

Sealed Bid Auction

ACREAGE:

114.20 Acres, m/l
Renville County, MN

DATE:

September 21, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Fairfax Community Center
Fairfax, MN



Property Key Features

- High-Quality Renville County Farm
- 110.82 FSA/Eff. Crop Acres with a 92.30 CPI
- Located 1 Mile South of Fairfax on Hard-Surface Road

Terry Dean, ALC

Licensed Salesperson in MN

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507-345-5263

151 St. Andrews Ct. Ste., 1310
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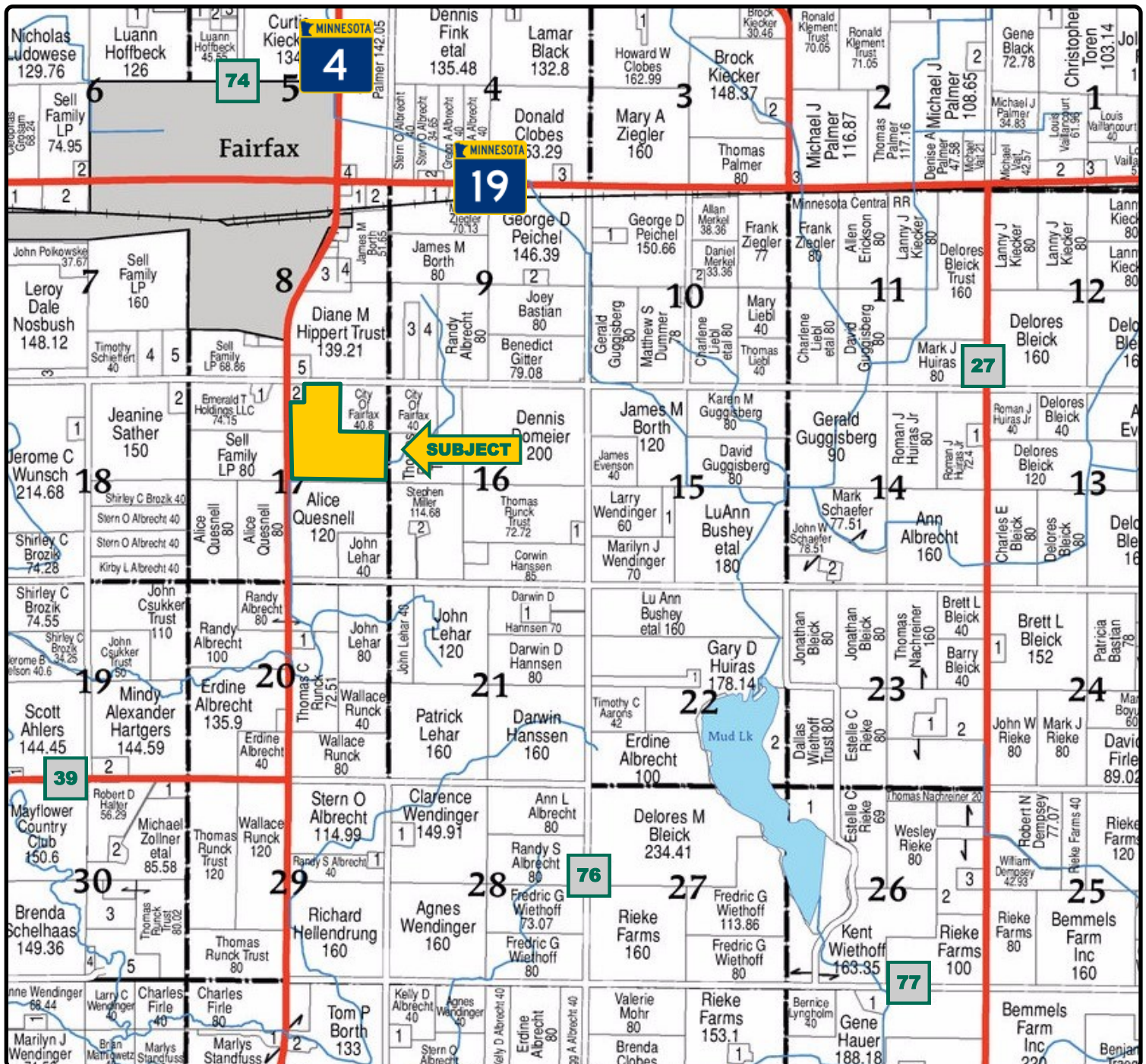
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Aerial Photo

