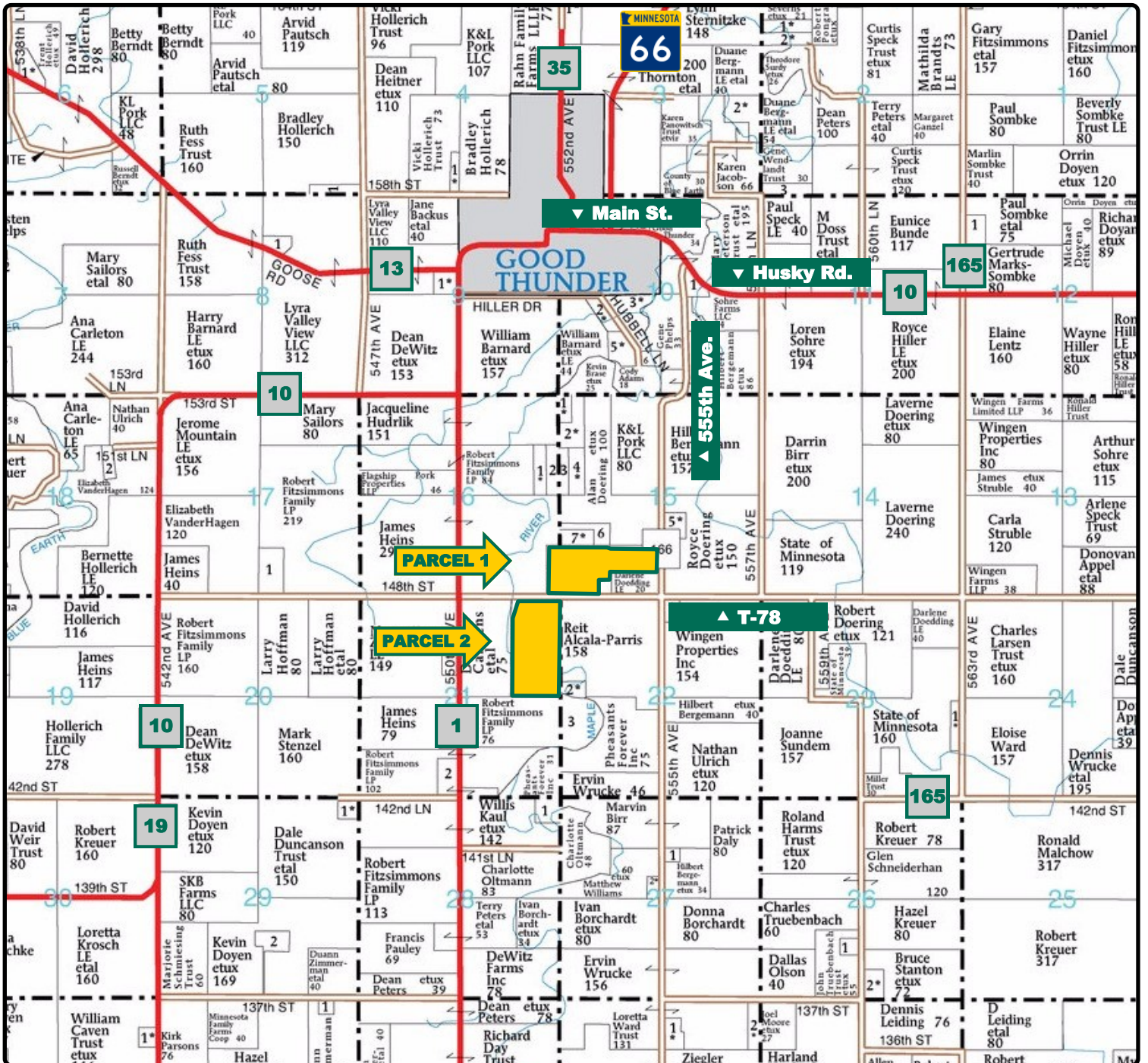
- **Ada Beise Trust—Farm in Family since 1876**
- **Located 2 Miles South of Good Thunder**
- **Quality Soils with High CPI Ratings**

