

Sealed Bid Auction

ACREAGE:

160.00 Acres, m/l
In 2 parcels
Renville County, MN

DATE:

September 23, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Hector Community Center
Hector, MN



Property Key Features

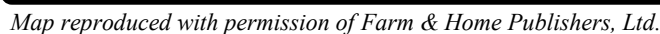
- Highly Productive Farm Located on Hard-Surface Road
- Parcel 1— 78.66 Estimated FSA/Effective Crop Acres with a CPI of 88.90
- Parcel 2— 64.81 Estimated FSA/Effective Crop Acres with a CPI of 90.30

Terry Dean, ALC
Licensed Salesperson in MN
320-582-0563
TerryD@Hertz.ag

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

Justin Bahr, AFM
Licensed Salesperson in MN & IA
641-373-2017
JustinB@Hertz.ag

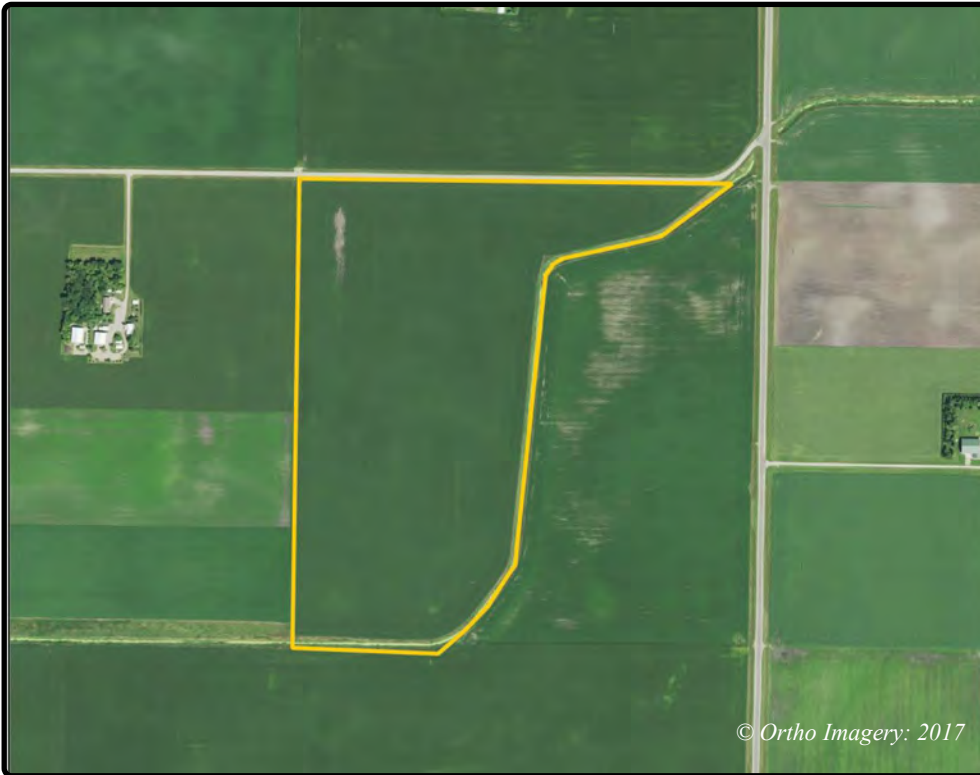
Melville Township, Renville County, MN



JustinB@Hertz.ag

Aerial Photo

Parcel 1 - 87.00 Acres, m/l



© Ortho Imagery: 2017

Parcel 1

FSA/Eff. Crop Acres: 78.66*
CRP Acres: 3.05
Corn Base Acres: 41.40*
Bean Base Acres: 27.70*
Soil Productivity: 88.90 CPI

**Acres are estimated.*

Parcel 1 Property Information 87.00 Acres, m/l

Location

From Hector: go northwest on US-212 for 2.9 miles, then continue north on Co. Hwy. 16/Co. Rd. 16 for 2 miles. Turn west on 825th Ave. for 0.4 miles. The property will be on the south side of 825th Ave.

Legal Description

W½ SE¼ Section 11, Township 115 North, Range 33 West of the 5th P.M., Renville County, MN.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$3,062.00*
Special Assessments: \$669.00, with a balance of \$905.00 in future assessments*
Net Taxable Acres: 87.00*
Tax per Net Taxable Acre: \$35.19*
**Tax figures estimated due to tax parcel split. Renville County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 8131, Tract 1940
FSA/Eff. Crop Acres: 78.66*
CRP Acres: 3.05
Corn Base Acres: 41.40*
Corn PLC Yield: 154 Bu.
Bean Base Acres: 27.70*
Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetlands.

