

Sealed Bid Auction

ACREAGE:

155.00 Acres, m/l
Faribault County, MN

DATE:

September 29, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Ag Center
Blue Earth, MN



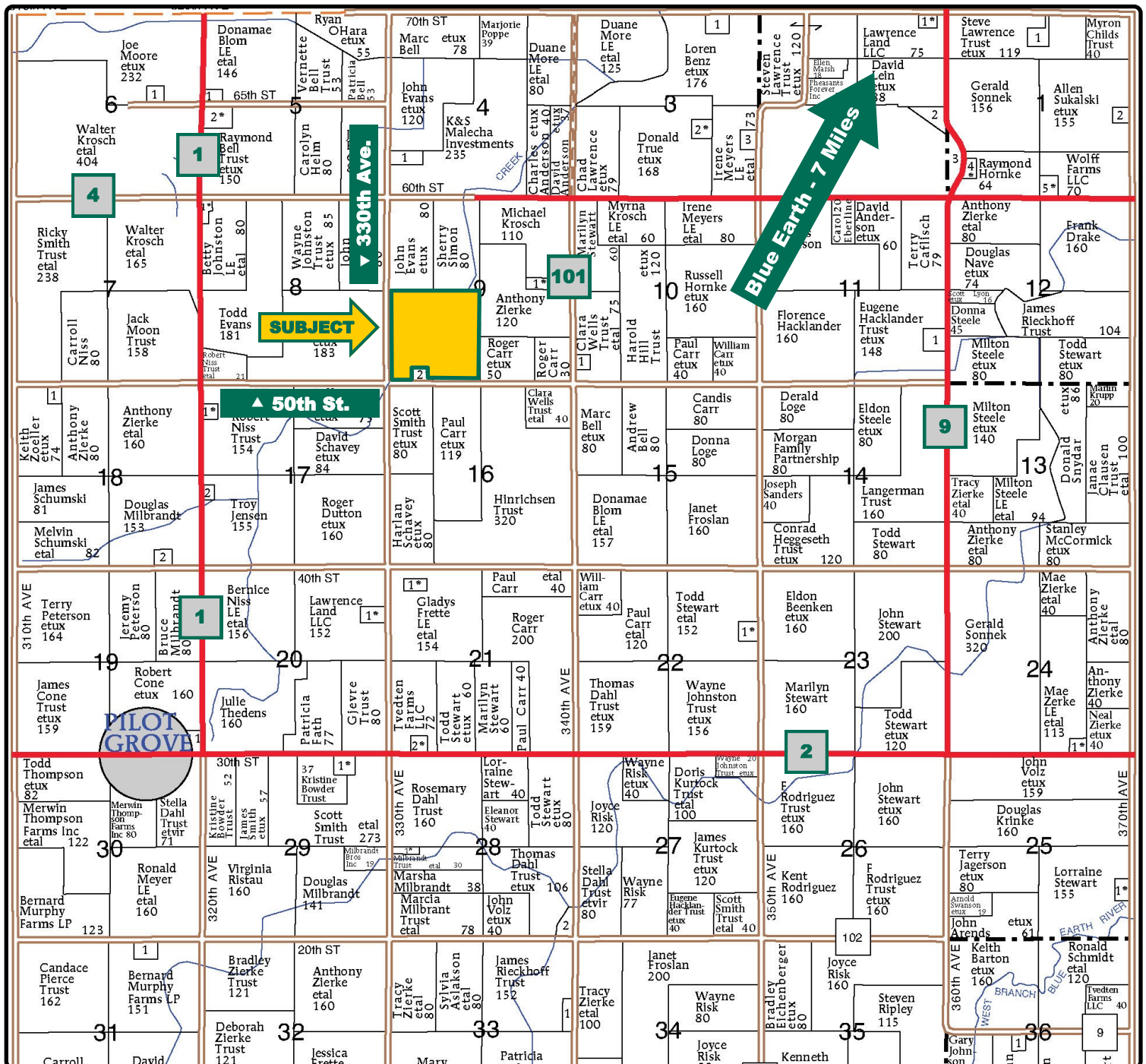
Property Key Features

- Johnston Family Farm
- Beautiful Rolling Farm with High Crop Production Index of 88.60
- Great Outlets to Four Different Mains; Part of County Ditch 414, Badger Creek

Adam Knewton
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Aerial Photo

155.00 Acres, m/l



FSA/Eff. Crop Acres: 143.18

Corn Base Acres: 96.40

Bean Base Acres: 46.40

Soil Productivity: 88.60 CPI

Property Information 155.00 Acres, m/l

Location

From I-90 near Blue Earth: head south on County Rd. 1 for 7¼ miles to 50th St., then east on 50th St. for 1¼ miles. The farm is on the north side of 50th St.

