

Sealed Bid Auction

ACREAGE:

86.58 Acres, m/l
 In 2 parcels
 Nicollet County, MN

DATE:

September 22, 2021
10:00 a.m.
 Registered Bidders Only

LOCATION:

Country Inn & Suites
 Mankato, MN



Parcel
2

 30.00 Ac.

Parcel
1

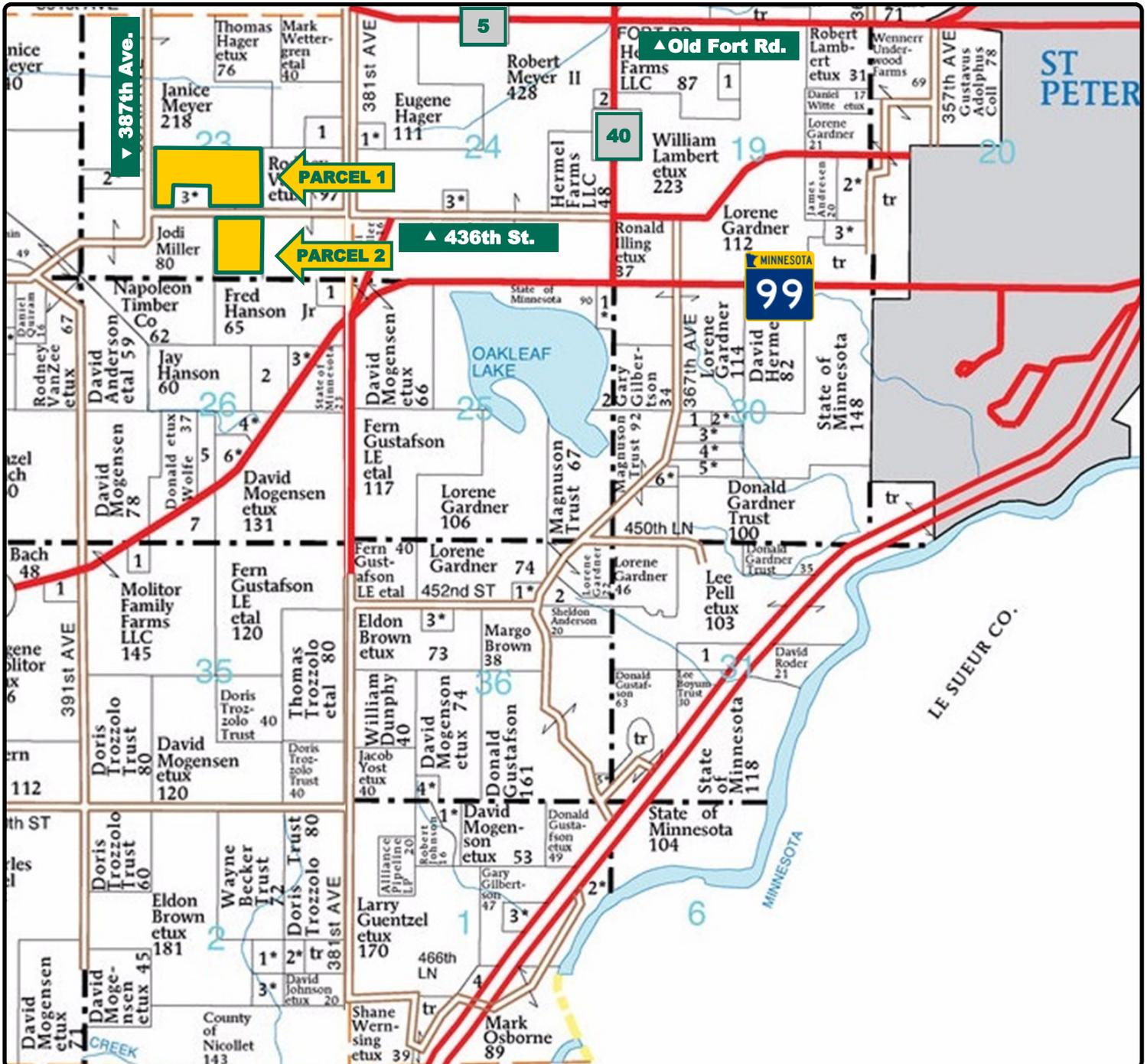
 56.58 Ac.