CRP Contracts

There are 3.05 acres enrolled in a CP-21 contract that pays \$836.00 annually and expires September 30, 2032.

Soil Types/Productivity

Main soil types are Okoboji and Harps. Crop Productivity Index (CPI) on the Est. FSA/Eff. Crop acres is 88.90. See soil map for details.

Terry Dean, ALC

Licensed Salesperson in MN

320-582-0563

TerryD@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag

Justin Bahr, AFM

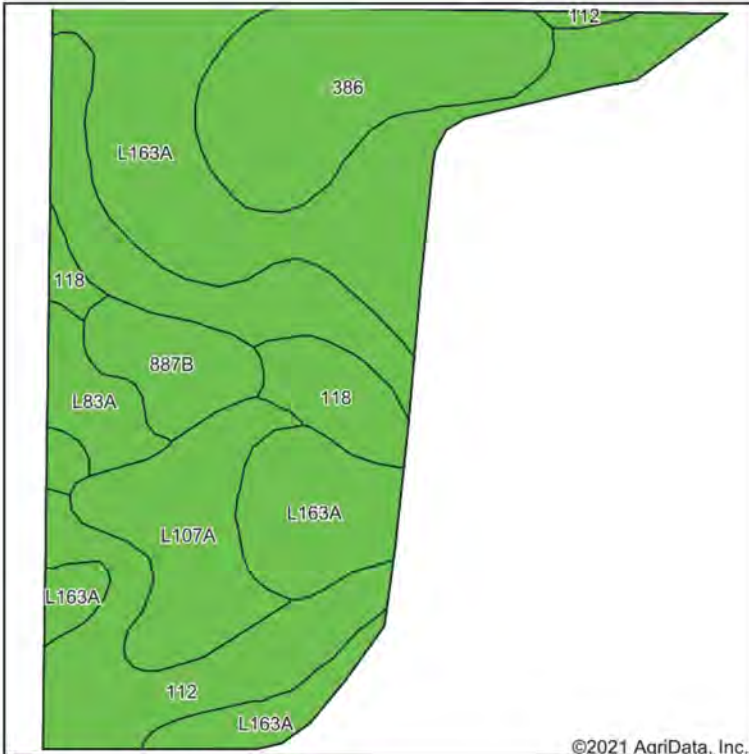
Licensed Salesperson in MN & IA

641-373-2017

JustinB@Hertz.ag

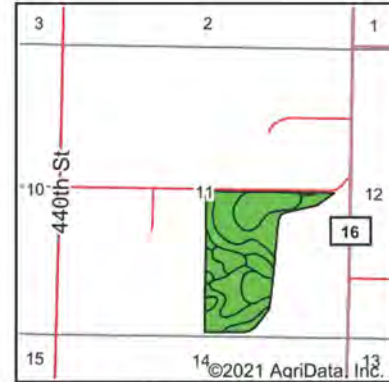
Soil Map

Parcel 1 - 78.66 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.



State: **Minnesota**
County: **Renville**
Location: **11-115N-33W**
Township: **Melville**
Acres: **78.66**
Date: **8/19/2021**

Hertz
Farm Management, Inc.

Maps Provided By



© AgriData, Inc. 2021

surety
CUSTOMIZED ONLINE MAPPING

www.AgriDataInc.com



Area Symbol: MN129, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	28.16	35.8%		IIIw	86
112	Harpis clay loam, 0 to 2 percent slopes	17.68	22.5%		IIw	90
386	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	12.51	15.9%		IIIw	86
L107A	Canistota-Glencoe complex, 0 to 2 percent slopes	8.50	10.8%		IIw	91
118	Crippin loam, 1 to 3 percent slopes	4.76	6.1%		Ie	100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.14	5.3%		Ile	92
L83A	Webster clay loam, 0 to 2 percent slopes	2.91	3.7%		IIw	93
Weighted Average						88.9

Mineral Rights

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

Land Description

Level to rolling.

Drainage

12" county main with 6" and 8" branches.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Terry Dean, ALC

