

Sealed Bid Auction

ACREAGE:

33.62 Acres, m/l
Blue Earth County, MN

DATE:

September 22, 2021
2:00 p.m.
Registered Bidders Only

LOCATION:

FSA Building
Mankato, MN

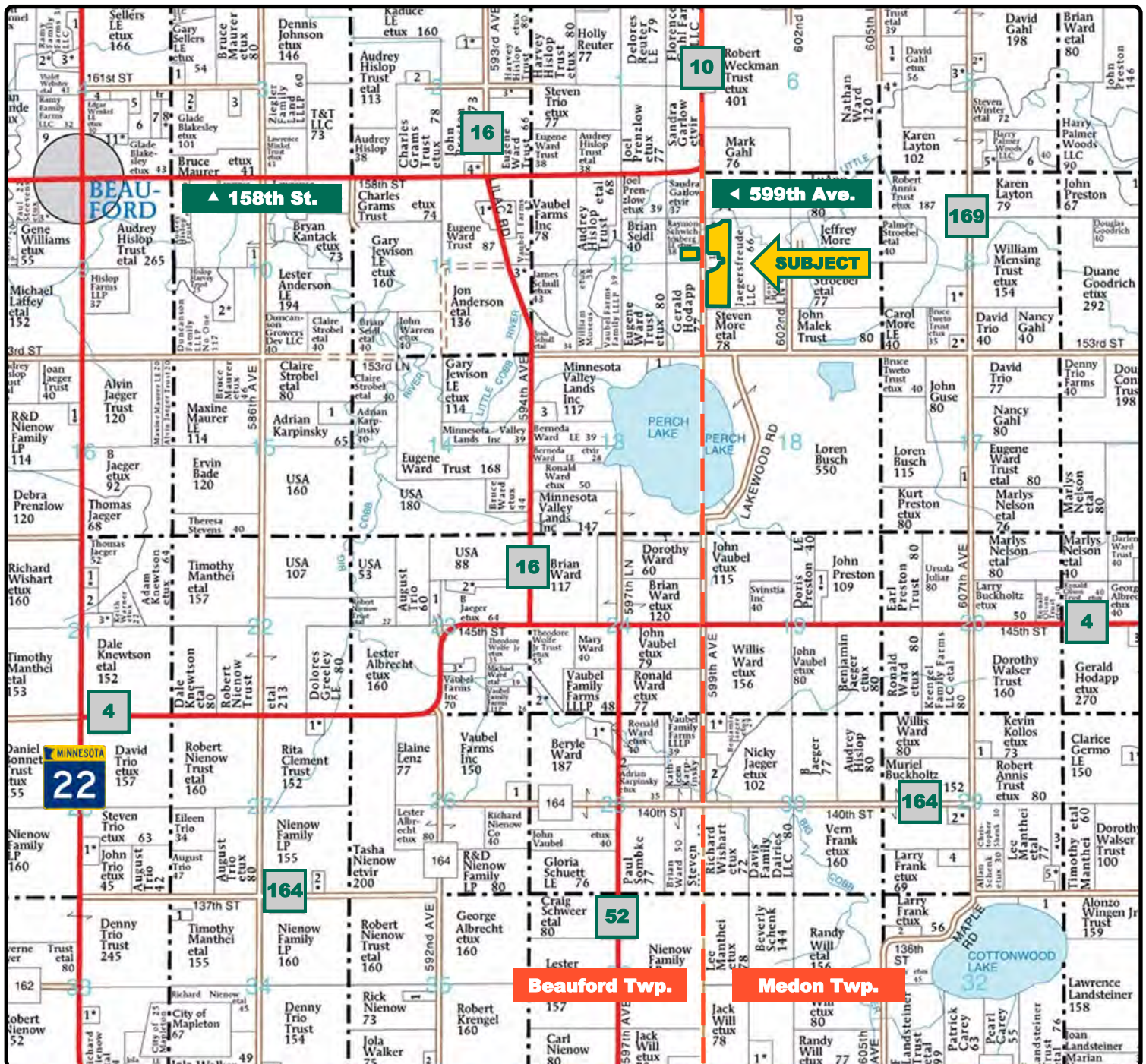


Property Key Features

- Quality Farmland Located East of Beauford, MN
- 33.54 FSA/Effective Crop Acres with 82.30 CPI
- Private Tile Outlets and Random Laterals

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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



Map reproduced with permission of Farm & Home Publishers, Ltd.

Charles Wingert, ALC
 Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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

Aerial Photo

33.62 Acres, m/l



FSA/Eff. Crop Acres: 33.54
Soil Productivity: 82.30 CPI

Property Information 33.62 Acres, m/l

Location

From Beauford: Go east on 158th St. for 3.5 miles, then turn south on 599th Ave. for 0.8 miles. Property will be on the east and west sides of 599th Ave.