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

Plat Map

Lyra Township, Blue Earth County, MN



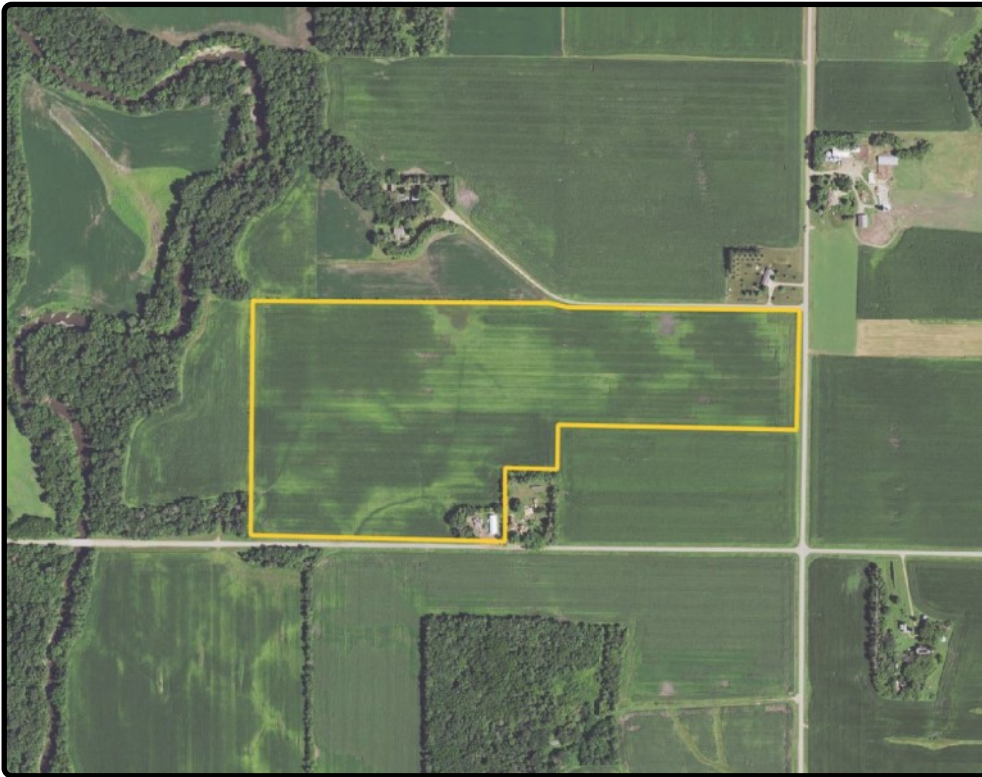
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Aerial Photo

Parcel 1 - 67.50 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres: 63.26
Corn Base Acres: 31.63*
Bean Base Acres: 31.27*
Soil Productivity: 94.70 CPI

**Base acres are estimated.*

Parcel 1 Property Information 67.50 Acres, m/l

Location

From Good Thunder: go east on Main St. until it becomes Husky Rd. Continue east 0.3 miles, then turn south on 555th Ave. for 1.7 miles, then continue west onto T-78 for 0.5 miles. Property will be on the north side of T-78.

Legal Description

Part of S½ SW¼ Section 15, and part of SE¼ SE¼ Section 14, all in Township 106 North, Range 27 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$3,654.00
Net Taxable Acres: 67.50
Tax per Net Taxable Acre: \$54.13

Lease Status

Open lease for 2022 crop year.

FSA Data

Part of Farm Number 7408, Tract 3025
FSA/Eff. Crop Acres: 63.26
Corn Base Acres: 31.63*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 31.27*
Bean PLC Yield: 45 Bu.

**Base acres and yields are estimated pending reconfiguration by the Blue Earth County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC/NW: Previously Converted Non-Wetland. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Shorewood and Baroda. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.70. See soil map for details.

Mineral Rights

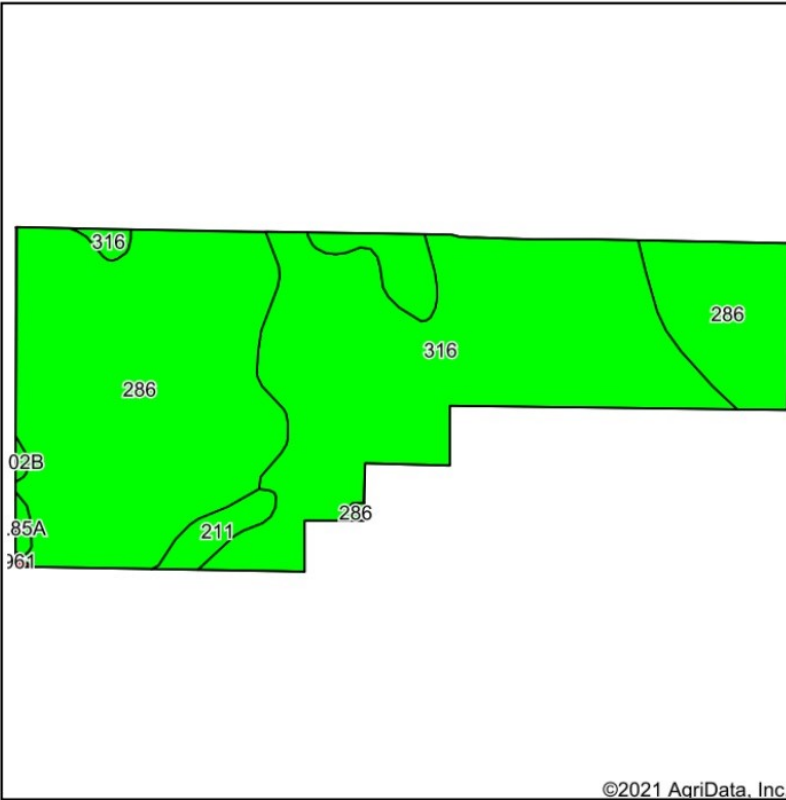
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