Licensed Salesperson in MN

320-582-0563

TerryD@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag

Justin Bahr, AFM

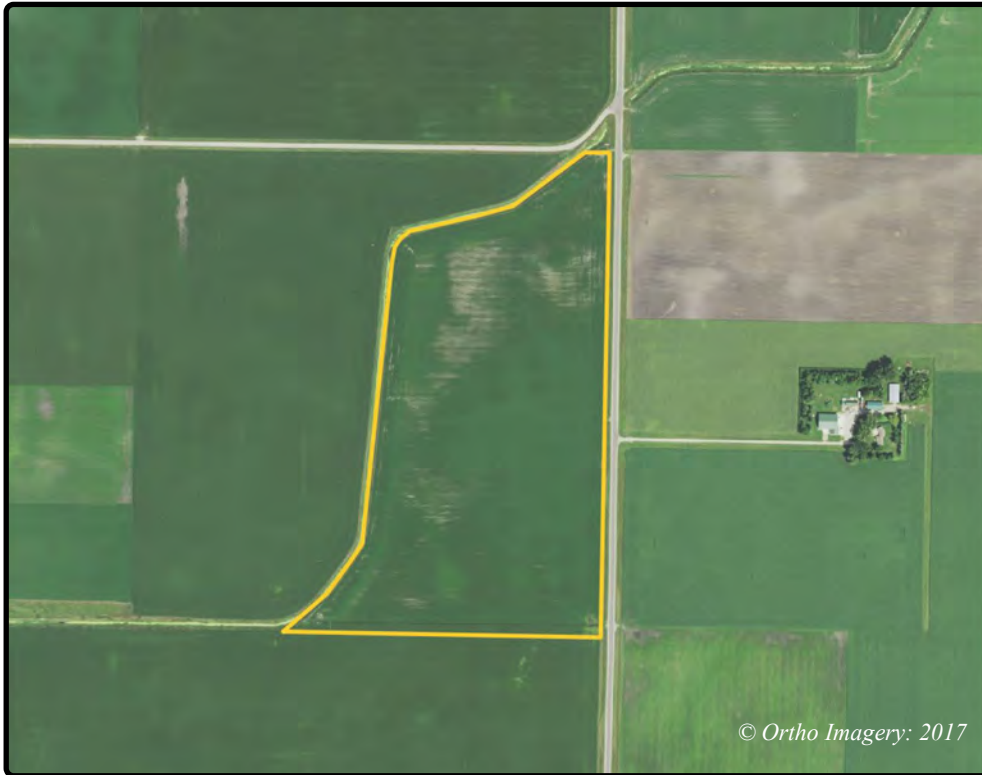
Licensed Salesperson in MN & IA

641-373-2017

JustinB@Hertz.ag

Aerial Photo

Parcel 2 - 73.00 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres: 64.81*
CRP Acres: 2.83
Corn Base Acres: 41.40*
Bean Base Acres: 27.70*
Soil Productivity: 90.30 CPI

**Acres are estimated.*

Parcel 2 Property Information 73.00 Acres, m/l

Location

From Hector: go northwest on US-212 for 2.9 miles, then continue north on Co. Hwy.16/Co. Rd.16 for 2 miles. The property will be on the west side of Co. Rd.16.

Legal Description

E½ SE¼ Section 11, Township 115 North, Range 33 West of the 5th P.M., Renville County, MN.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2021
 Ag Non-Hmstd Taxes: \$2,569.00*
 Special Assessments: \$561.00, with a balance of \$759.00 in future assessments*
 Net Taxable Acres: 73.00*
 Tax per Net Taxable Acre: \$35.19*
**Tax figures estimated due to tax parcel split. Renville County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 8131, Tract 1940
 FSA/Eff. Crop Acres: 64.81*
 CRP Acres: 2.83
 Corn Base Acres: 41.40*
 Corn PLC Yield: 154 Bu.
 Bean Base Acres: 27.70*
 Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
 PCNW: Prior Converted Non-Wetlands.
 Tract contains a wetland.

CRP Contracts

There are 2.83 acres enrolled in a CP-21 contract that pays \$776.00 annually and expires September 30, 2032.

Soil Types/Productivity

Main soil types are Harps and Okoboji.
 Crop Productivity Index (CPI) on the Est. FSA/Eff. Crop acres is 90.30. See soil map for details.