114.20 Acres, m/l



FSA/Eff. Crop Acres: 110.82
Corn Base Acres: 83.50
Bean Base Acres: 27.30
Soil Productivity: 92.30 CPI

Property Information

114.20 Acres, m/l

Location

From Fairfax: go south on 1st St. SE for 0.3 miles, then continue south east on Elm Drive for 0.4 miles. Turn south on MN-4 S. and continue for 0.6 miles. Property is on east side of MN-4 S.

Legal Description

NW¼ NE¼ excluding building site and S½ NE¼ excluding N 25' SE¼ NE¼, Section 17, Township 112 North, Range 32 West of the 5th PM, Renville Co., MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$4384.20
Net Taxable Acres: 114.20
Tax per Net Taxable Acre: \$38.39

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 11561, Tract 55087
FSA/Eff. Crop Acres: 110.82
Corn Base Acres: 83.50
Corn PLC Yield: 144 Bu.
Bean Base Acres: 27.30
Bean PLC Yield: 38 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Canisteo, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.30. 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. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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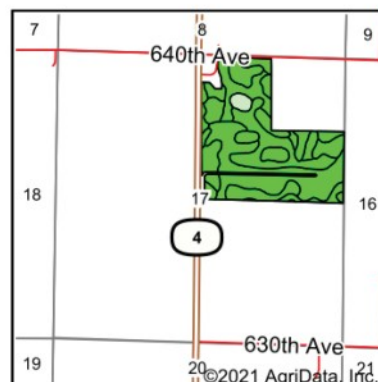
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Soil Map

110.82 FSA/Eff. Crop Acres



State: **Minnesota**
 County: **Renville**
 Location: **17-112N-32W**
 Township: **Cairo**
 Acres: **110.82**
 Date: **8/13/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN129, 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	34.84	31.4%		IIw	91
86	Canistee clay loam, 0 to 2 percent slopes	17.34	15.6%		IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	15.84	14.3%		IIw	93
112	Harps clay loam, 0 to 2 percent slopes	11.24	10.1%		IIw	90
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.45	9.4%		Iw	99
118	Crippin loam, 1 to 3 percent slopes	8.73	7.9%		Ie	100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	8.49	7.7%		Ile	92
27B	Dickinson loam, 2 to 6 percent slopes	2.38	2.1%		IIIe	60
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.31	1.2%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	0.20	0.2%		Ile	95
Weighted Average						92.3