Legal Description

W20A SW¼ NW¼, W20A NW¼ SW¼ with exceptions, Section 7, Township 106 North, Range 25 West, 30.26A and part of SE¼ NE¼, Section 12, Township 106 North, Range 26 West, 3.36A, Blue Earth County, MN. *Final abstract to govern.*

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$1,678.00
Net Taxable Acres: 33.62
Tax per Net Taxable Acre: \$49.91

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 13100, Tract 15950
FSA/Eff. Crop Acres: 33.54
FSA Base Acres and Yields not available as not reported to FSA Office.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC/NW: Prior Converted/No Wetlands.

Soil Types/Productivity

Main soil types are Le Sueur and Klossner. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 82.30. 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

Outlets: Little Cobb River to north, 8" tile to southwest. Random laterals. See tile map. Contact agent for details.

Buildings/Improvements

None.

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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

Soil Map

33.54 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Blue Earth**
 Location: **7-106N-25W**
 Township: **Medo**
 Acres: **33.54**
 Date: **8/17/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN013, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
239	Le Sueur loam, 1 to 3 percent slopes	12.89	38.4%		Iw	97
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	6.88	20.5%		IIlw	77
211	Lura silty clay, 0 to 1 percent slopes	4.99	14.9%		IIlw	81
109	Cordova clay loam, 0 to 2 percent slopes	2.76	8.2%		IIw	87
106D	Lester loam, 10 to 16 percent slopes	2.22	6.6%		Ive	67
353	Comfrey clay loam, frequently flooded	2.22	6.6%		Vlw	20
286	Shorewood silty clay loam, 1 to 6 percent slopes	0.82	2.4%		Ile	95
110	Marna silty clay loam, 0 to 2 percent slopes	0.57	1.7%		IIw	87
106C	Lester loam, 6 to 10 percent slopes	0.19	0.6%		IIIe	78
Weighted Average						82.3

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

Water & Well Information

No known wells.

