

Sealed Bid Auction

ACREAGE:

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

Sept. 10, 2021
10:00 a.m.
Registered Bidders Only

Pioneer Bank
Mankato, MN



Parcel

1

.....
75.00 Ac.

Parcel

2

.....
80.00 Ac.

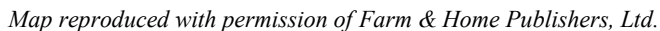
Property Key Features

- Marcia Klinder-Badgley Family Farm
- Prime Southern Minnesota Farmland with CPIs of 87.20 and 90.00
- Excellent Farming Configuration and Road Access

Darrell Hylen, ALC
Licensed in MN
507-381-3843
DarrellH@Hertz.ag

507-345-5263
151 St. Andrews Ct. Suite 1310
Mankato, MN 56001
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Charles Wingert, ALC
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Aerial Photo

Parcel 1 - 75.00 Acres, m/l



Parcel 1

| | |
|----------------------|-----------|
| FSA/Eff. Crop Acres: | 73.86 |
| Corn Base Acres: | 35.80 |
| Bean Base Acres: | 33.70 |
| Soil Productivity: | 90.00 CPI |

Parcel 1 Property Information 75.00 Acres, m/l

Location

From Mapleton: Go east on Highway 21 for 6½ miles to 620th Avenue. Head south for 1¼ mile. Property is on the east side of the road.

Legal Description

S½ of NW¼, except Beg NW Corner of SW¼ NW¼, S648', E335.28', N651.21', W335.3' of Section 11, Township 105 North, Range 25 West of the 5th P.M. (Danville Township).

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$5,526.00
Est. Special Assessments: \$1,600.23
For County Ditch #5 maintenance
Net Taxable Acres: 75.00
Tax per Net Taxable Acre: \$73.68
Parcel ID Numbers: R34.25.11.100.003
& R34.25.11.100.005

FSA Data

Farm Number 12061, Tract 14755
FSA/Eff. Crop Acres: 73.86
Corn Base Acres: 35.80
Corn PLC Yield: 173 Bu.
Bean Base Acres: 33.70
Bean PLC Yield: 49 Bu.

Wetlands Determination

PC/NW - Prior converted, no wetlands.

Soil Types/Productivity

Main soil types are Guckeen, and Marna. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.00. 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 slightly rolling.

Drainage

Located in County Ditch #5. See map in brochure. Contact agent for additional information.

Building Site

Survey available upon request.

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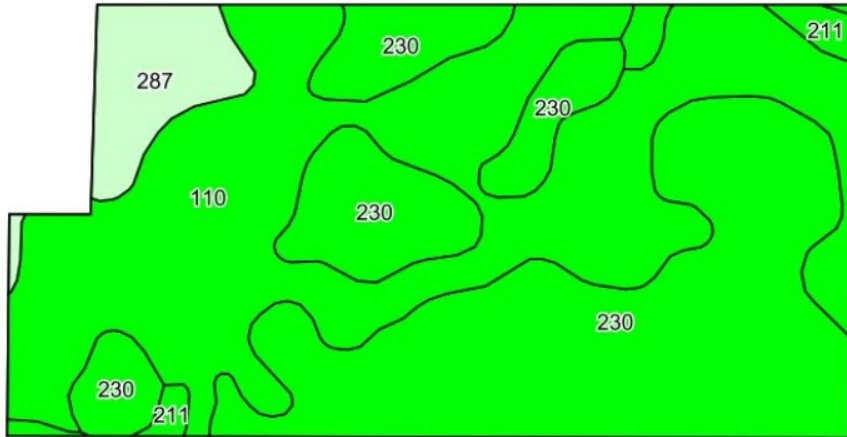
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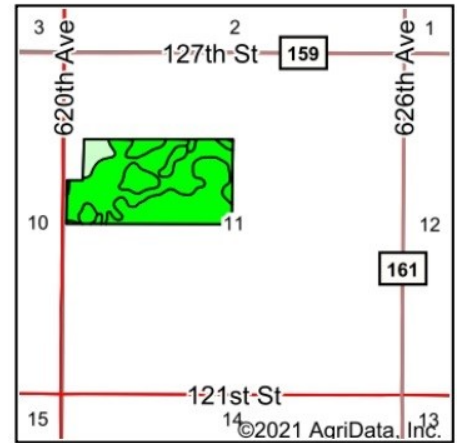
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Soil Map

Parcel 1 - 73.86 FSA/Eff. Crop Acres



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State: **Minnesota**
County: **Blue Earth**
Location: **11-105N-25W**
Township: **Danville**
Acres: **73.86**
Date: **7/30/2021**



Maps Provided By



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 |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| 230 | Guckeen silty clay loam, 1 to 3 percent slopes | 34.66 | 46.9% | | IIw | 95 |
| 110 | Marna silty clay loam, 0 to 2 percent slopes | 33.21 | 45.0% | | IIw | 87 |
| 287 | Minnetonka silty clay loam | 4.33 | 5.9% | | IIw | 77 |
| 211 | Lura silty clay, 0 to 1 percent slopes | 1.66 | 2.2% | | IIIw | 81 |
| Weighted Average | | | | | | 90 |

Water & Well Information

No known wells.

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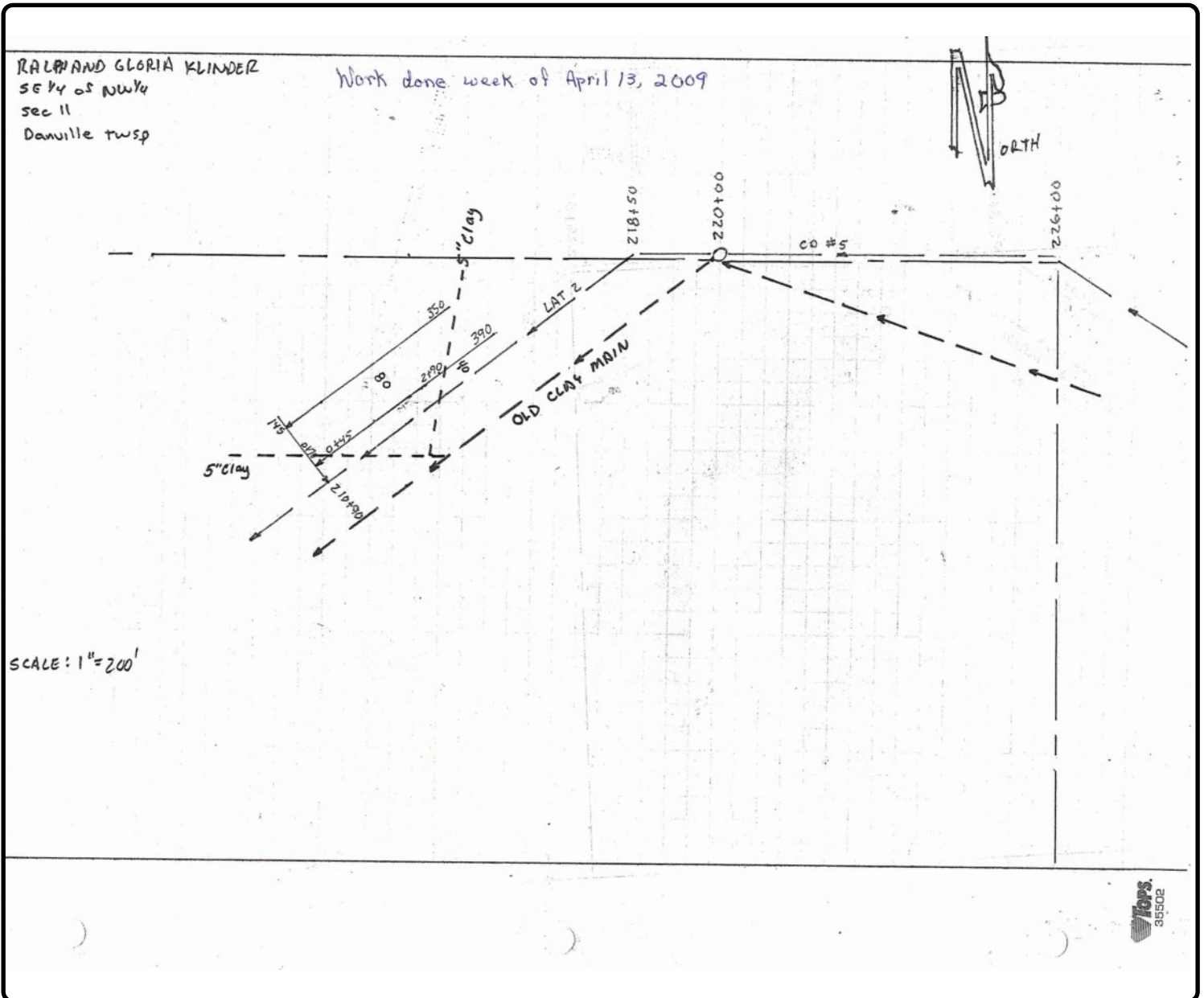
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Parcel 1 - Southwest Corner Looking Northeast