Property Key Features

- Holteen Family Farm - Since February 1885
- High-Quality Soils with Existing Drainage Outlets
- Offered as Two Parcels or Combined

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



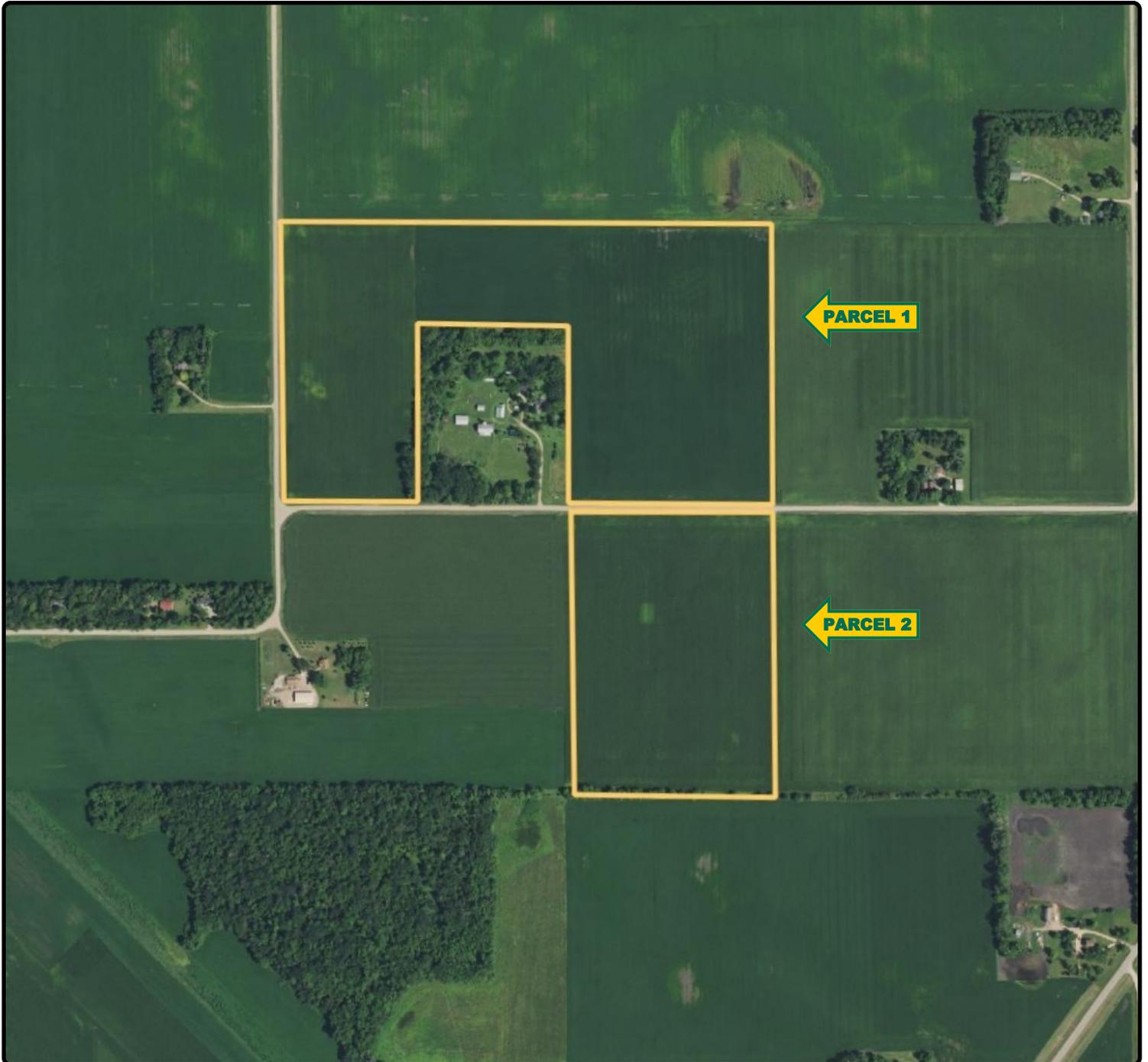
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Aerial Photo