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State: **Minnesota**
 County: **Blue Earth**
 Location: **15-106N-27W**
 Township: **Lyra**
 Acres: **63.26**
 Date: **6/22/2021**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
286	Shorewood silty clay loam, 1 to 6 percent slopes	34.02	53.8%		IIe	95
316	Baroda silty clay loam	27.53	43.5%		IIw	95
211	Lura silty clay, 0 to 1 percent slopes	1.33	2.1%		IIIw	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.26	0.4%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	0.12	0.2%		IIe	95
Weighted Average						94.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Drainage

Natural, with some tile. See tile map.

Water & Well Information

No known wells.

Buildings/Improvements

40'x100' Quonset Shed built in 1958.

Comments

Parcel is partially tiled, with quality soils and good outlets. Includes a 40'x100' shed.

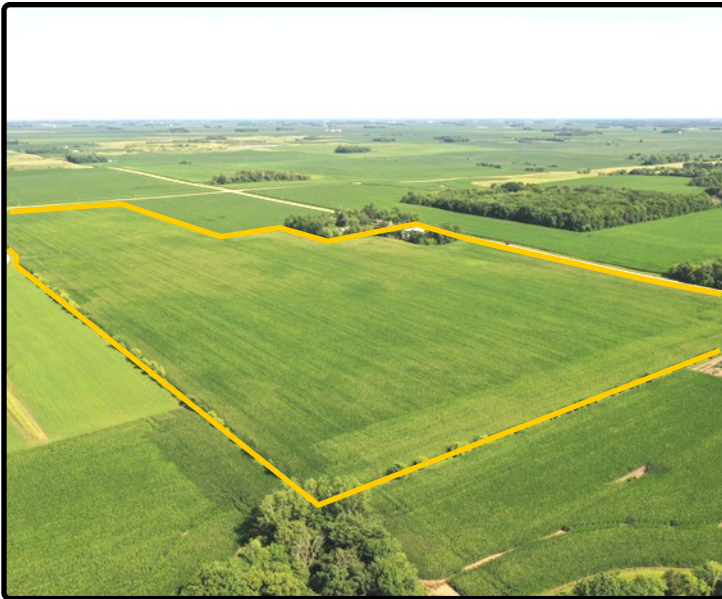
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Parcel 1 - Southwest Looking Northeast