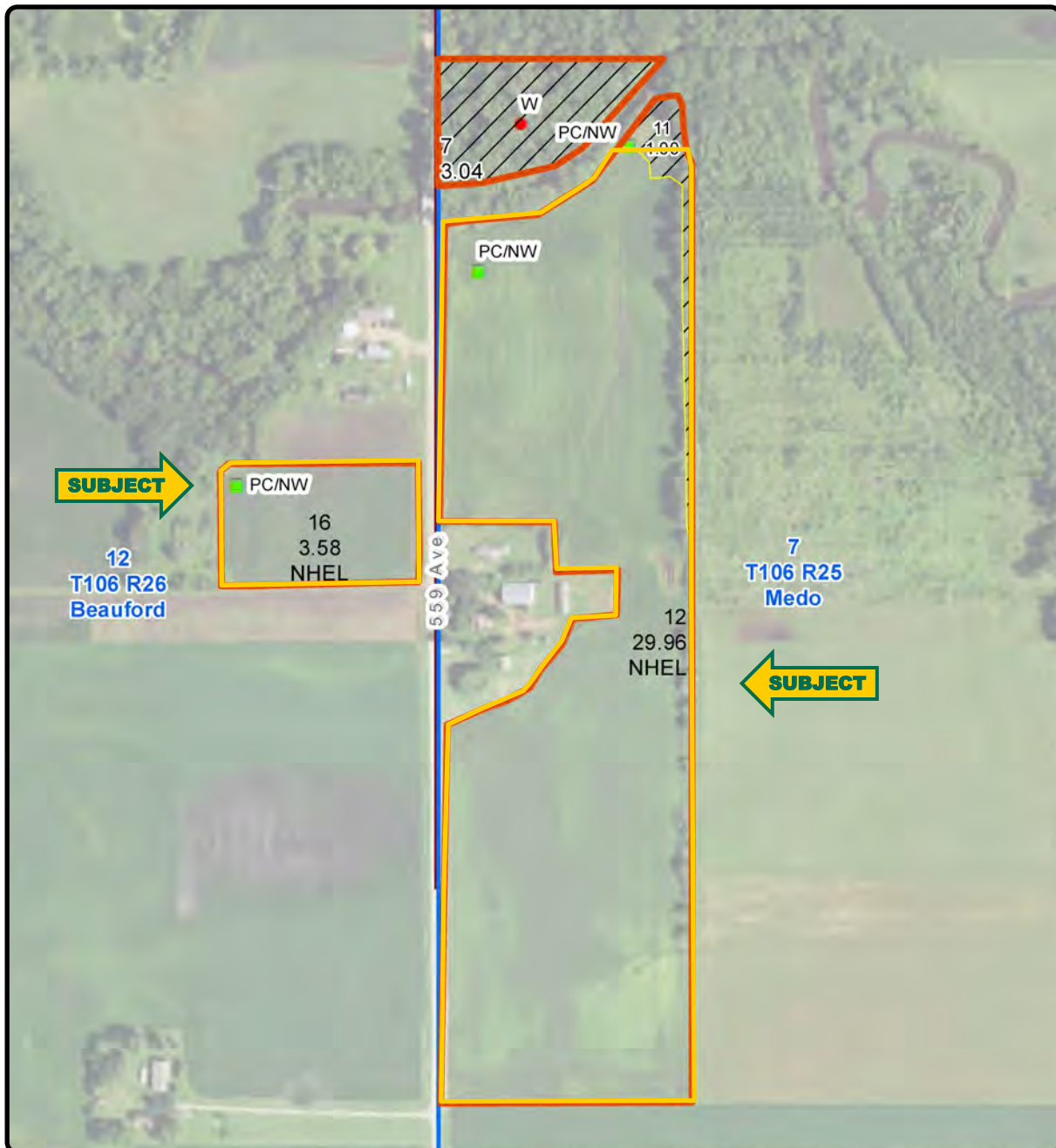
Comments

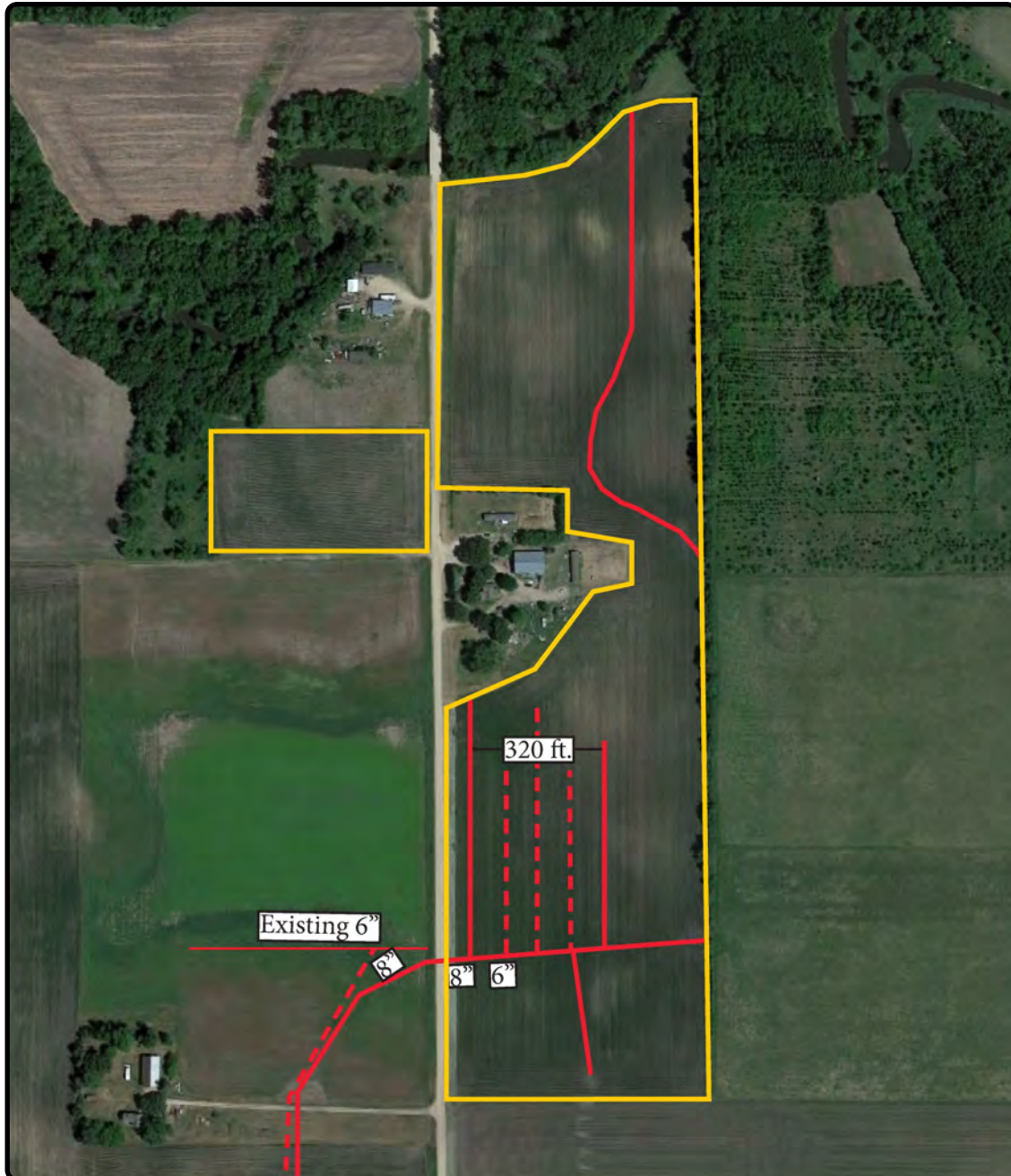
The part of the property that lies on the west side of 599th Ave. is 3.36 acres m/l and the part of the property that lies on the east side of 599th Ave. is 30.26 acres m/l.

