

Sealed Bid Auction

ACREAGE:

126.30 Acres, m/l
Sibley County, MN

DATE:

September 24, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Arlington
Community Center
Arlington, MN



Property Key Features

- Century Farm in the Ryan Family since 1872
- Excellent Soil Productivity at 91.70 CPI
- Private Outlets and County Ditch 26

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

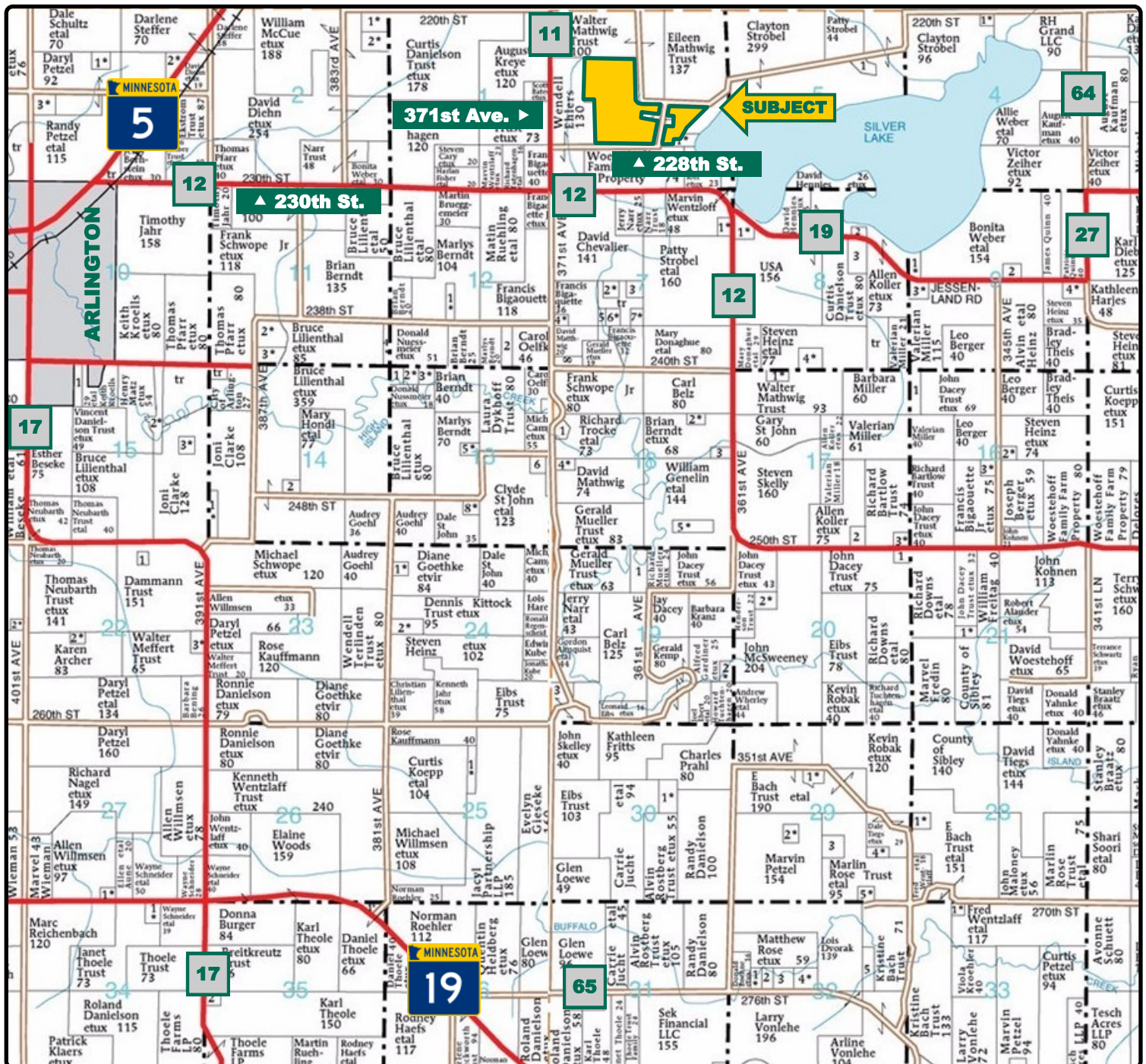
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Mankato, MN 56001