Parcel 1 - Northwest Looking Southwest



Parcel 1 - Northeast Looking Southwest

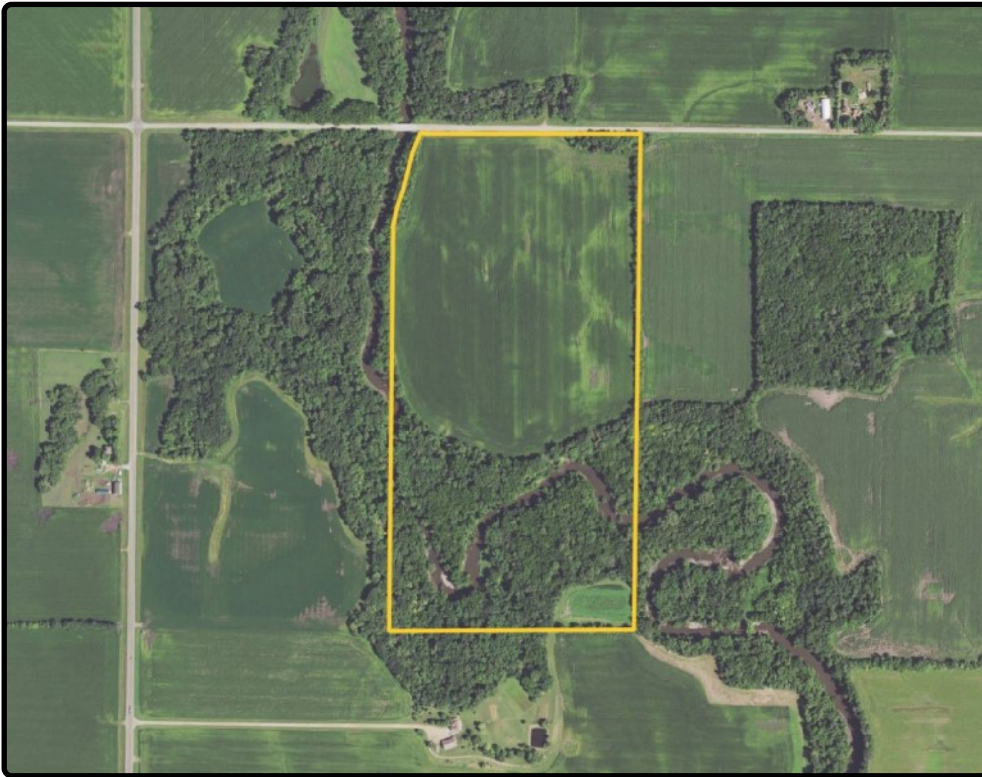


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Aerial Photo

Parcel 2 - 79.00 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres: 43.97
Corn Base Acres: 21.97*
Bean Base Acres: 21.73*
Soil Productivity: 91.80 CPI

**Base acres are estimated.*

Parcel 2 Property Information 79.00 Acres, m/l

Location

From Good Thunder: go east on Main St. until it becomes Husky Rd. Continue east 0.3 miles, then turn south on 555th Ave. for 1.7 miles, then continue west onto T-78 for 0.5 miles. Property will be on the south side of T-78.

Legal Description

E½ NE¼ Section 21, Township 106 North, Range 27 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$2,610.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$33.04

Lease Status

Open lease for 2022 crop year.

FSA Data

Part of Farm Number 7408, Tract 3025
FSA/Eff. Crop Acres: 43.97
Corn Base Acres: 21.97*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 21.73*
Bean PLC Yield: 45 Bu.

**Base acres and yields are estimated pending reconfiguration by the Blue Earth County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC/NW: Previously Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Baroda and Shorewood. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.80. 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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Drainage

Natural, with some tile. No maps available. There is an NRCS-designed terrace with 15" tile main outlet. See map.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

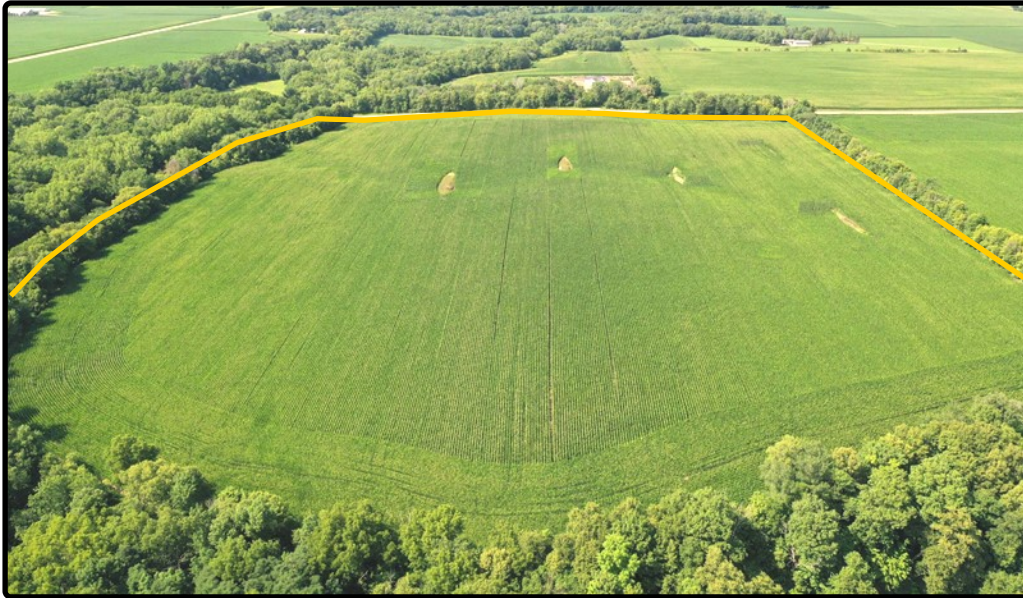
There are approximately 34 acres of prime hunting and recreational land along the Maple River.