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.

Charles Wingert, ALC
 Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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



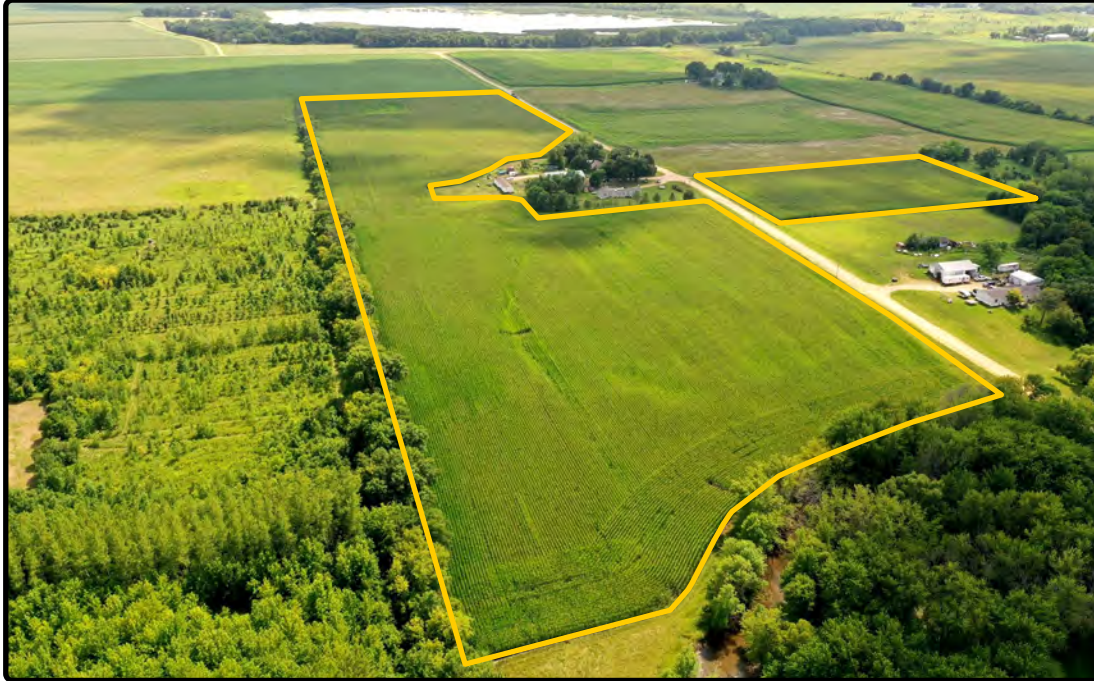


This tile map has been re-created from an older/hand-drawn map for clarity. Original map is available upon request.

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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

Northeast Corner Looking Southwest



Southwest Looking Northeast



Northwest Looking Southeast



Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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

Bid Deadline/Mailing Info:

Bid Deadline: **Sat., Sept. 18, 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: **2:00 p.m.**

Site: **FSA Building
1160 S. Victory 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 **Saturday, September 18, 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

Michael Hagen

Agency

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

Auctioneer

Charles Wingert

Attorney

Abbie Olson
Maschka, Riedy, Ries & Frentz

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 shall pay the real estate taxes and special assessment 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.

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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

Registration & Bidding Form

33.62 Acres in 1 Parcel - 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.

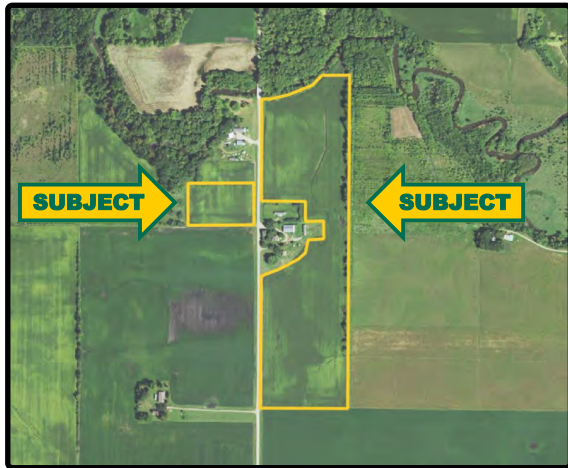
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 **Saturday, September 18, 2021** to:

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



Acres

Parcel 1 - 33.62 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).

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals