

Sealed Bid Auction

ACREAGE:

80.00 Acres, m/l
Faribault County, MN

DATE:

October 1, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Wells Community Center
Wells, MN

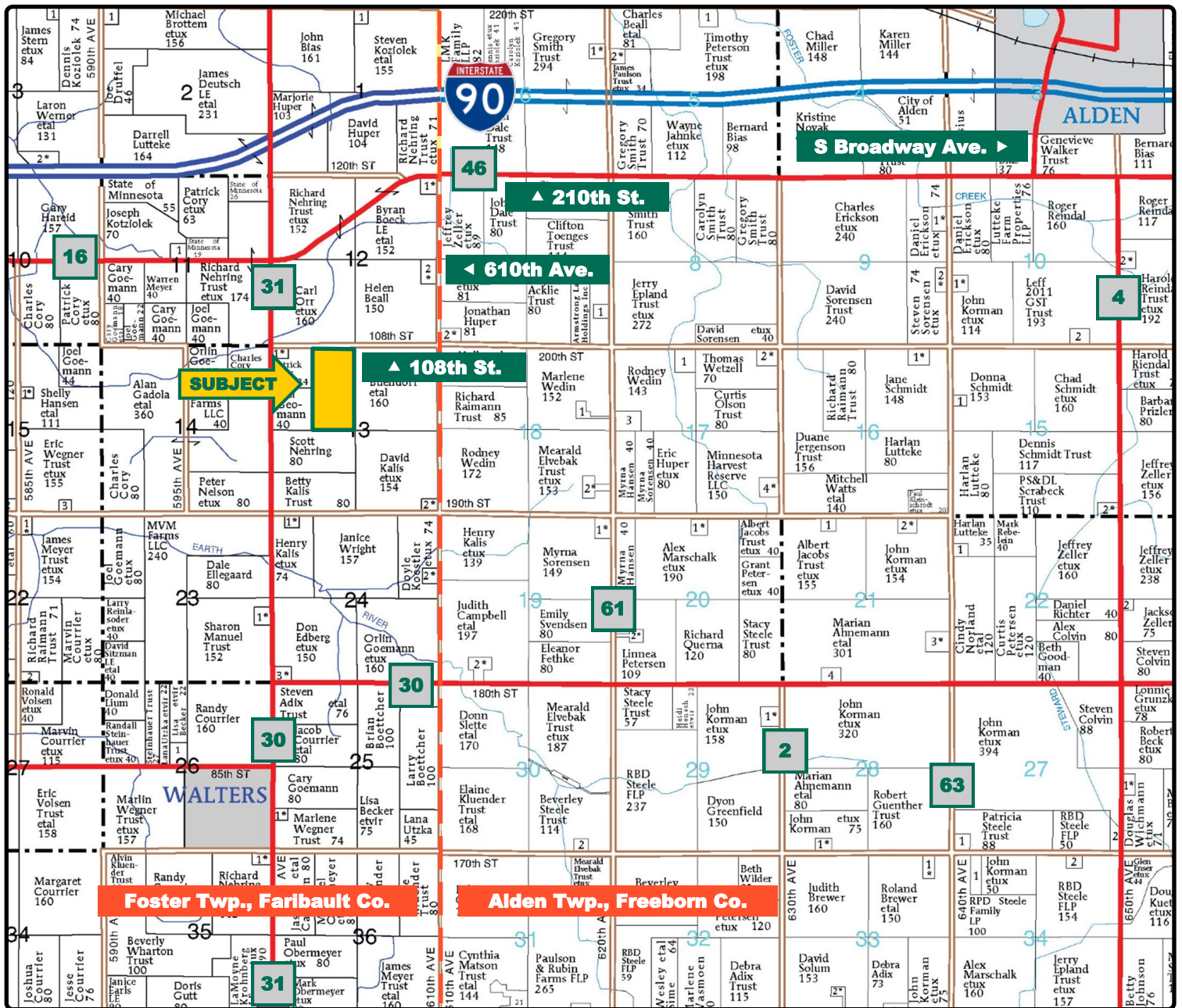


Property Key Features

- Dale and Gary Slette Farm in Family since December 1940
- High CPI Rating and Quality Farming Configuration
- Private Mains with Random and System Tiling

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



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Aerial Photo

80.00 Acres, m/l



© Ortho Imagery: 2017

FSA/Eff. Crop Acres: 78.60
Corn Base Acres: 40.00
Bean Base Acres: 38.60
Soil Productivity: 90.70 CPI

Property Information

80.00 Acres, m/l

Location

From Alden: go 0.7 miles south on S. Broadway Ave., then west on 210th St. for 3.5 miles. Turn south on 610th Ave. for 1 mile, then west 0.5 miles on 108th St. Property is on the south side of 108th St.

