

Sealed Bid Auction

ACREAGE:

225.93 Acres, m/l
Waseca County, MN

DATE:

Sept. 16, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Waseca East Annex
Waseca, MN

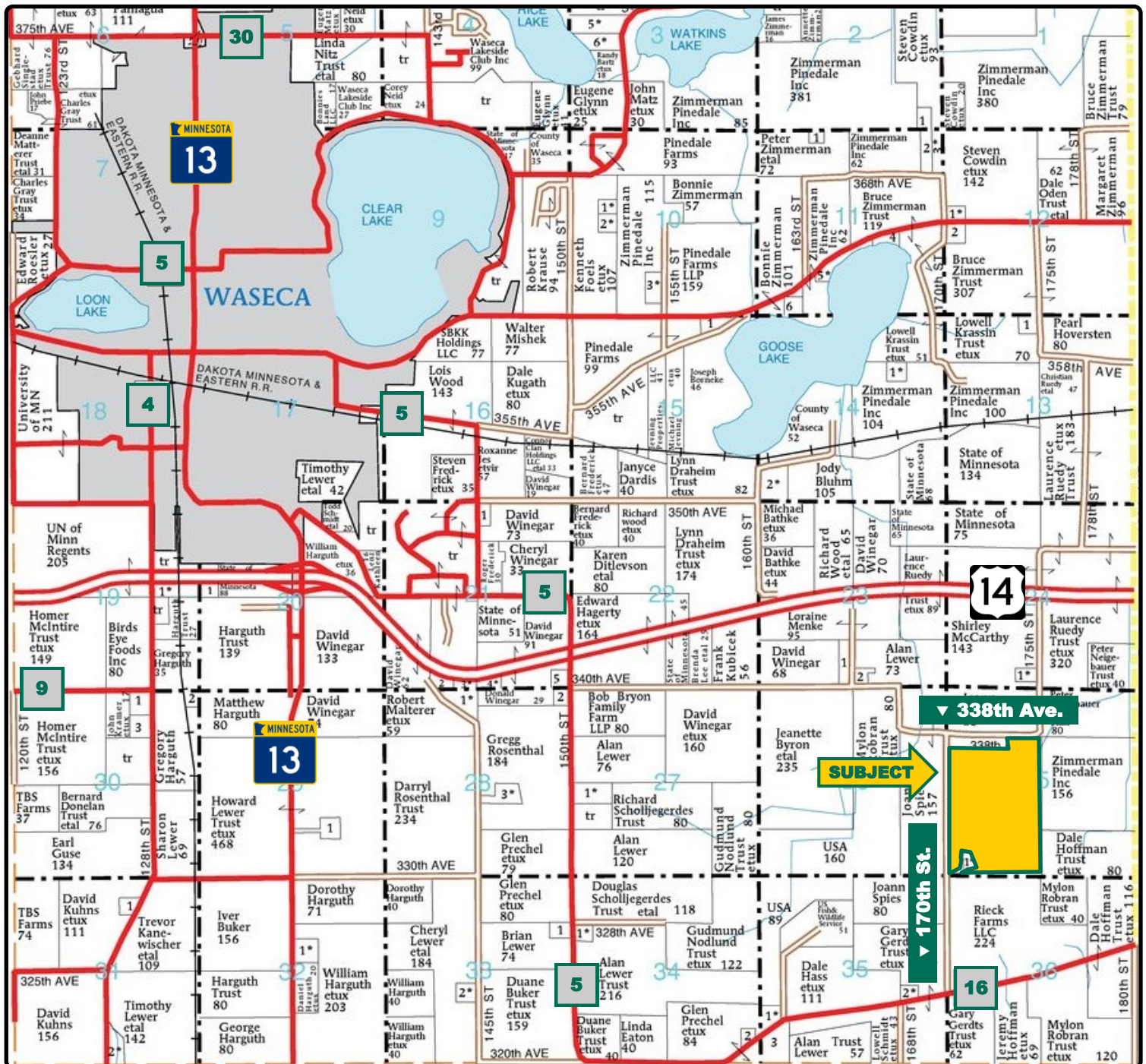


Property Key Features

- MNC Partnership
- 216.40 FSA/Eff. Crop & CRP Acres with a CPI of 85.50
- Excellent Drainage Access

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

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



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Aerial Photo

225.93 Acres, m/l



FSA/Eff. Crop Acres:	201.40
CRP Acres:	15.00
Corn Base Acres:	146.10
Bean Base Acres:	48.70
Soil Productivity:	85.50 CPI

Property Information

225.93 Acres, m/l

Location

From Waseca: take Hwy 5 south for 3 miles, then east on Hwy 16 for 1 mile, then north on 170th St. for 1 mile. The farm is on the east side of 170th St.

