

# Sealed Bid Auction

**ACREAGE:**

**155.94 Acres, m/l**  
In 2 parcels  
Martin County, MN

**DATE:**

**November 5, 2021**  
**10:00 a.m.**  
Registered Bidders Only

**LOCATION:**

**Sherburn City Hall**  
Sherburn, MN

Parcel

**1**

.....  
74.64 Ac.

Parcel

**2**

.....  
81.30 Ac.

## Property Key Features

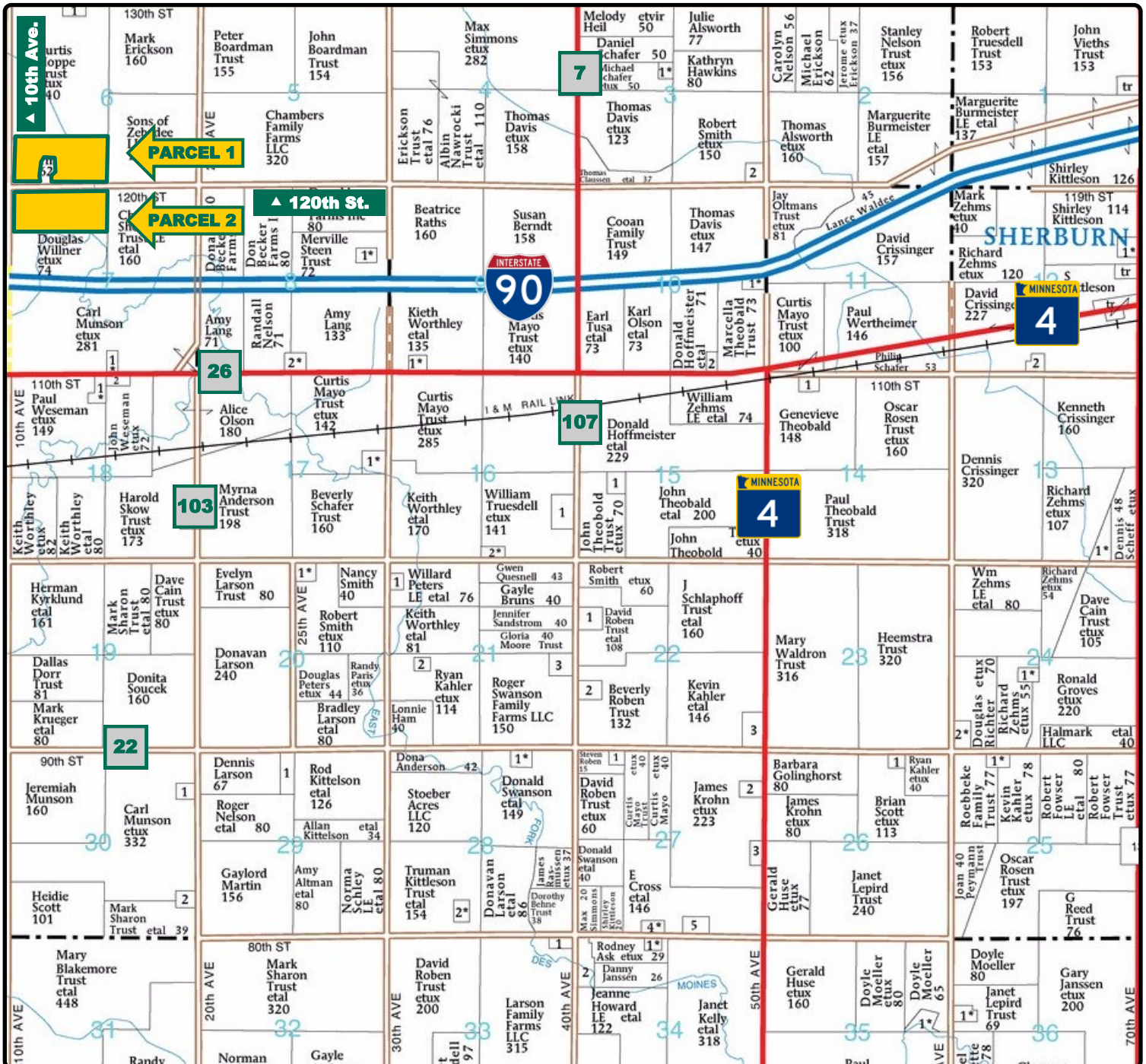
- Armbrust Family Farm Located in Strong Crop and Livestock Area
- Productive Soils with CPI Ratings of 85.00 on Parcel 1 & 83.00 on Parcel 2
- Elm Creek Drainage Outlet with Existing Partially Pattern Private Tile in 2019

**Darrell Hylen, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
**DarrellH@Hertz.ag**

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

**Jerry Kopel**  
Licensed Salesperson in MN  
**507-514-0674**  
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Map reproduced with permission of Farm & Home Publishers, Ltd.

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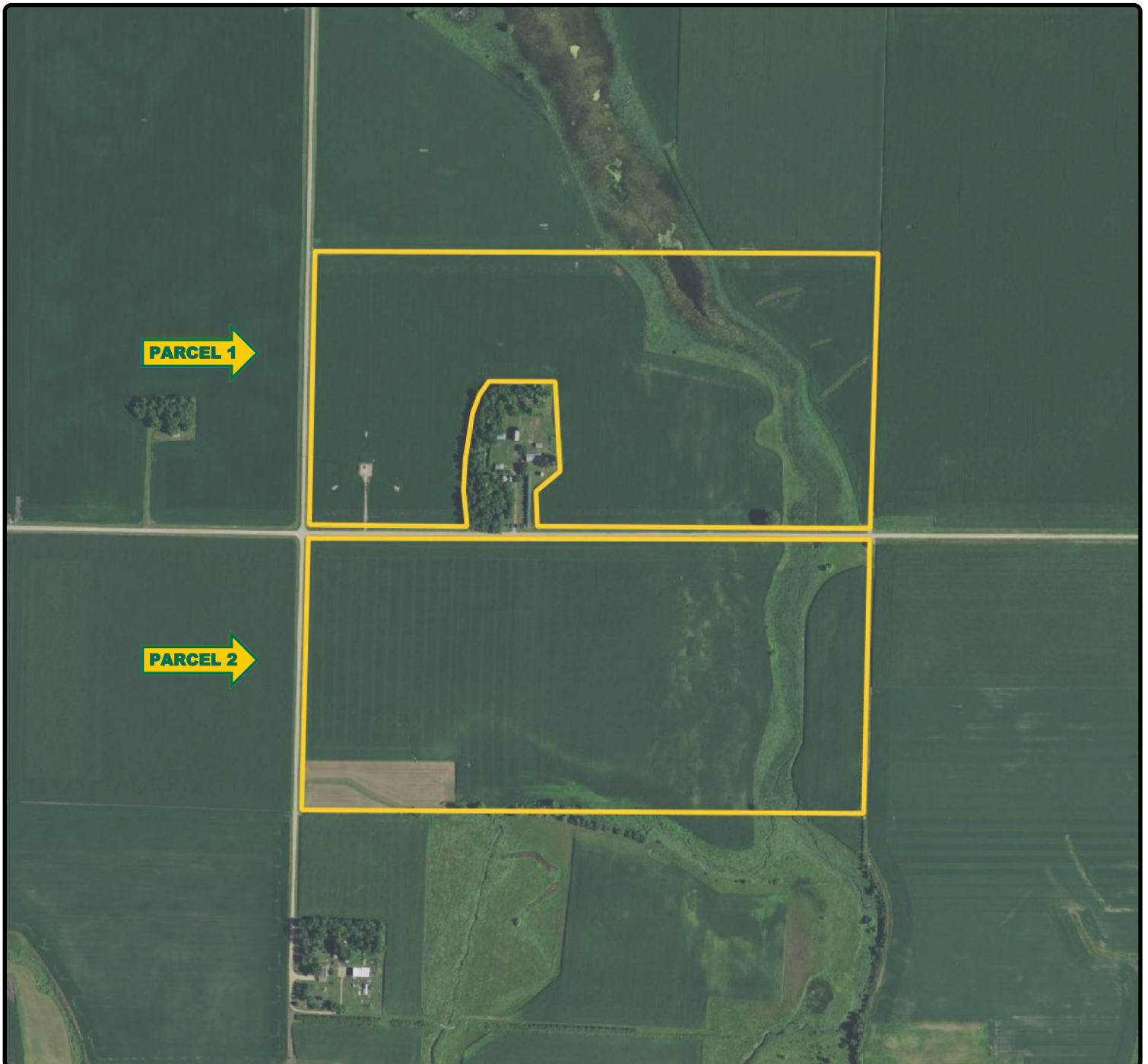
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# Aerial Map

**155.94 Acres, m/l** — In 2 Parcels, Martin County, MN



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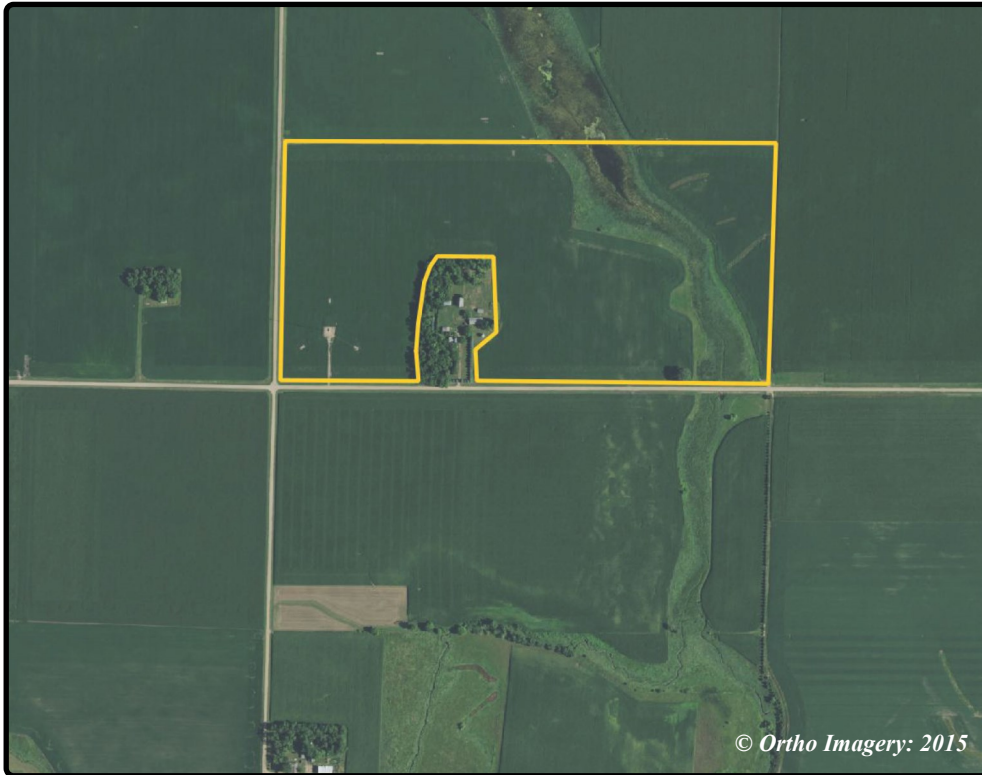
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# Aerial Photo

**Parcel 1** - 74.64 Acres, m/l



## Parcel 1

FSA/Eff. Crop Acres:	61.16
Corn Base Acres:	35.19
Bean Base Acres:	25.97
Soil Productivity:	85.00 CPI

## Parcel 1 Property Information 74.64 Acres, m/l

### Location

From Sherburn: go north on N. Main St. for ½ mile, then west on 120th St. for 6 miles. Property will be north of 120th St. and east of 10th Ave.

### Legal Description

S½ SW¼, Section 6, Township 102 North, Range 33 West of the 5th P.M., Martin Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2021  
Ag Non-Hmstd Taxes: \$2,500.00\*  
Special Assessments : \$53.00

Net Taxable Acres: 74.64\*

Tax per Net Taxable Acre: \$33.49\*

Pin # R09.006.0500

*\*Taxes estimated pending tax parcel split.  
Martin County Treasurer/Assessor will  
determine final tax figures.*

### Lease Status

Leased through the 2021 crop year.  
Ongoing cell tower lease, no payments.

### FSA Data

Farm Number 9304, Tract 13350  
FSA/Eff. Crop Acres: 61.16  
Corn Base Acres: 35.19  
Corn PLC Yield: 146 Bu.  
Bean Base Acres: 25.97  
Bean PLC Yield: 38 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Nicollet, Clarion, and Canisteo-Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 85.00. 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

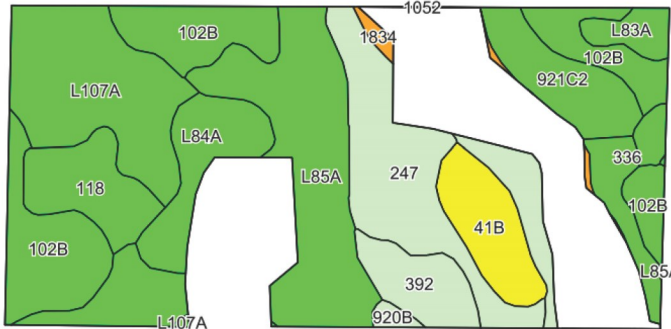
Level to gently rolling.

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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Martin**  
Location: **6-102N-33W**  
Township: **Jay**  
Acres: **61.16**  
Date: **10/1/2021**



Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.18	19.9%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	10.57	17.3%		Ile	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	8.38	13.7%		IIw	91
247	Linder loam	7.19	11.8%		IIs	60
392	Biscay clay loam, 0 to 2 percent slopes	4.45	7.3%		IIw	70
118	Crippin loam, 1 to 3 percent slopes	3.55	5.8%		Ie	100
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.53	5.8%		IIIw	86
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.53	5.8%		IIIe	87
41B	Estherville sandy loam, 2 to 6 percent slopes	3.44	5.6%		IIIs	44
336	Delft clay loam, 0 to 2 percent slopes	1.79	2.9%		IIw	94
L83A	Webster clay loam, 0 to 2 percent slopes	1.75	2.9%		IIw	93
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.47	0.8%		Vw	20
920B	Clarion-Estherville complex, 2 to 6 percent slopes	0.33	0.5%		Ile	76
Weighted Average						85

## Drainage

Elm Creek. Tiled. See tile map. Contact agent for details.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Comments

Sale includes existing cell tower easement on west end of the property; no future income payments remaining. The 5.90 acre building site has been surveyed and is not included in the sale.

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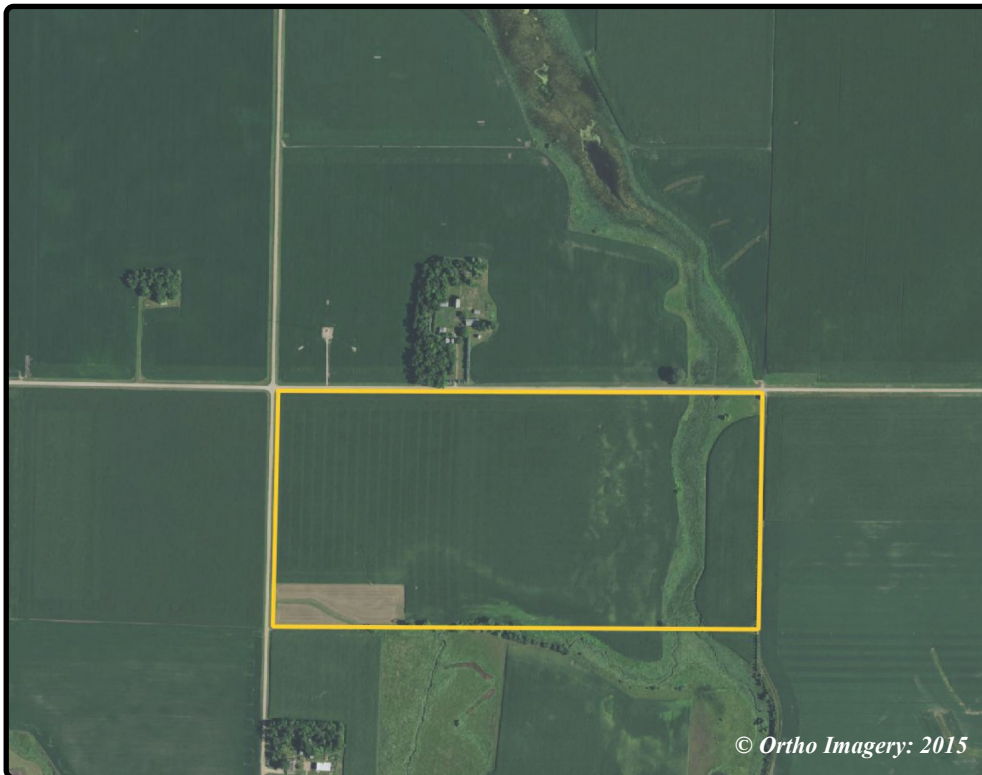
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# Aerial Photo

**Parcel 2** - 81.30 Acres, m/l



## Parcel 2

FSA/Eff. Crop Acres:	70.41
Corn Base Acres:	40.71
Bean Base Acres:	29.33
Soil Productivity:	83.00 CPI

## Parcel 2 Property Information 81.30 Acres, m/l

### Location

From Sherburn: go north on N. Main St. for ½ mile, then west on 120th St. for 6 miles. Property will be south of 120th St. and east of 10th Ave.