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Plat Map

Jessenland Township, Sibley County, MN



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

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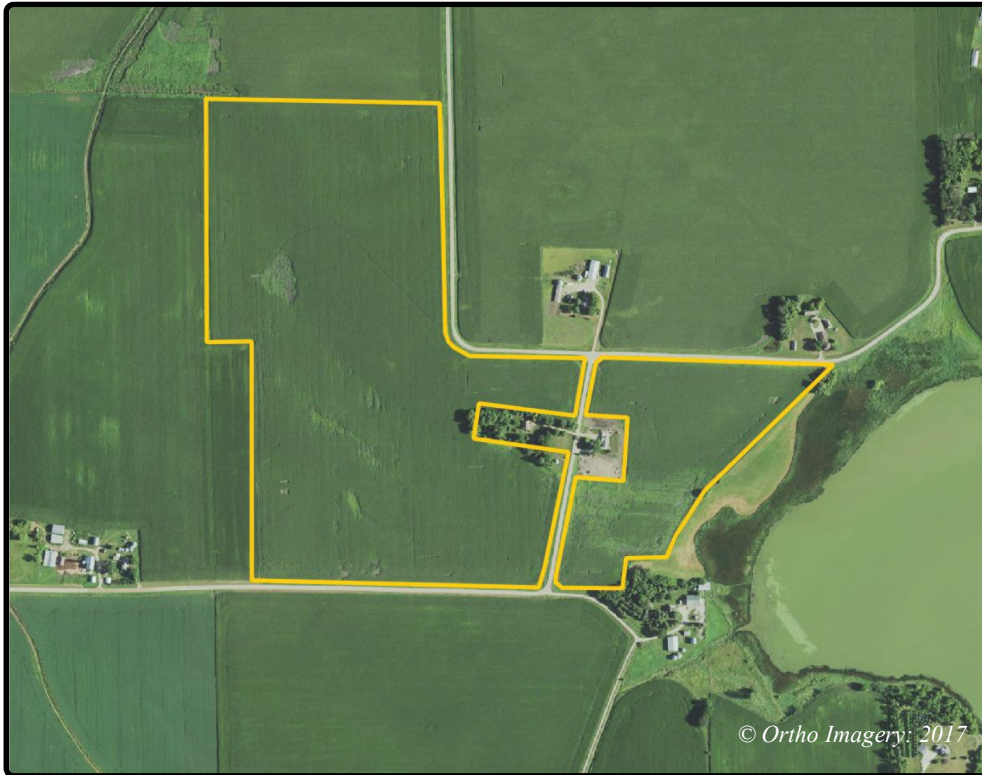
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Aerial Photo

126.30 Acres, m/l



FSA/Eff. Crop Acres: 105.72

Corn Base Acres: 85.60

Bean Base Acres: 20.12

Soil Productivity: 91.70 CPI

© Ortho Imagery: 2017

Property Information 126.30 Acres, m/l

Location

From Arlington: go northeast on MN-5 for 0.5 miles, then east on 230th St. for 2.6 miles. Turn north on 371st Ave. for 0.2 miles, then east on 228th St. Follow the road north and property will be on the east and west sides of 228th St.

Legal Description

SE $\frac{1}{4}$ NW $\frac{1}{4}$, E 33.75 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$, Govt. Lot 1 excluding 1.75 acres, all in Section 6, Township 113 North, Range 26 West of the 5th PM, Sibley County, MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$6,208.00
Net Taxable Acres: 126.30
Tax per Net Taxable Acre: \$49.15

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 7987, Tract 2029
FSA/Eff. Crop Acres: 105.72
Corn Base Acres: 85.60
Corn PLC Yield: 153 Bu.
Bean Base Acres: 20.12
Bean PLC Yield: 38 Bu.

NRCS Classification

Tract contains a Farmable Wetland (FW) and Wetland (W). See FSA Aerial Map.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Cordova, and Reedslake-Le Sueur Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.70. 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 gently rolling.

Drainage

Some tile including County Ditch 26 and private outlets. No maps available. Contact agent for details.

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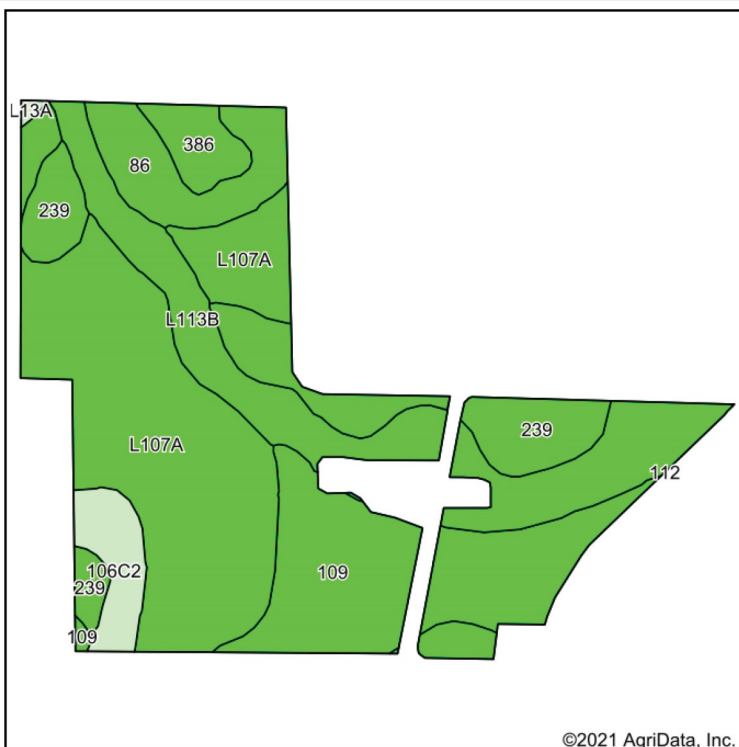
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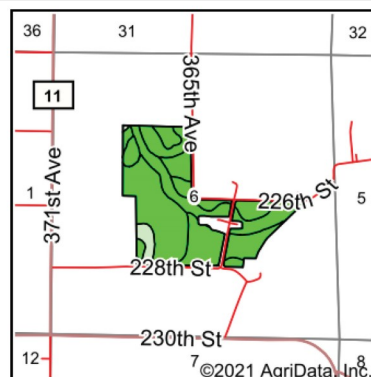
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Sibley**
Location: **6-113N-26W**
Township: **Jessenland**
Acres: **105.72**
Date: **8/13/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN143, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| L107A | Canisteo-Glencoe complex, 0 to 2 percent slopes | 38.17 | 36.1% | | IIw | 91 |
| 109 | Cordova clay loam, 0 to 2 percent slopes | 20.12 | 19.0% | | IIw | 87 |
| L113B | Reedslake-Le Sueur complex, 1 to 6 percent slopes | 19.77 | 18.7% | | Ile | 98 |
| 239 | Le Sueur loam, 1 to 3 percent slopes | 12.82 | 12.1% | | Iw | 97 |
| 86 | Canisteo clay loam, 0 to 2 percent slopes | 7.43 | 7.0% | | IIw | 93 |
| 106C2 | Lester loam, 6 to 10 percent slopes, moderately eroded | 4.10 | 3.9% | | IIIe | 76 |
| 386 | Okoboji mucky silty clay loam | 3.10 | 2.9% | | IIIw | 86 |
| L13A | Klossner muck, 0 to 1 percent slopes | 0.21 | 0.2% | | IIw | 77 |
| Weighted Average | | | | | | 91.7 |

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

Buildings/Improvements

Property includes older grain bin.
Capacity unknown.

Water & Well Information

No known wells.

Comments

Farm has been in the Ryan Family since 1872. Farm no longer includes the two building sites on the east and west sides of 228th St.

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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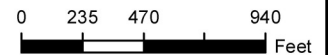
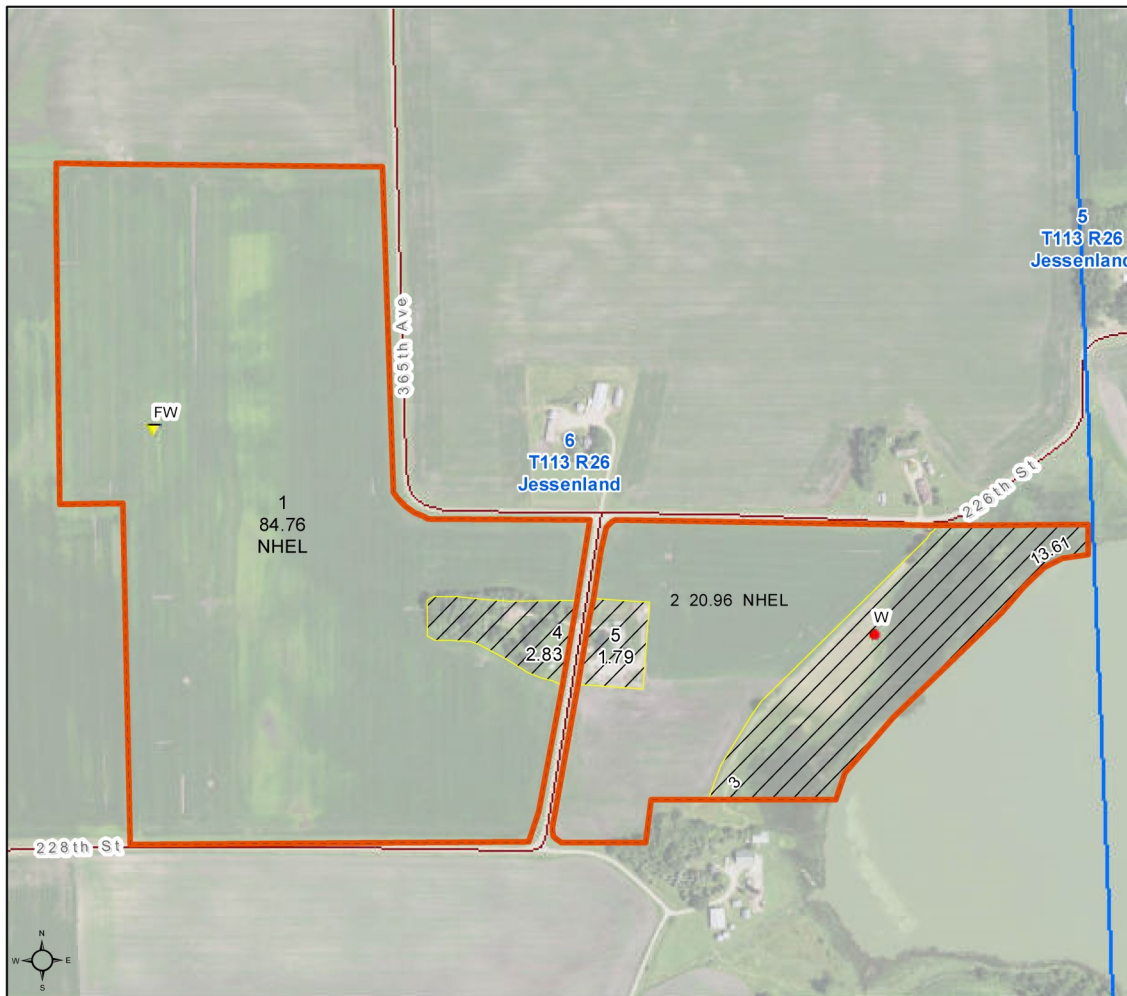
Sibley County, Minnesota

Farm 7987

Tract 2029

2021 Program Year

Map Created April 12, 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: 105.72 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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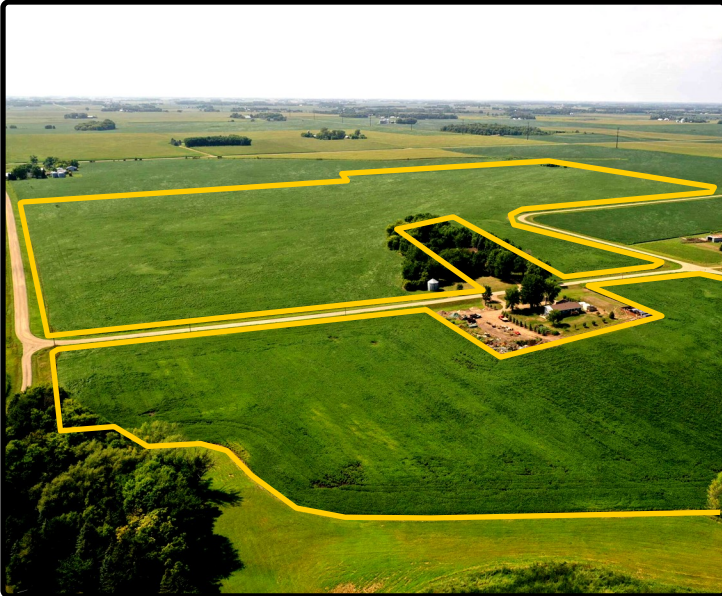
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Southeast Looking Northwest



County Ditch 26 Outlet



Southwest Looking Northeast



East Looking West



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Sept. 21, 2021**

Mail To:

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

Auction Location Date:

Date: **Fri., Sept. 24, 2021**

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

Site: **Arlington Community
Center
204 Shamrock Dr.
Arlington, MN 55307**

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 **Tuesday September 21, 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

The Ryan Family

Agency

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

Auctioneer

Geoff Mead, License Number 07-20-11

Attorney

Carol Mayer
Mayer Law Office, LLC

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 November 3, 2021, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given after 2021 crop is harvested. The Seller shall pay the real estate taxes and special assessments due and payable in 2021, and will receive 2021 income. The successful bidder 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

126.30 Acres- Sibley 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.

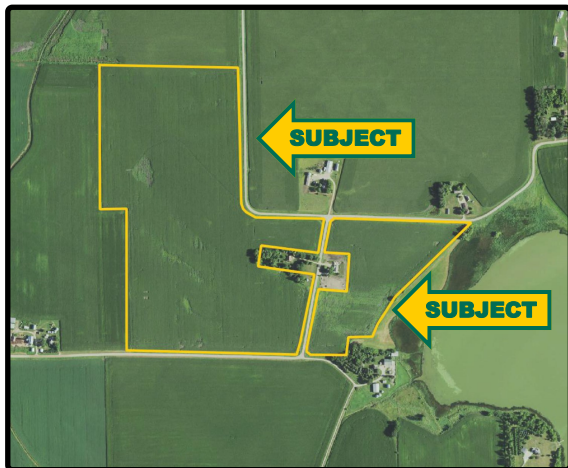
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 **Tuesday, September 21, 2021** to:

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



Acres

126.30 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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