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.

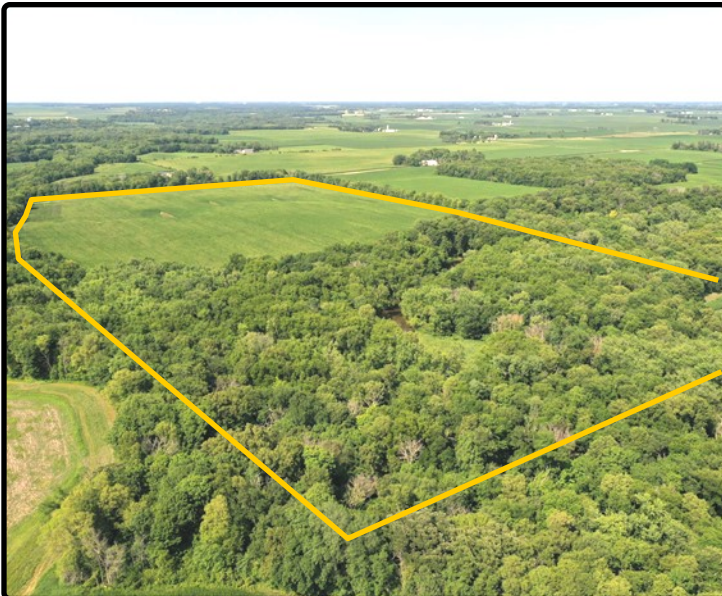
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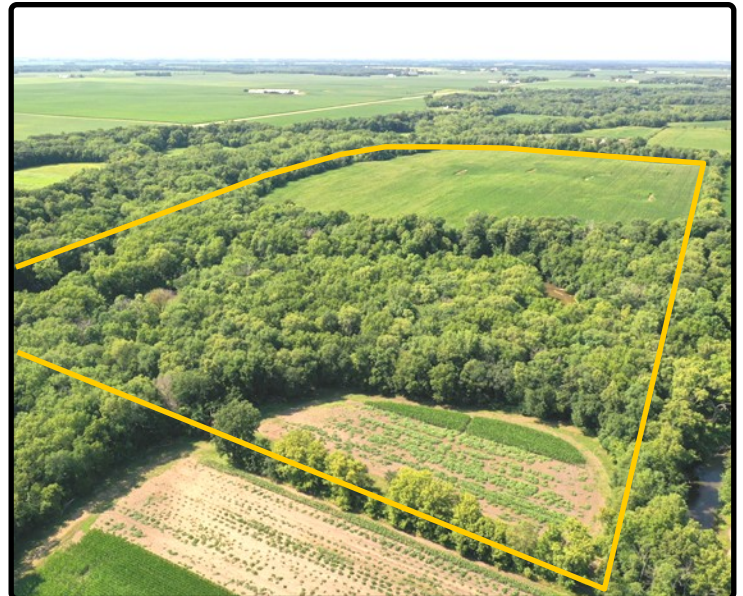
Parcel 2 - South Looking North



Parcel 2 - Southwest Looking Northeast



Parcel 2 - Southeast Looking Northwest



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Aug. 31, 2021**

Mail To:

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

Auction Location Date:

Date: **Fri., Sept. 3, 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, August 31, 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

- Parcels will be offered individually and then 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

Barbara R. Douma, Kathryn J. Knutson

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Chris Roe, Blethen Berens

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 8, 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 receive 2021 income. Buyer shall pay the real estate taxes and special assessment 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

146.50 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.

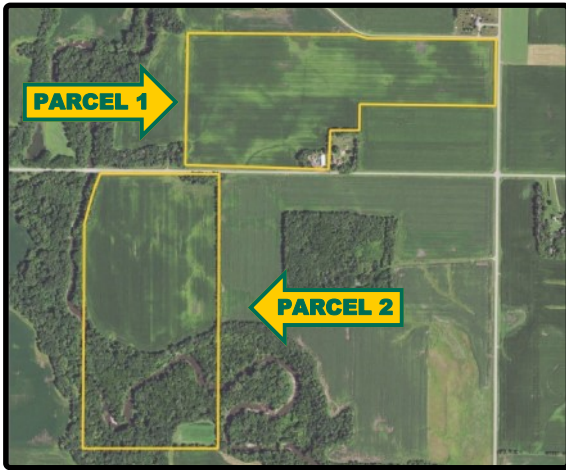
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, August 31, 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 - 67.50 Ac., m/l	\$ _____
Parcel 2 - 79.00Ac., m/l	\$ _____
Combined Parcels-146.50 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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