### Legal Description

N½ NW¼, Section 7, Township 102 North, Range 33 West of the 5th P.M., Martin Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2021  
Ag Non-Hmstd Taxes: \$2,400.00\*  
Special Assessments: \$53.00

Net Taxable Acres: 81.30\*  
Tax per Net Taxable Acre: \$29.52\*  
Pin # R09.006.0500  
*\*Taxes estimated pending tax parcel split. Martin County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Farm Number 9304, Tract 13350  
FSA/Eff. Crop Acres: 70.41  
Corn Base Acres: 40.71  
Corn PLC Yield: 146 Bu.  
Bean Base Acres: 29.33  
Bean PLC Yield: 38 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Nicollet, Canisteo-Glencoe, and Linder. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 83.00. 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 gently rolling.

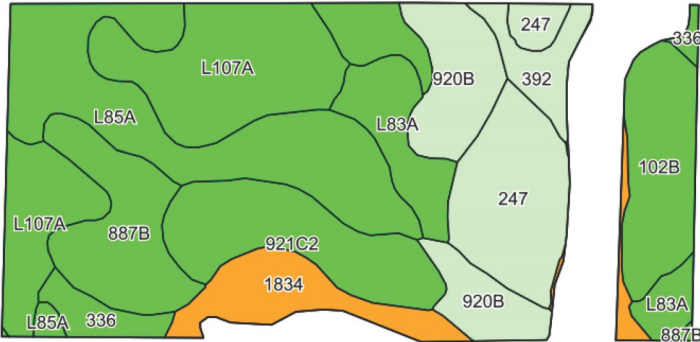
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# Soil Map

**Parcel 2 - 70.41 FSA/Eff. Crop Acres**

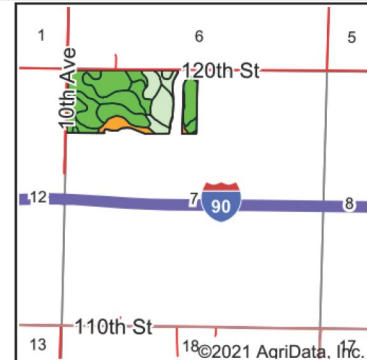


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Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.90	19.7%		Iw	99
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	12.11	17.2%		IIw	91
247	Linder loam	7.20	10.2%		IIIs	60
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.72	9.5%		IIIe	87
920B	Clarion-Esterville complex, 2 to 6 percent slopes	6.22	8.8%		IIe	76
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.90	8.4%		IIe	92
102B	Clarion loam, 2 to 6 percent slopes	5.48	7.8%		IIe	95
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	4.70	6.7%		Vw	20
L83A	Webster clay loam, 0 to 2 percent slopes	4.41	6.3%		IIw	93
392	Biscay clay loam, 0 to 2 percent slopes	2.02	2.9%		IIw	70
336	Delft clay loam, 0 to 2 percent slopes	1.75	2.5%		IIw	94
Weighted Average						83



State: **Minnesota**  
County: **Martin**  
Location: **7-102N-33W**  
Township: **Jay**  
Acres: **70.41**  
Date: **9/30/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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## Drainage

Elm Creek. Tiled. See tile map. Contact agent for details.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Comments

An open ditch/stream runs through the property.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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# FSA Map