Parcel 1 - Southeast Corner Looking Northwest



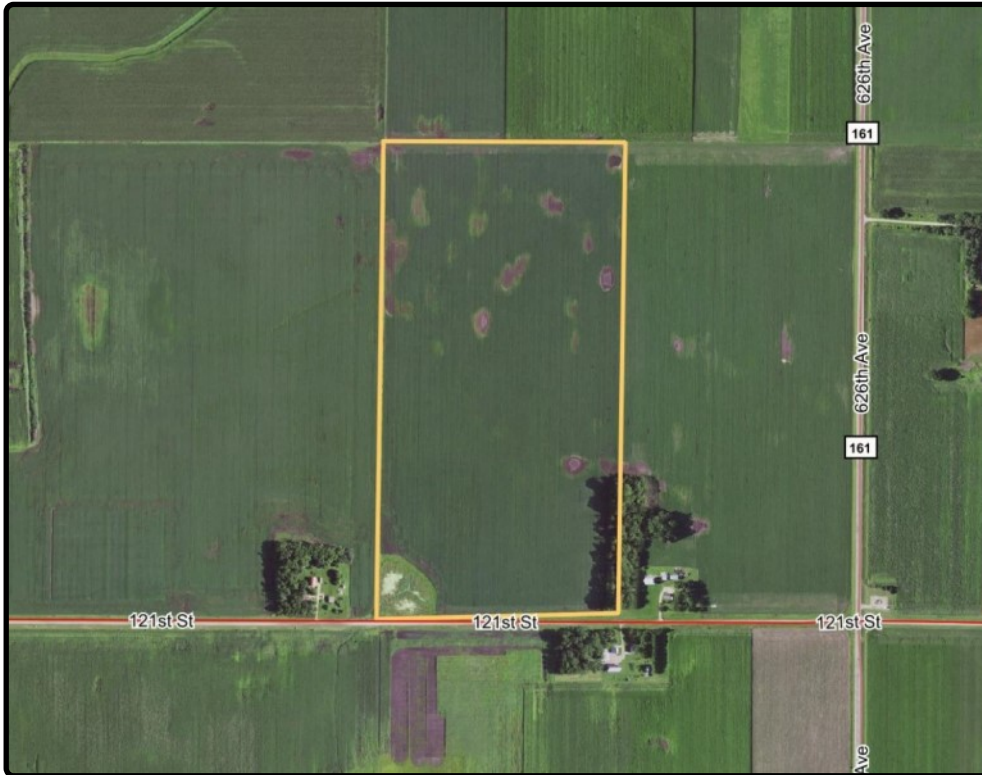
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Aerial Photo

Parcel 2 - 80.00 Acres, m/l



Parcel 2

| | |
|----------------------|-----------|
| FSA/Eff. Crop Acres: | 75.47 |
| Corn Base Acres: | 37.90 |
| Bean Base Acres: | 37.50 |
| Soil Productivity: | 87.20 CPI |

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Mapleton: Go east on Highway 21 for 6½ miles to 620th Avenue. Head south for 2 miles, then east on 121st Street for ½ mile. Property is on the north side of the road.

Legal Description

W½ SE¼ in Section 11, Township 105 North, Range 25 West of the 5th P.M. (Danville Township).

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$5,128.00
Est. Special Assessments: \$1,200.05
For County Ditch #5 and Judicial Ditch #51 maintenance.
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$64.10
Parcel ID Numbers: R34.25.11.400.001

FSA Data

Farm Number 12061, Tract 589
FSA/Eff. Crop Acres: 75.47
Corn Base Acres: 37.90
Corn PLC Yield: 173 Bu.
Bean Base Acres: 37.50
Bean PLC Yield: 49 Bu.

Wetlands Determination

Tract contains a wetland.

Soil Types/Productivity

Main soil types are Marna-Barbert and Guckeen. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.20. 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 gently sloping.

Drainage

Some tile. No tile maps available. Located in County Ditch #5 and Judicial Ditch #51.

Water & Well Information

No known wells.

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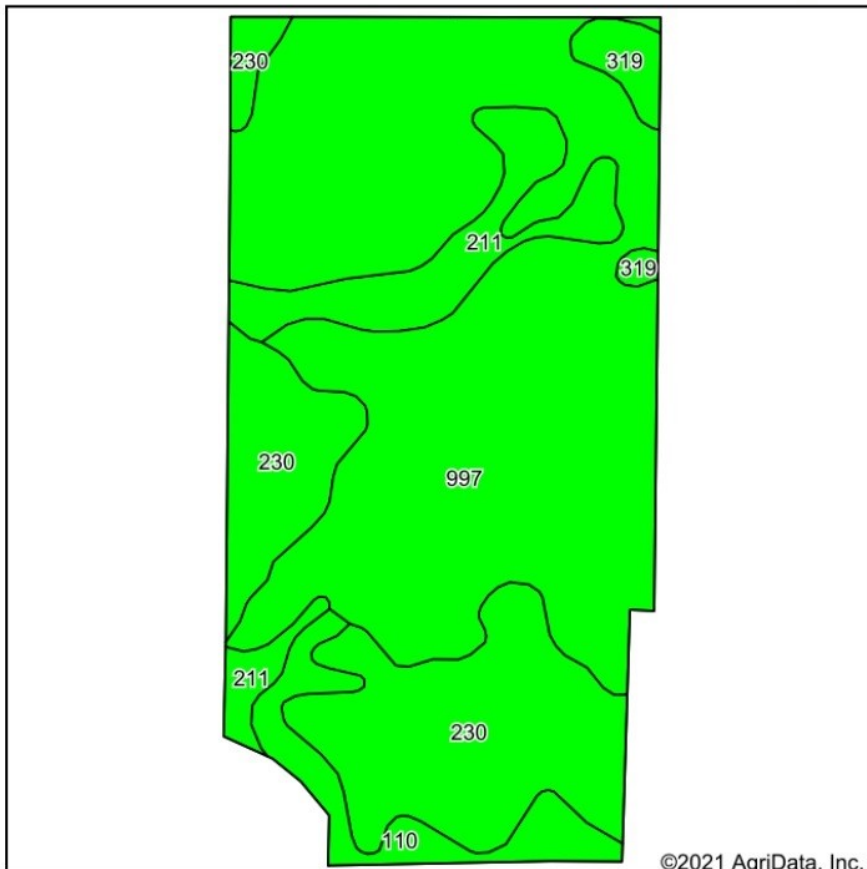
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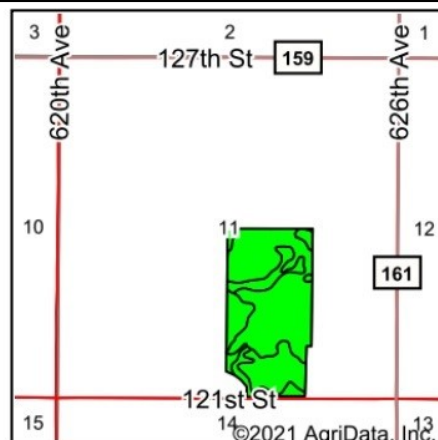
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Soil Map

Parcel 2 - 75.47 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Blue Earth**
Location: **11-105N-25W**
Township: **Danville**
Acres: **75.47**
Date: **7/30/2021**



Maps Provided By:



Area Symbol: MN013, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| 997 | Marna-Barbert complex | 45.03 | 59.7% | | IIw | 85 |
| 230 | Guckeen silty clay loam, 1 to 3 percent slopes | 18.26 | 24.2% | | IIw | 95 |
| 211 | Lura silty clay, 0 to 1 percent slopes | 6.54 | 8.7% | | IIIw | 81 |
| 110 | Marna silty clay loam, 0 to 2 percent slopes | 4.08 | 5.4% | | IIw | 87 |
| 319 | Barbert silt loam | 1.56 | 2.1% | | IIIw | 86 |
| Weighted Average | | | | | | 87.2 |

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 - North Looking South



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Sept. 7, 2021**

Mail To:

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

Auction Location Date:

Date: **Fri. Sept. 10, 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, September 7, 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

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Marcia Klinder-Badgley

Agency

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

Auctioneer

Darrell Hylen, ALC

Attorney

Chris Rowe
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 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 2021. Seller shall pay 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 **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

155.00 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, September 7, 2021** to:

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



Acres

Parcel 1 - 75.00 Ac., m/l

Parcel 2 - 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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