Oshawa Township, Nicollet County, MN



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Aerial Photo

Parcel 1 - 56.58 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres: 53.70*
Corn Base Acres: 34.43*
Bean Base Acres: 19.27*
Soil Productivity: 88.90 CPI

**Acres are estimated.*

© NAIP/Minnesota Imagery: 2015

Parcel 1 Property Information 56.58 Acres, m/l

Location

From St. Peter: head southwest on Broadway Ave. towards Old Fort Rd., continue on Old Fort Rd. for 3¼ miles, then south on 387th Ave./Oshawa Township 84 for 1 mile. The farm is on the east side of 387th Ave. at 436th St.

Legal Description

NE¼ SW¼ and W¼ NW¼ SE¼, exc. 13.42 Ac., in Section 23, Township 110 North, Range 27 West of the 5th P.M., Nicollet Co., MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$3,418*
Net Taxable Acres: 56.58*
Tax per Net Taxable Acre: \$60.41*
PIN Number: 101231205

**Taxes are estimated pending potential parcel split. Nicollet County Assessor/Treasurer will determine final tax figures.*

FSA Data

Farm Number 4510, Tract 10702
FSA/Eff. Crop Acres: 53.70*
Corn Base Acres: 34.43*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 19.27*
Bean PLC Yield: 47 Bu.

**Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Cordova, Cordova-Rolfe and Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 88.90. See soil map for details

Mineral Rights

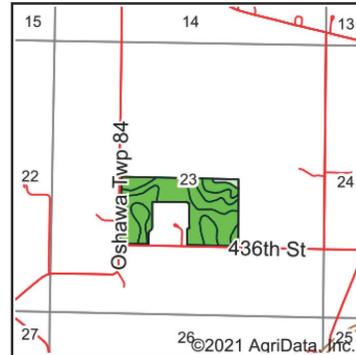
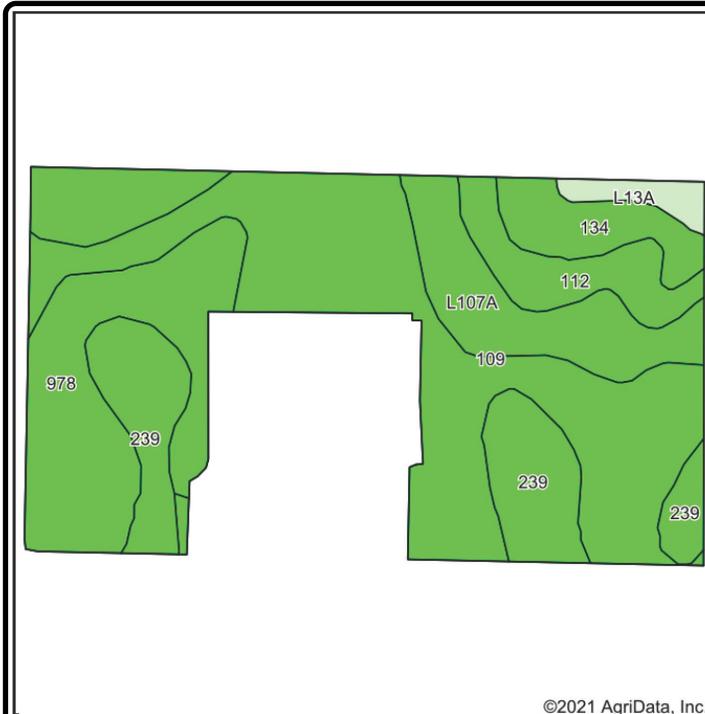
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling

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State: **Minnesota**
 County: **Nicollet**
 Location: **23-110N-27W**
 Township: **Oshawa**
 Acres: **53.7**
 Date: **8/15/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	19.54	36.4%		IIw	87
978	Cordova-Rolfe complex, 0 to 2 percent slopes	10.01	18.6%		IIw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	8.57	16.0%		IIw	91
239	Le Sueur loam, 1 to 3 percent slopes	7.99	14.9%		Iw	97
112	Harps clay loam, 0 to 2 percent slopes	3.52	6.6%		IIw	90
134	Okoboji silty clay loam, 0 to 1 percent slopes	3.01	5.6%		IIIw	86
L13A	Klossner muck, 0 to 1 percent slopes	1.06	2.0%		IIIw	77
Weighted Average						88.9

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

Drainage

Some tile. Outlet: CD13A Private mains and laterals. See tile map.

Buildings/Improvements

None. Parcel 1 has no building rights.

Water & Well Information

None.

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Aerial Photo

Parcel 2 - 30.00 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres: 29.59*
Corn Base Acres: 18.97*
Bean Base Acres: 10.62*
Soil Productivity: 89.00 CPI

**Acres are estimated.*

Parcel 2 Property Information 30.00 Acres, m/l

Location

From St. Peter: head southwest on Broadway Ave. towards Old Fort Rd., continue on Old Fort Rd. for 3/4 miles, then south on 387th Ave./ Oshawa Township 84 for 1 mile. The farm is on the south side of 436th St.

Legal Description

West 30 acres of SW 1/4 SE 1/4, Section 23, Township 110 North, Range 27 West of the 5th P.M., Nicollet Co., MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$1,884.00*
Net Taxable Acres: 30.00*
Tax per Net Taxable Acre: \$62.80*
PIN Number: 101231205
**Taxes are estimated pending potential parcel split. Nicollet County Assessor/Treasurer will determine final tax figures.*

FSA Data

Farm Number 4510, Tract 10702
FSA/Eff. Crop Acres: 29.59*
Corn Base Acres: 18.97*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 10.62*
Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC/NW- Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Cordova and Le Sueur.
Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 89.00.
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