**Parcel 2** - 70.41 FSA/Eff. Crop Acres



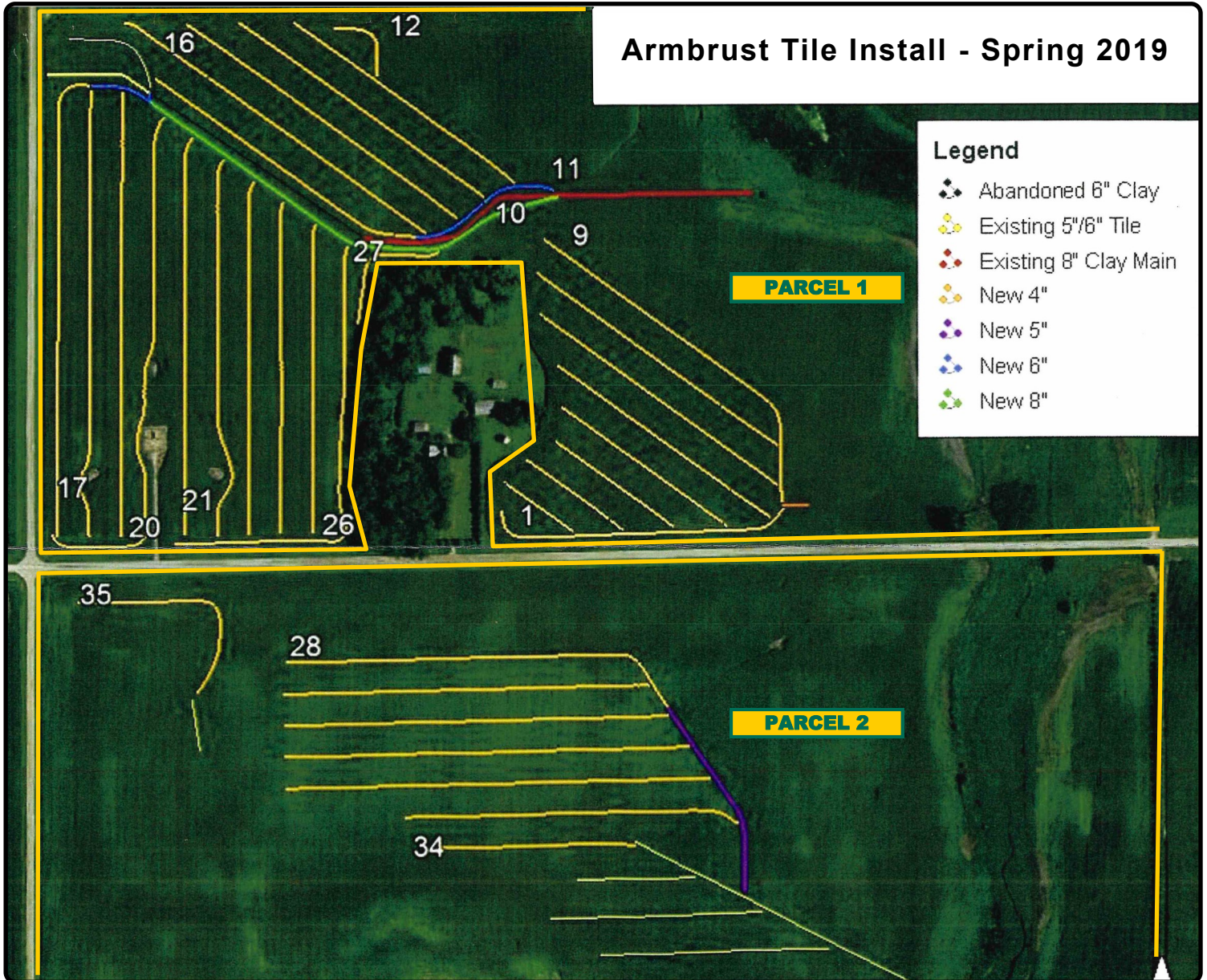
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# Tile Map

## Parcels 1 & 2



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**Parcel 1 - East Looking West**



**Parcel 1 - West Looking East**



**Parcel 2 - East Looking West**



**Parcel 2 - Southwest Looking Northeast**



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# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Nov. 1, 2021**

Mail To:

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

## Auction Location Date:

Date: **Fri., Nov. 5, 2021**

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

Site: **Sherburn City Hall  
21 E. First St.  
Sherburn, MN 56171**

## 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 **Monday, November 1, 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 1 and 2 will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

## Seller

Myrtle D. Armbrust Irrevocable Trust

## Agency

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

## Auctioneer

Jerry Kopel  
License No. 52-21-019

## Attorney

Ryan Gustafson  
Frundt, Lundquist, & Gustafson, LTD

## 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 December 10, 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

**155.94 Acres in 2 Parcels** - Martin 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 **Monday, November 1, 2021** to:

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



## Acres

Parcel 1 - 74.64 Ac., m/l

Parcel 2 - 81.30 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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