Legal Description

SW¼, exc. 6.00+/- acres & S½ NW¼, exc. 8.07+/- acres, Section 25, Township 107 North, Range 22 West of the 5th P.M.
Updated abstract to govern.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$12,528.00
Net Taxable Acres: 225.93
Tax per Net Taxable Acre: \$55.45

Lease Status

Leased through the 2021 crop year. Open lease for the 2022 crop year.

FSA Data

Farm Number 3822
Tracts 2902 & 2903
FSA/Eff. Crop Acres: 201.40
CRP Acres: 15.00
Corn Base Acres: 146.10
Corn PLC Yield: 162 Bu.
Bean Base Acres: 48.70
Bean PLC Yield: 32 Bu.

NRCS Classification

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

CRP Contracts

There are 15.00 acres enrolled in a CP-23A contract that pays \$2,809.00 annually and expires 9/30/2022.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe and Muskego. Crop Productivity Index (CPI) on the FSA/Eff. Crop & CRP acres is 85.50. 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. See tile map.

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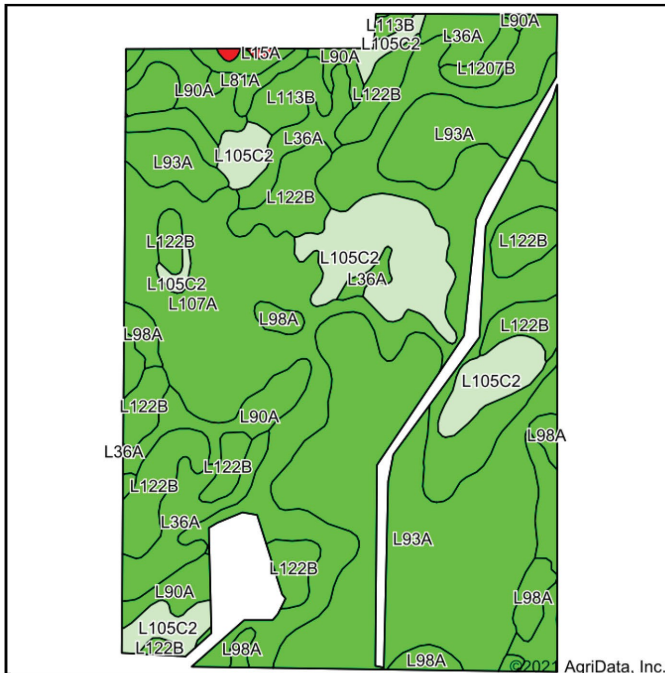
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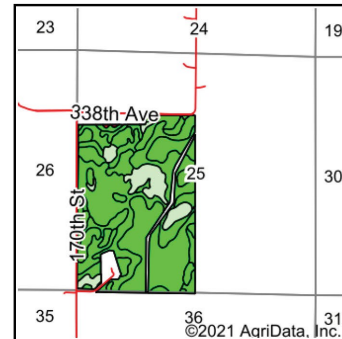
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Waseca**
Location: **25-107N-22W**
Township: **Woodville**
Acres: **216.40**
Date: **8/10/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN161, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	70.74	32.6%		IIw	91
L93A	Muskego soils, 0 to 1 percent slopes	59.71	27.5%		IIIw	81
L122B	Reedslake-Esterville complex, 2 to 6 percent slopes	25.64	11.8%		IIe	84
L105C2	Lester-Hawick complex, 6 to 12 percent slopes, eroded	22.18	10.2%		IIIe	63
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	12.69	5.8%		IIw	97
L90A	Le Sueur loam, 1 to 3 percent slopes	12.17	5.6%		Iw	97
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	6.55	3.0%		Ie	100
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	3.75	1.7%		IIe	98
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	1.83	0.8%		IIe	95
L81A	Cordova clay loam, 0 to 2 percent slopes	1.61	0.7%		IIw	87
L15A	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	0.35	0.2%		VIIIw	5
Weighted Average						85.5

Buildings/Improvements

None.

Water & Well Information

None.

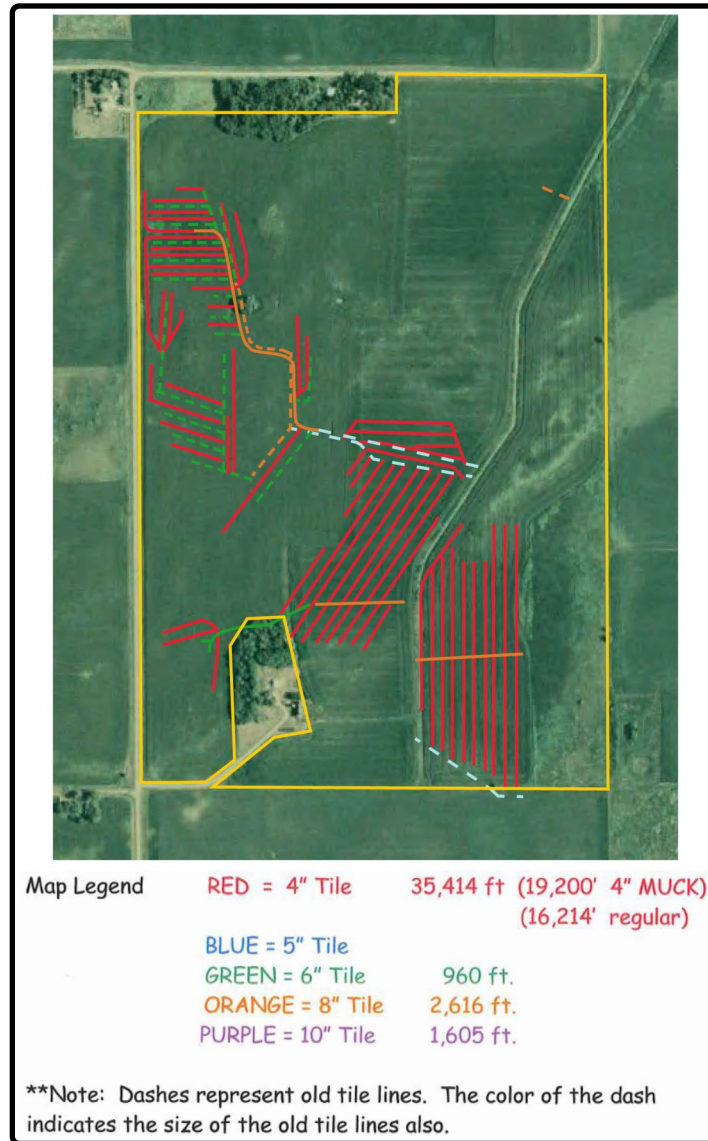
Comments

Nice Waseca County farm with quality soils and CRP income.

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 Looking SE



SW Looking NE



Center of Farm Looking North



SE Looking NW



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Fri., Sept. 10, 2021**

Mail To:

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

Auction Location Date:

Date: **Thurs., Sept. 16, 2021**

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

Site: **Waseca East Annex
300 North State St.
Waseca, MN 56093**

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, Sept., 10, 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

MNC Partnership

Agency

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

Auctioneer

Darrell Hylan

Attorney

Molly Byron
Byron 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 27, 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. Seller to pay Real Estate taxes due and payable in 2021; Buyer to pay Real Estate Taxes 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

225.93 Acres - Waseca 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.

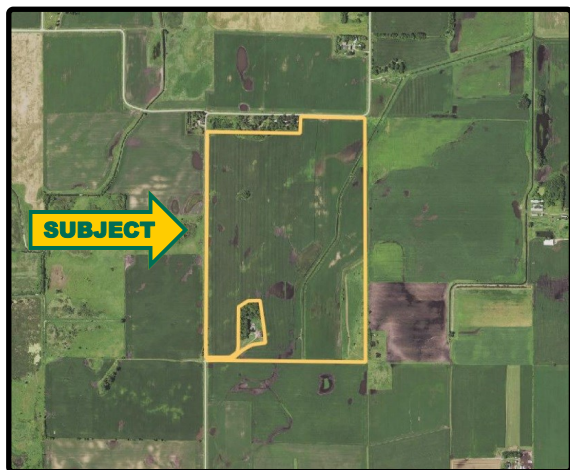
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 10, 2021** to:

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



Acres

225.93Ac., 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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