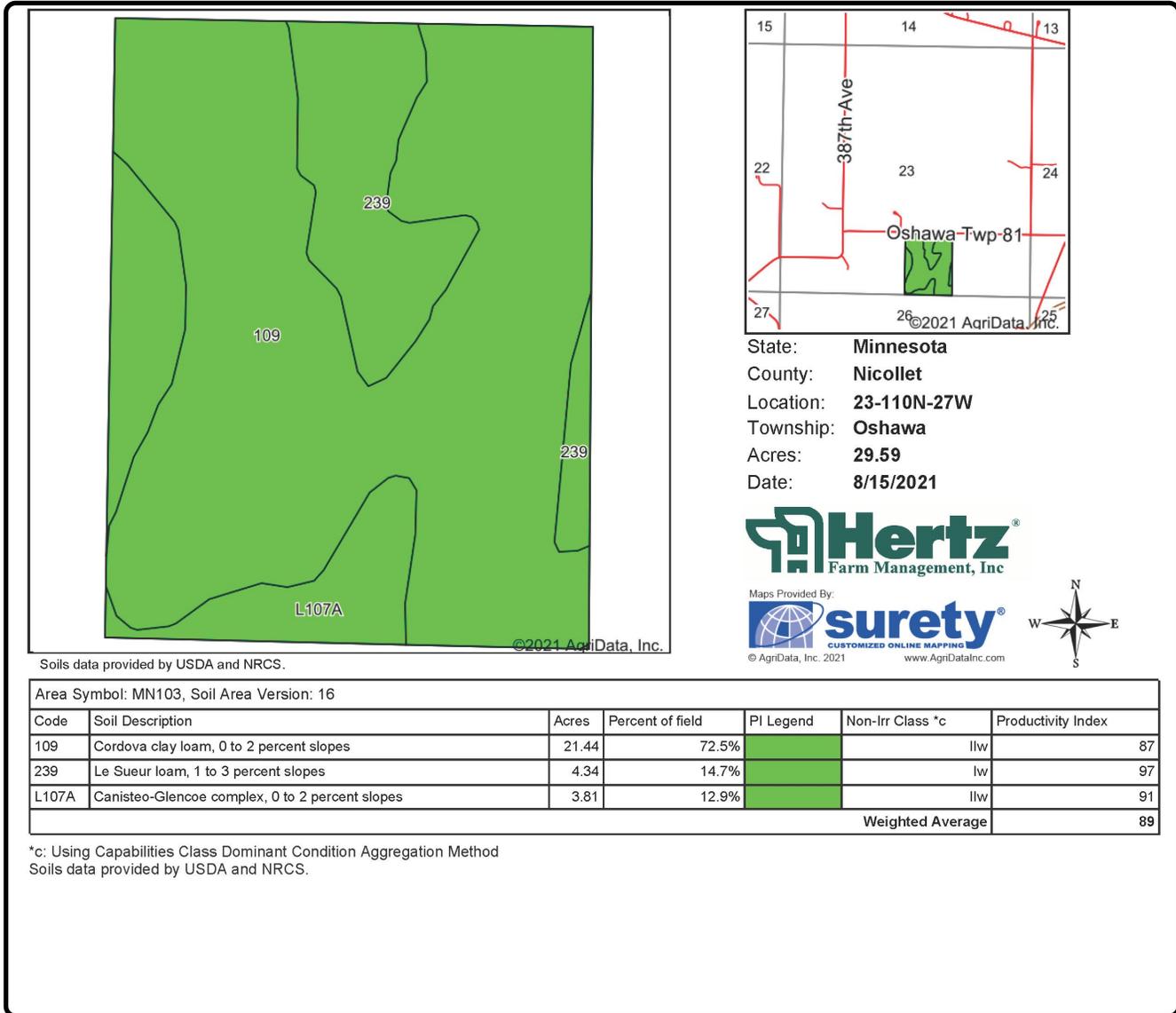
Level to rolling.

Drainage

Some tile. Outlet: CD13A. Private mains and laterals. See tile map.

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Buildings/Improvements

None. Parcel 2 has one building right.

Water & Well Information

None.

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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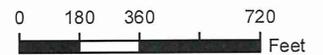
USDA United States Department of Agriculture
Nicollet County, Minnesota