Legal Description

SW¼ of Section 9, Township 101 North, Range 28 West of the 5th P.M., Faribault Co., MN. (Pilot Grove Twp.)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021

Ag Non-Hmstd Taxes: \$6,698.00

Special Assessments: \$1,832.54

For Judicial Ditch #414 maintenance.

Net Taxable Acres: 155.00

Tax per Net Taxable Acre: \$43.21

Parcel ID Number: R14.009.0500

FSA Data

Farm Number 1106, Tract 542

FSA/Eff. Crop Acres: 143.18

Corn Base Acres: 96.40

Corn PLC Yield: 154 Bu.

Bean Base Acres: 46.40

Bean PLC Yield: 48 Bu.

NRCS Classification

HEL: Highly Erodible Land. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Clarion-Storden and Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.60. See soil map for details

Land Description

Rolling to level.

Drainage

Some tile. See tile map.

Water & Well Information

None.

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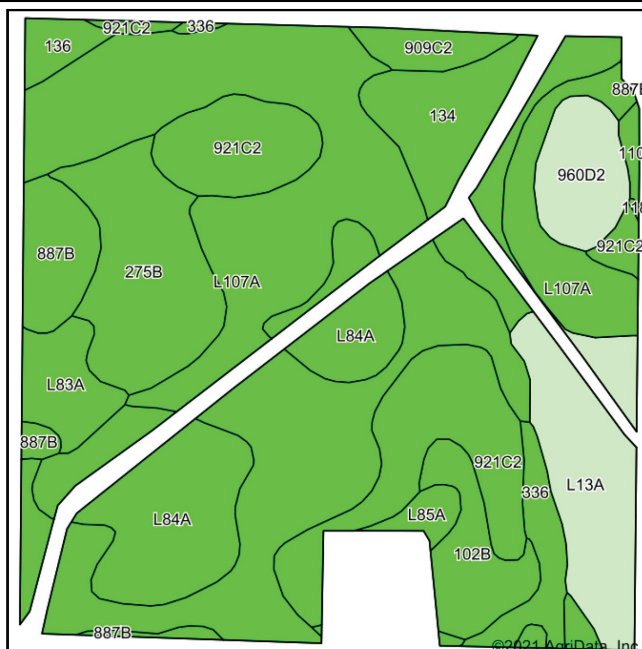
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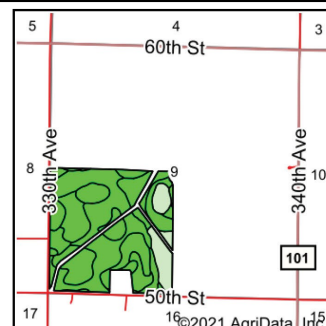
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Soil Map

143.18 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Faribault**
Location: **9-101N-28W**
Township: **Pilot Grove**
Acres: **143.18**
Date: **8/13/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN043, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canistee-Glencoe complex, 0 to 2 percent slopes	52.61	36.8%		IIw	91
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.77	11.7%		IIIe	87
L84A	Glencoe clay loam, 0 to 1 percent slopes	15.49	10.8%		IIIw	86
275B	Ocheyedan loam, 2 to 6 percent slopes	10.83	7.6%		Ile	93
L13A	Klossner muck, 0 to 1 percent slopes	10.47	7.3%		IIlw	77
134	Okoboji silty clay loam, 0 to 1 percent slopes	9.73	6.8%		IIlw	86
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.89	3.4%		Ile	92
102B	Clarion loam, 2 to 6 percent slopes	4.82	3.4%		Ile	95
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.73	3.3%		IVe	76
L83A	Webster clay loam, 0 to 2 percent slopes	3.65	2.6%		IIw	93
336	Delft clay loam, 0 to 2 percent slopes	3.34	2.3%		IIw	94
909C2	Truman-Bold complex, 6 to 12 percent slopes, eroded	2.07	1.4%		IIIe	84
136	Madelia silty clay loam, 0 to 2 percent slopes	1.56	1.1%		IIw	94
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.32	0.9%		Iw	99
110	Marna silty clay loam, 0 to 2 percent slopes	0.56	0.4%		IIw	87
Weighted Average						88.6

Comments

Quality Faribault County farm with 88.60 CPI, great outlets and easy access.

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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United States
Department of
Agriculture