Legal Description

E½ NW¼ Section 13, Township 102 North, Range 24 West of the 5th P.M., Faribault County, MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$3,058.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$38.22
Pin # 09-01-30-101

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 6900, Tract 1483
FSA/Eff. Crop Acres: 78.60
Corn Base Acres: 40.00
Corn ARC Yield: 171 Bu.
Bean Base Acres: 38.60
Bean ARC Yield: 39 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo-Glencoe Clarion-Storden, and Delft. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.70. 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

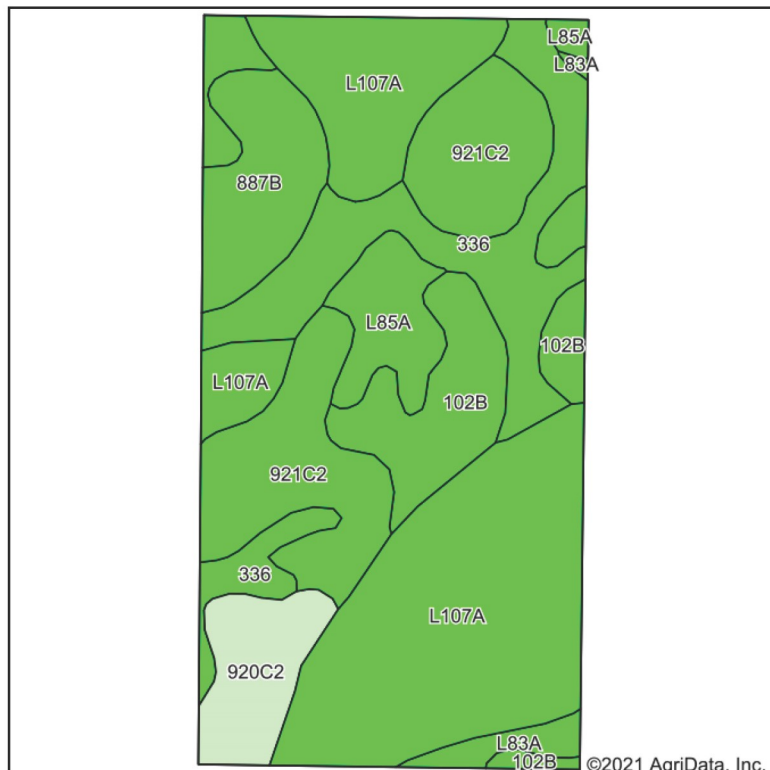
Level to rolling.

Drainage

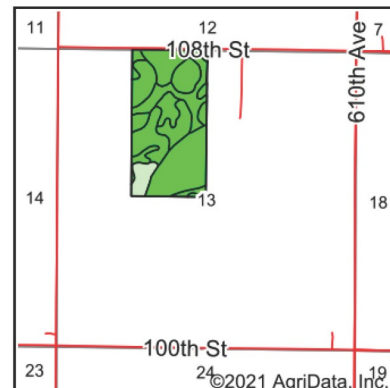
Private outlet to north and southwest. Random and system tiling. See tile map. Contact agent for details.

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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Faribault**
Location: **13-102N-24W**
Township: **Foster**
Acres: **78.6**
Date: **8/26/2021**



Maps Provided By:



Area Symbol: MN043, 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 | 27.99 | 35.6% | | IIw | 91 |
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 13.51 | 17.2% | | IIIe | 87 |
| 336 | Delft clay loam, 0 to 2 percent slopes | 13.31 | 16.9% | | IIw | 94 |
| 102B | Clarion loam, 2 to 6 percent slopes | 8.03 | 10.2% | | Ile | 95 |
| 887B | Clarion-Swanlake complex, 2 to 6 percent slopes | 5.87 | 7.5% | | Ile | 92 |
| 920C2 | Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded | 4.48 | 5.7% | | IIIe | 73 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 4.07 | 5.2% | | Iw | 99 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 1.34 | 1.7% | | IIw | 93 |
| Weighted Average | | | | | | 90.7 |

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

Buildings/Improvements

None.