Farm 4510

Tract 10702

2021 Program Year

Map Created March 24, 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

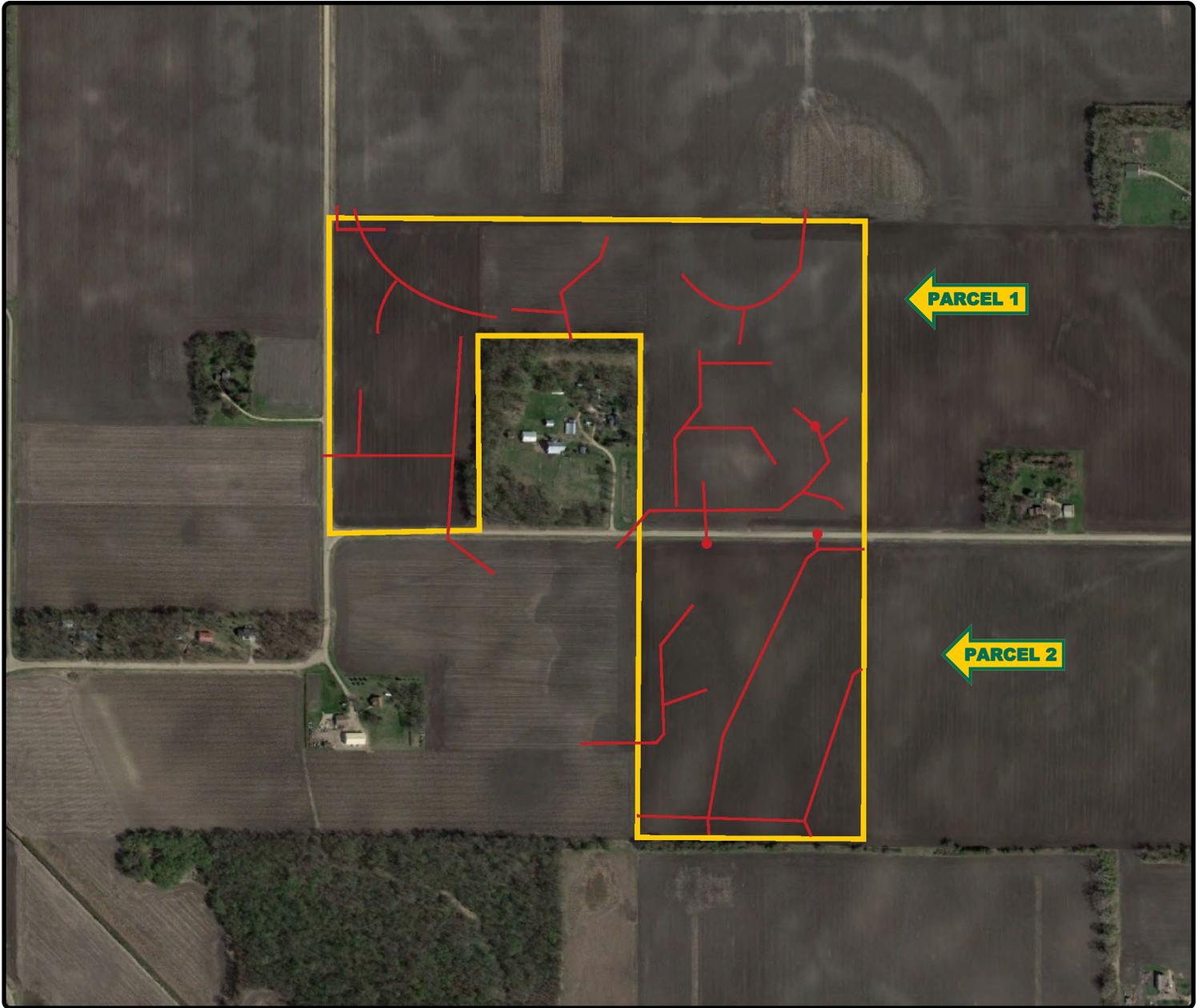
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 83.29 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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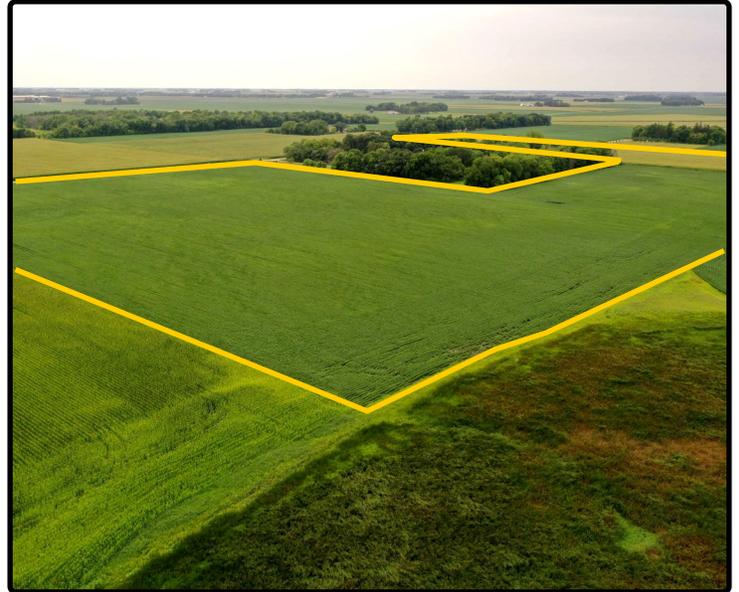
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Parcel 1 - SE Looking NW