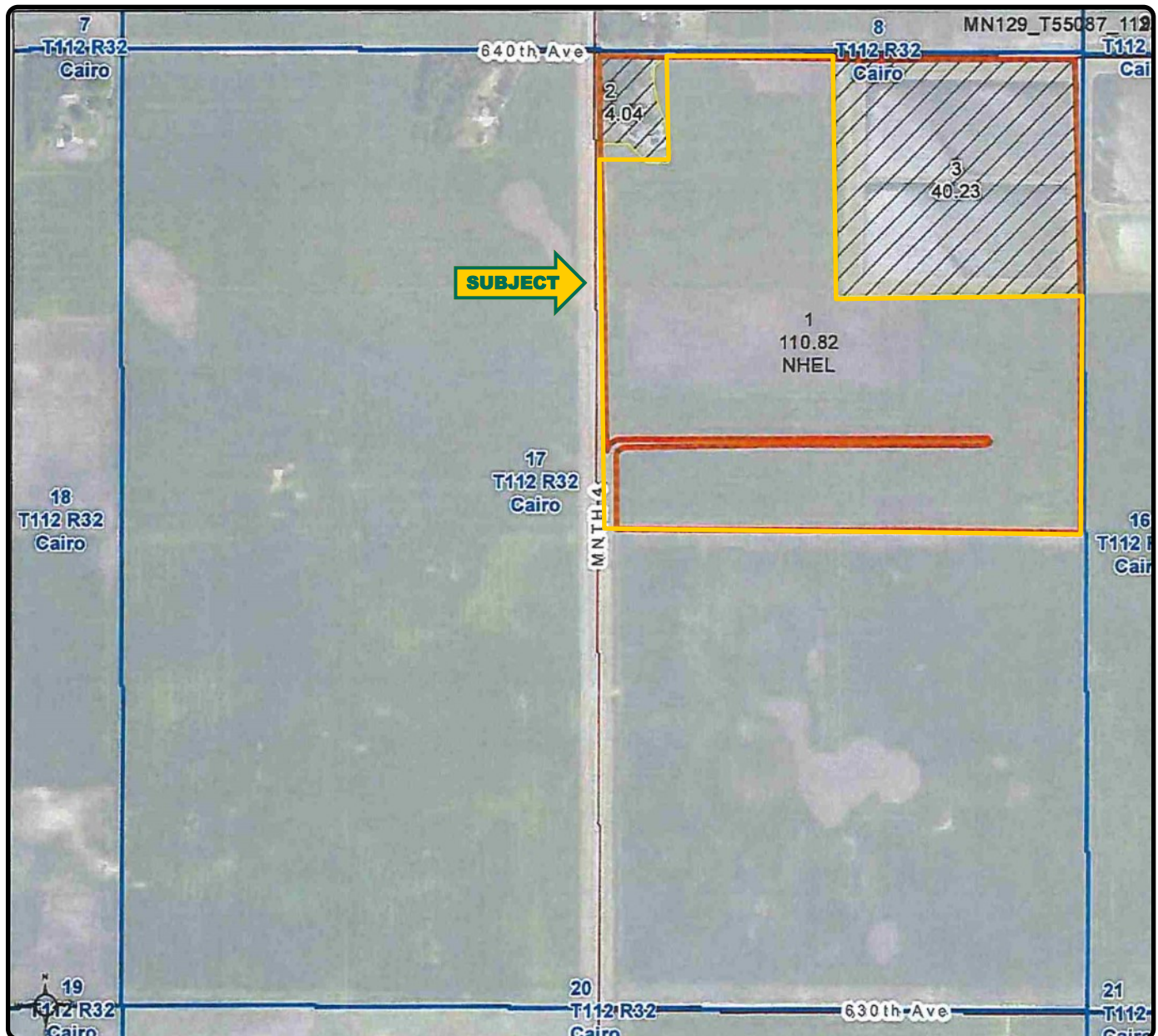
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