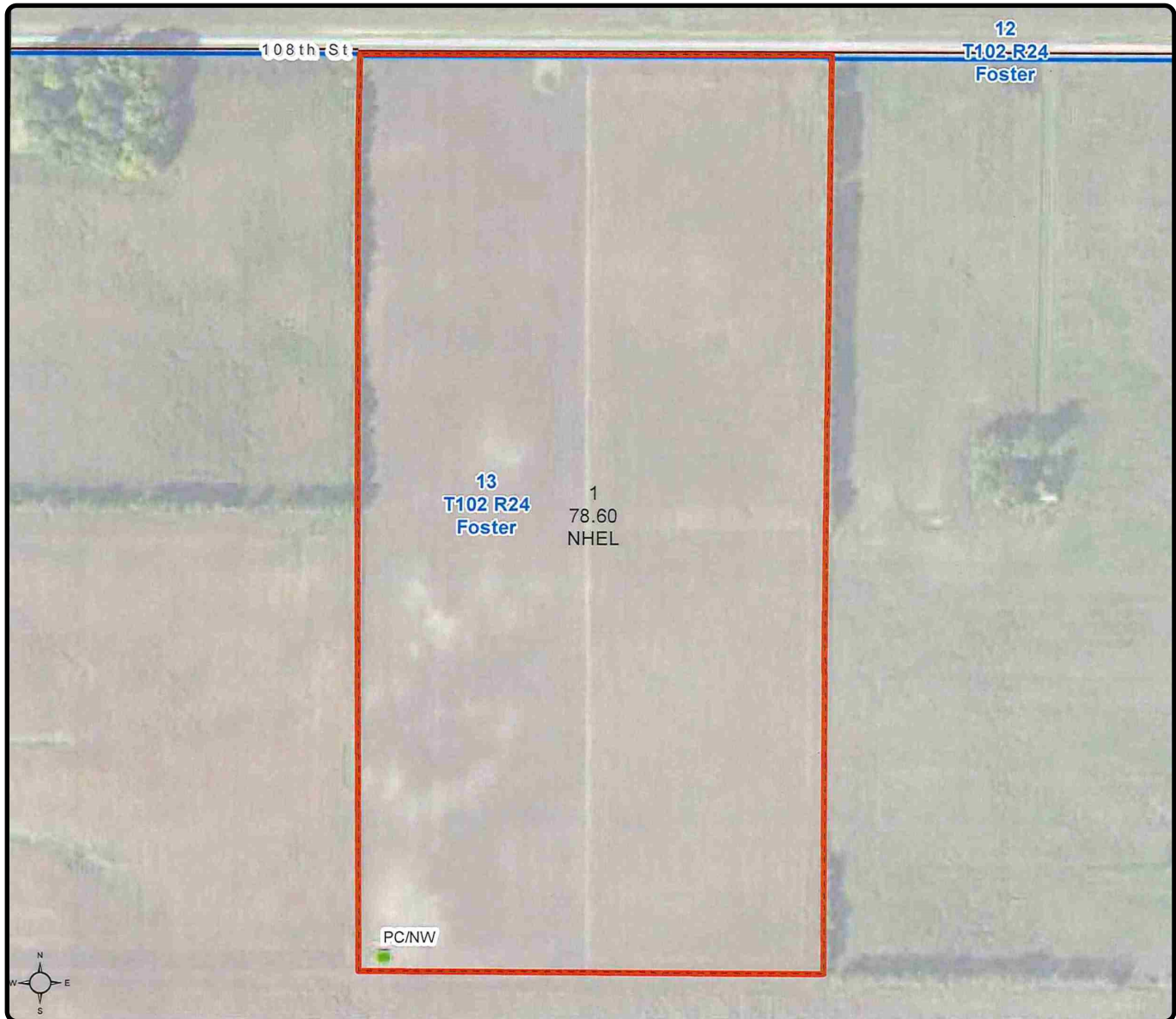
Water & Well Information

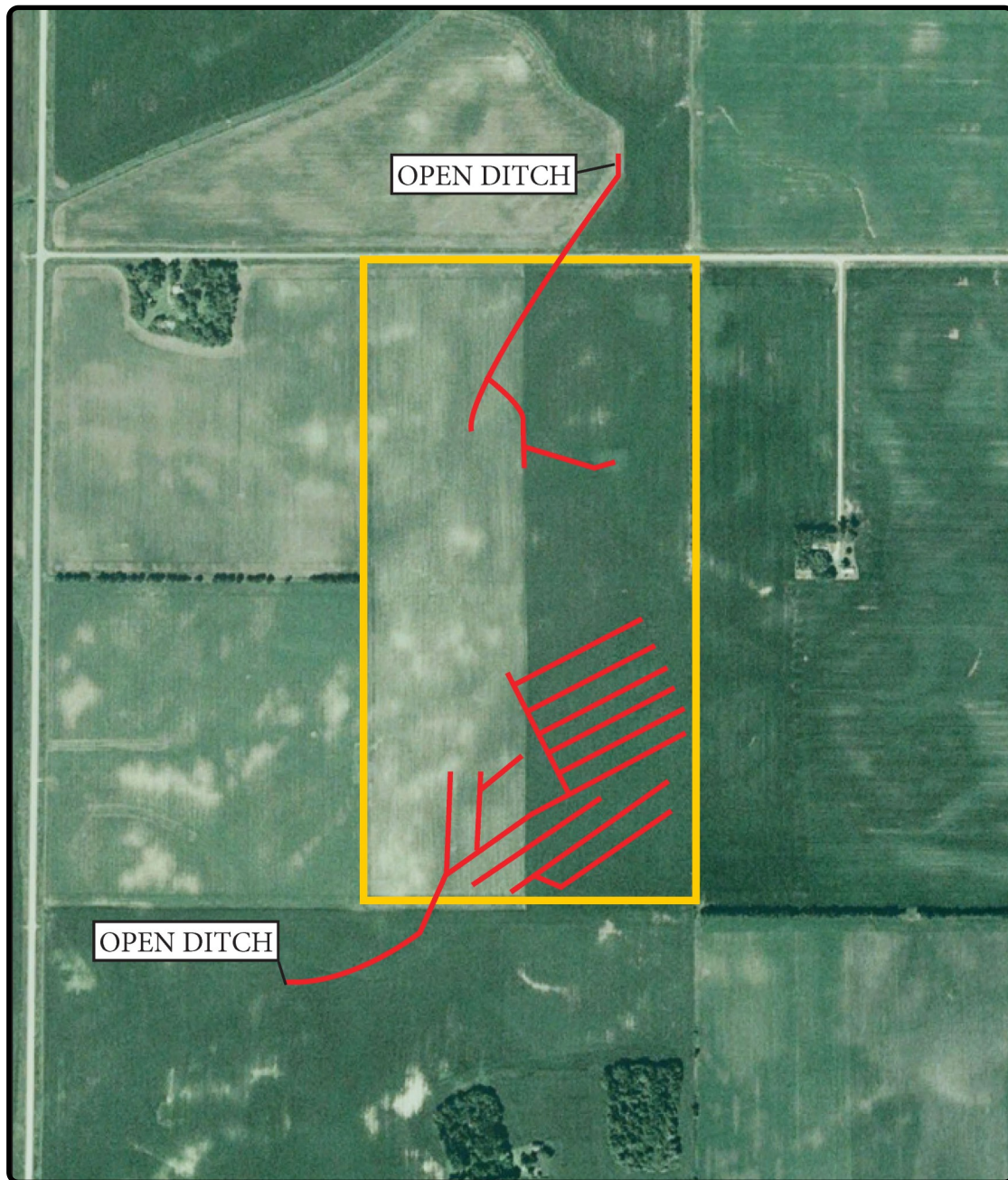
No known wells.

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.

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

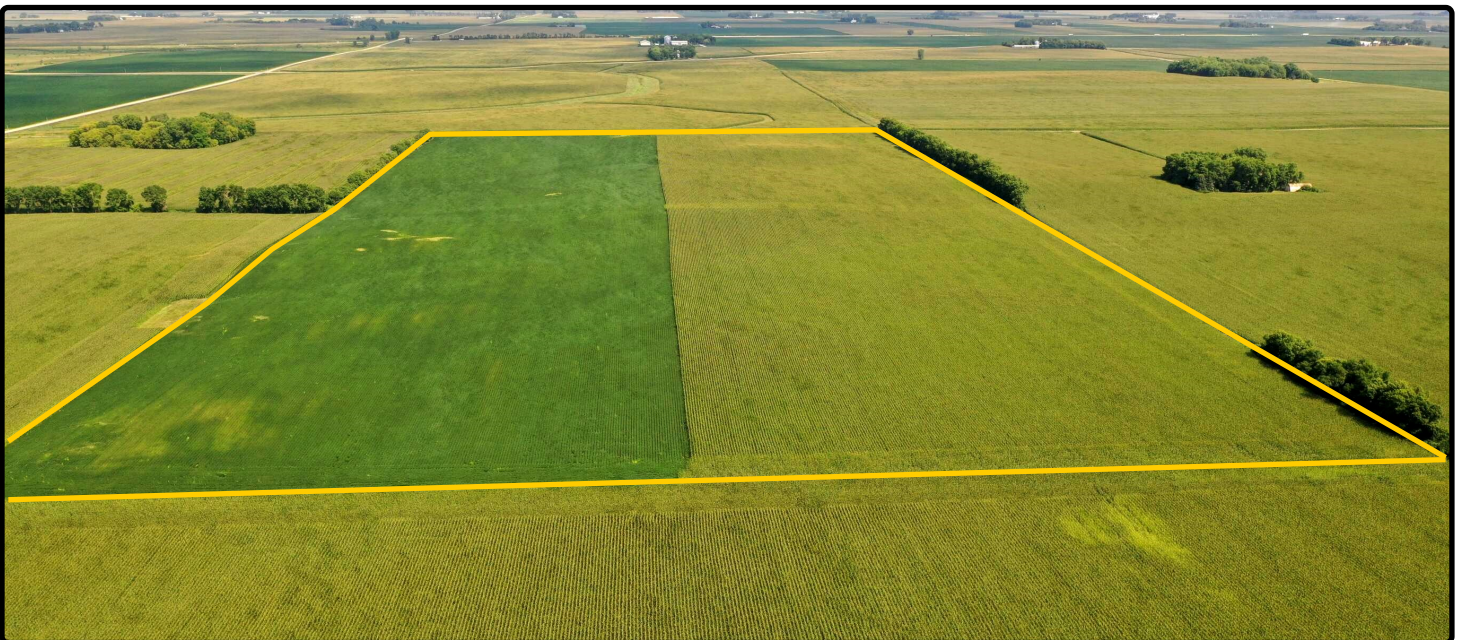
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Southwest Looking Northeast



South Looking North



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Sept. 28, 2021**

Mail To:

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

Auction Location Date:

Date: **Fri. Oct. 1, 2021**

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

Site: **Wells Community Center
189 2nd St. SE
Wells, MN 56097**

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 28, 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 line.
- Seller reserves the right to refuse any and all bids.

Seller

Dale D. Slette and Gary D. Slette

Agency

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

Auctioneer

Charles Wingert

Attorney

Allan Halvorsen
Goldman Sturtz & Halvorsen

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 12, 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 will pay real estate taxes due and payable in 2021; buyer will pay real estate taxes 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

80.00 Acres in 1 Parcel - Faribault 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.

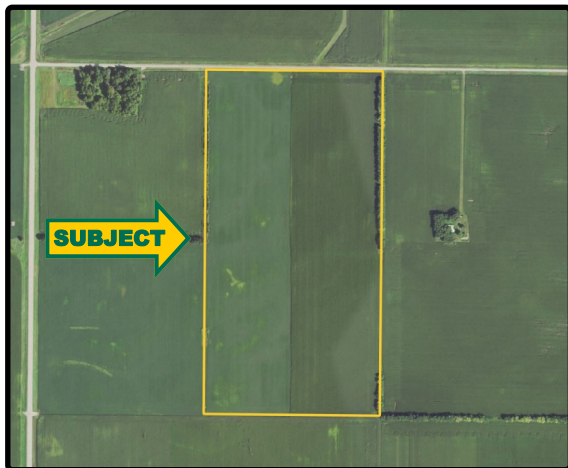
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 28, 2021** to:

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



Acres

Parcel 1 - 80.00 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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