Parcel 1 - NE Looking SW



Parcel 1 - SW Looking NE



Parcel 1 - NW Looking SE



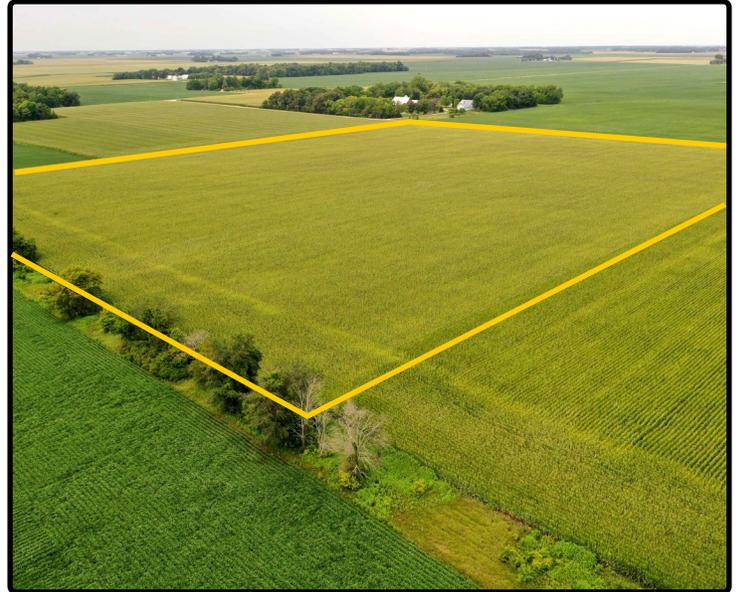
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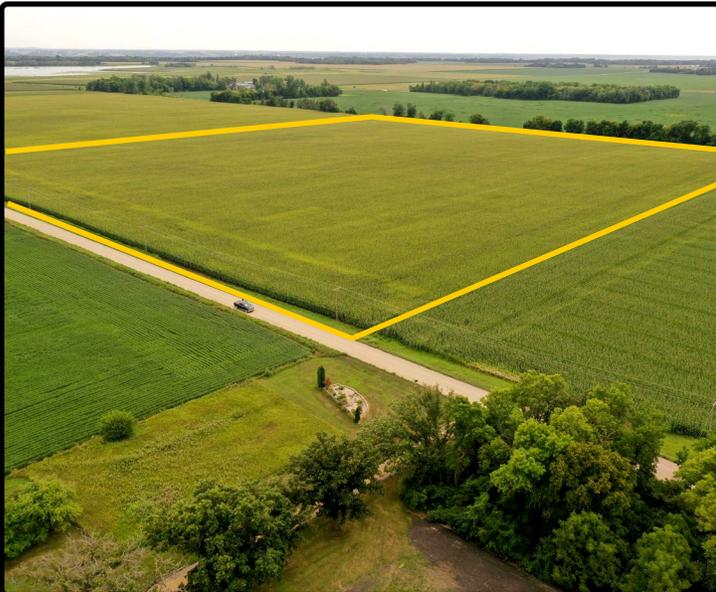
Parcel 2 - SW Looking NE



Parcel 2 - SE Looking NW



Parcel 2 - NW Looking SE



Parcel 2 - NE Looking SW



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Auction Information

Bid Deadline/Mailing Info:

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

Mail To:

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

Auction Location Date:

Date: **Wed., Sept. 22, 2021**

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

Site: **Country Inn & Suites
1900 Premier Dr.
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 **Fri., 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 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

Holteen Family

Agency

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

Auctioneer

Charles Wingert

Attorney

Marshall Anthony
Anthony & Anthony 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 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.

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

86.58 Acres in 2 Parcels - Nicollet 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: Charles Wingert
151 St. Andrews Ct., Ste 1310
Mankato, MN 56001



Acres

Parcel 1 - 56.58 Ac., m/l
Parcel 2 - 30.00 Ac., m/l
Combined Parcels -
86.58 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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