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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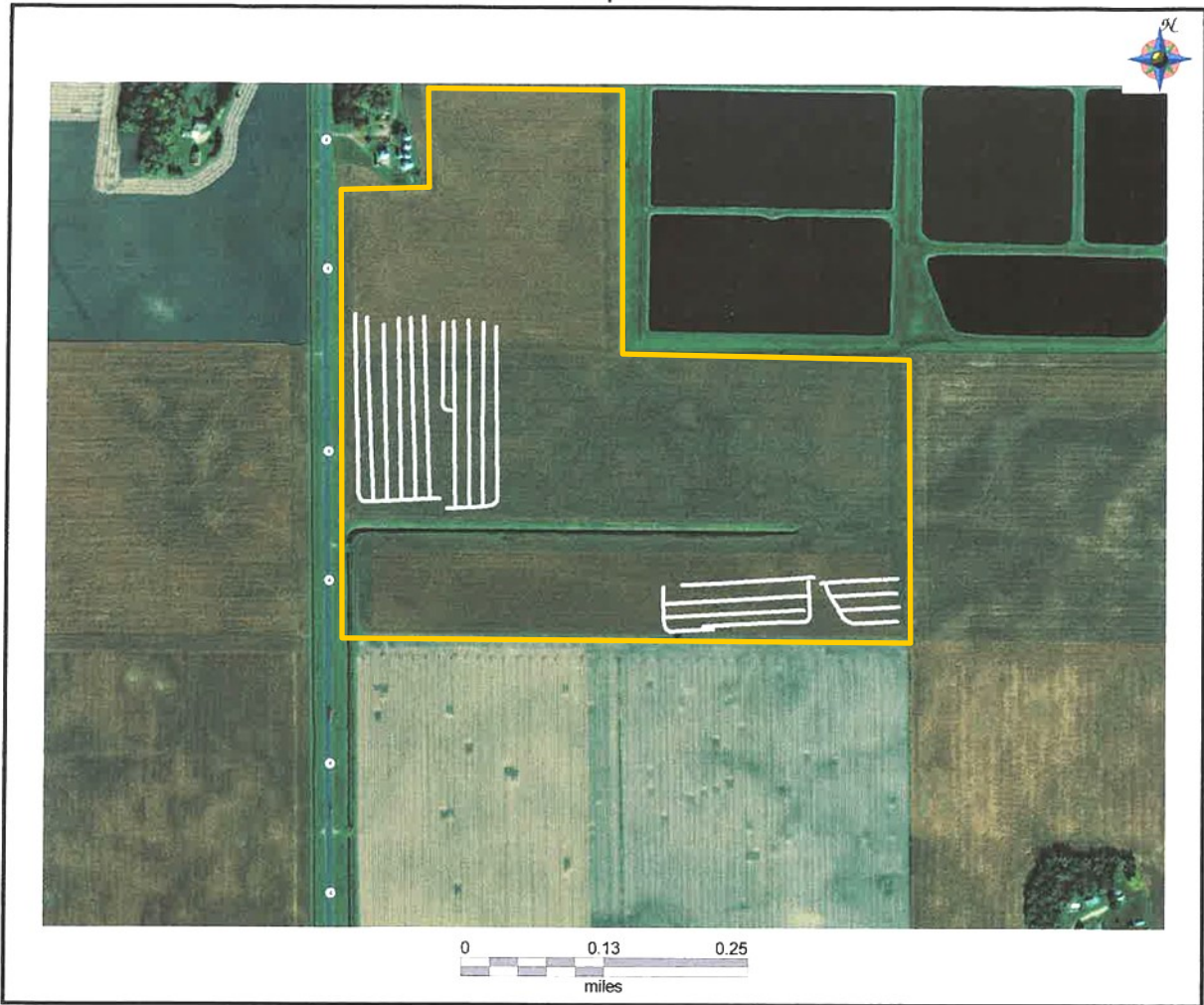


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10-2-20
Pipe



Client: John Sell
Farm: Cairo Twp sec 17
Field: 10-2-20
Name: Drainage - Completed

5 in 13860.43 ft

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Southeast Looking Northwest



Northwest Looking Southeast



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Fri., Sept. 17, 2021**

Mail To:

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

Auction Location Date:

Date: **Tues., Sept. 21, 2021**

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

Site: **Fairfax Community Center
300 Park St. S.
Fairfax, MN 55332**

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 17, 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

John Sell

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Dan Mahon
McGraw-Mahon, P.A.

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 26, 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 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 assessments due and payable in 2022 and beyond.

Survey

Property will be surveyed prior to closing. The final sale price will not be adjusted up or down based on final surveyed acres.

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

114.20 Acres - Renville 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.

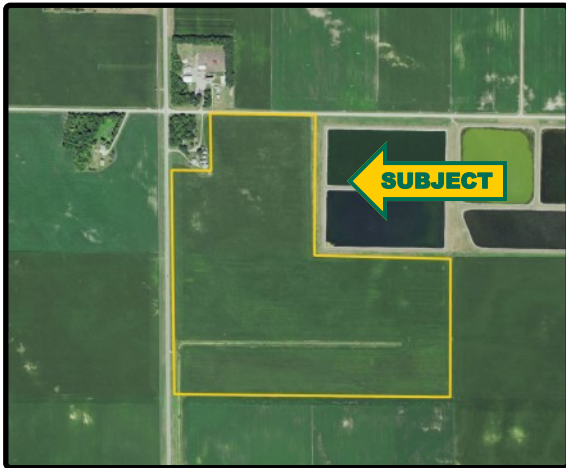
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 17, 2021** to:

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



Acres

**Total Bid Amount
(Nearest \$1,000.00)**

Parcel 1- 114.20 Ac., m/l x \$ _____ = \$ _____

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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