Faribault County, Minnesota

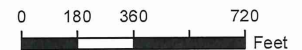


Farm 1106

Tract 542

2021 Program Year

Map Created May 03, 2021



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 143.18 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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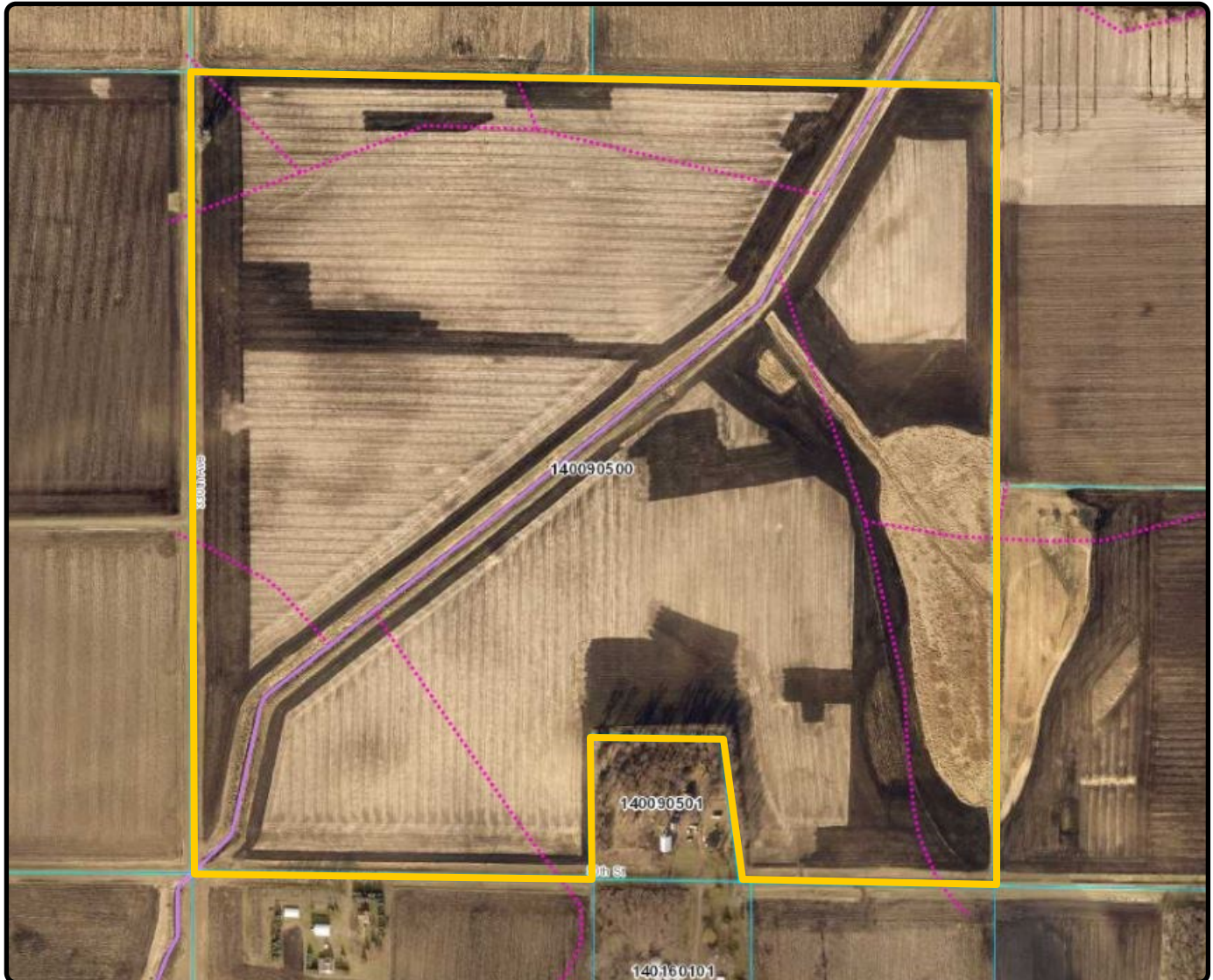
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Southeast Looking Northwest



Southwest Looking Northeast



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Sept. 23, 2021**

Mail To:

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

Auction Location Date:

Date: **Wed. Sept. 29, 2021**

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

Site: **Ag Center
411 South Grove St.
Blue Earth, MN 56013**

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, September 23, 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

Johnston Family

Agency

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

Auctioneer

Adam Knewton, License # 81-14

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 29, 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 February 22, 2022. The Seller will pay for the Real Estate Taxes and Assessments payable in 2021.

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 - Faribault 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.

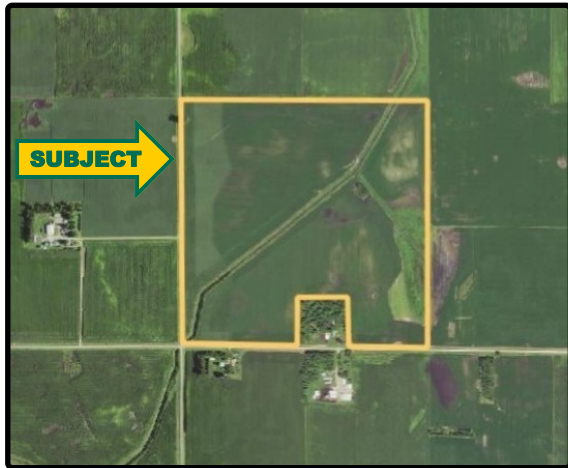
X _____
Signature

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, September 23, 2021** to:

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



Acres

155.00 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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