Terry Dean, ALC

Licensed Salesperson in MN
320-582-0563
TerryD@Hertz.ag

507-345-5263

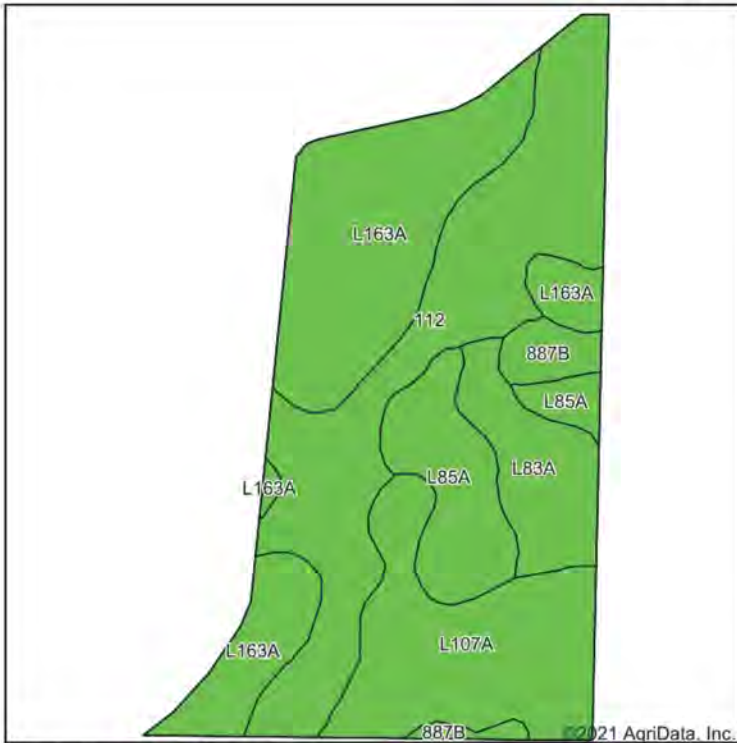
151 Saint Andrews Ct. Ste.,1310
 Mankato, MN 56001
www.Hertz.ag

Justin Bahr, AFM

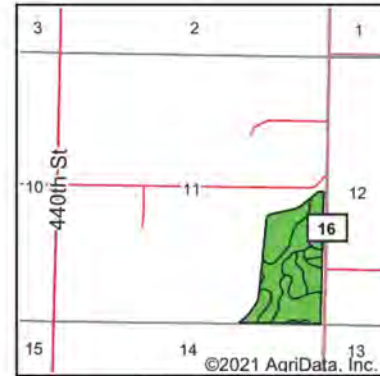
Licensed Salesperson in MN & IA
641-373-2017
JustinB@Hertz.ag

Soil Map

Parcel 2 - 64.81 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Renville**
Location: **11-115N-33W**
Township: **Melville**
Acres: **64.81**
Date: **8/25/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN129, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
112	Harps clay loam, 0 to 2 percent slopes	19.36	29.9%		IIw	90
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	18.85	29.1%		IIlw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	12.25	18.9%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.90	10.6%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	5.42	8.4%		IIw	93
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.03	3.1%		Ile	92
Weighted Average						90.3

Mineral Rights

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

Land Description

Level to rolling.

Drainage

5"county main. Some random and system tiling. Contact agent for maps.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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.

Terry Dean, ALC

Licensed Salesperson in MN

320-582-0563

TerryD@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste.,1310

Mankato, MN 56001

www.Hertz.ag

Justin Bahr, AFM

Licensed Salesperson in MN & IA

641-373-2017

JustinB@Hertz.ag

Northeast Looking Southwest



Southeast Looking Southwest



Terry Dean, ALC
Licensed Salesperson in MN
320-582-0563
TerryD@Hertz.ag

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

Justin Bahr, AFM
Licensed Salesperson in MN & IA
641-373-2017
JustinB@Hertz.ag

Auction Information

Bid Deadline/Mailing Info:

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

Mail To:

**Hertz Farm Management
151 Saint Andrews Ct.
Suite 1310
Mankato, MN 56001**

Auction Location Date:

Date: **Thurs., Sept. 23, 2021**

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

Site: **Hector Community
Center
130 Main St. S
Hector, MN 55342**

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

- Parcels 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

Michael Bercu

Agency

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

Auctioneer

Charles Wingert

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 assessment for 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.

Survey

If parcels sell to separate buyers, property will be surveyed with surveying costs to be split equally between the seller and each buyer. The final sale price will not be adjusted due to survey.

Terry Dean, ALC

Licensed Salesperson in MN

320-582-0563

TerryD@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag

Justin Bahr, AFM

Licensed Salesperson in MN & IA

641-373-2017

JustinB@Hertz.ag

Registration & Bidding Form

160.00 Acres in 2 Parcels - 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 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001



Acres

Total Bid Amount (Nearest \$1,000.00)

Parcel 1 - 87.00 Ac., m/l	\$ _____
Parcel 2 - 73.00 Ac., m/l	\$ _____
Combination - 160.00 Ac., m/l	\$ _____

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).

Terry Dean, ALC
Licensed Salesperson in MN
320-582-0563
TerryD@Hertz.ag

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

Justin Bahr, AFM
Licensed Salesperson in MN & IA
641-373-2017
JustinB@Hertz.ag

Make the Most of Your Farmland Investment

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

Terry Dean, ALC
Licensed Salesperson in MN
320-582-0563
TerryD@Hertz.ag

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

Justin Bahr, AFM
Licensed Salesperson in MN & IA
641-373-2017
JustinB@Hertz.ag