

Sealed Bid Auction

ACREAGE:

80.00 Acres, m/l
Chippewa County, MN

DATE:

November 10, 2021
1:30 p.m.
Registered Bidders Only

LOCATION:

Montevideo
Community Center
Montevideo, MN

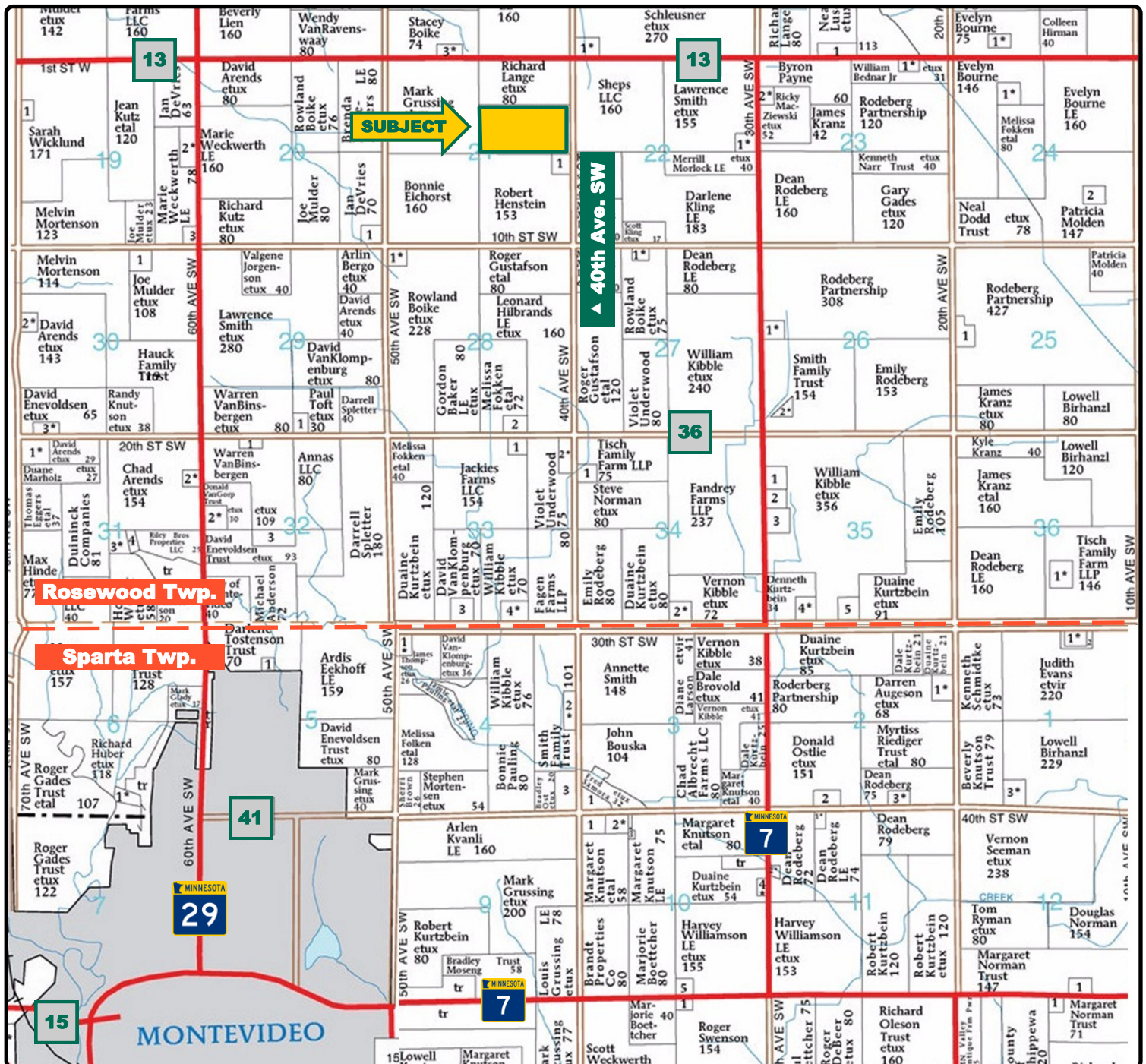


Property Key Features

- Gwynne Anderson and Greg Berg Family Farm
- Very Productive, Level Farmland with a CPI of 91.20
- Excellent Drainage Outlets

Adam Knewton
Licensed Salesperson in MN & IA
507-676-2970
AdamK@Hertz.ag

507-345-5263
151 Saint Andrews Ct. Ste., 1310
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Aerial Photo

80.00 Acres, m/l



FSA/Eff. Crop Acres:	76.50
Corn Base Acres:	38.50
Bean Base Acres:	38.00
Soil Productivity:	91.20 CPI

Property Information

80.00 Acres, m/l

Location

From Montevideo: go north on MN Hwy 29 for 5 miles to County Rd. 13, then east 2 miles to 40th Ave. SW, then south ½ mile. The farm is on the west side of the road.

Description

S½ NE¼, Section 21, Township 118 North, Range 40 West of the 5th P.M., Chippewa Co., MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$3,444.87
Special Assessments: \$317.13*
**Expires in 2021*
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$43.06

FSA Data

Farm Number 952, Tract 1051
FSA/Eff. Crop Acres: 76.50
Corn Base Acres: 38.50
Corn PLC Yield: 148 Bu.
Bean Base Acres: 38.00
Bean PLC Yield: 41 Bu.

NRCS Classification

Tract contains a wetland or farmed wetland, but could be redetermined.

Soil Types/Productivity

Main soil types are Bearden-Quam and Perella-Colvin. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.20. 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 ground with two watersheds.

Drainage

Natural with some tile. Map available, contact agent for details. Part of the Chippewa River Watershed.

Buildings/Improvements

None.

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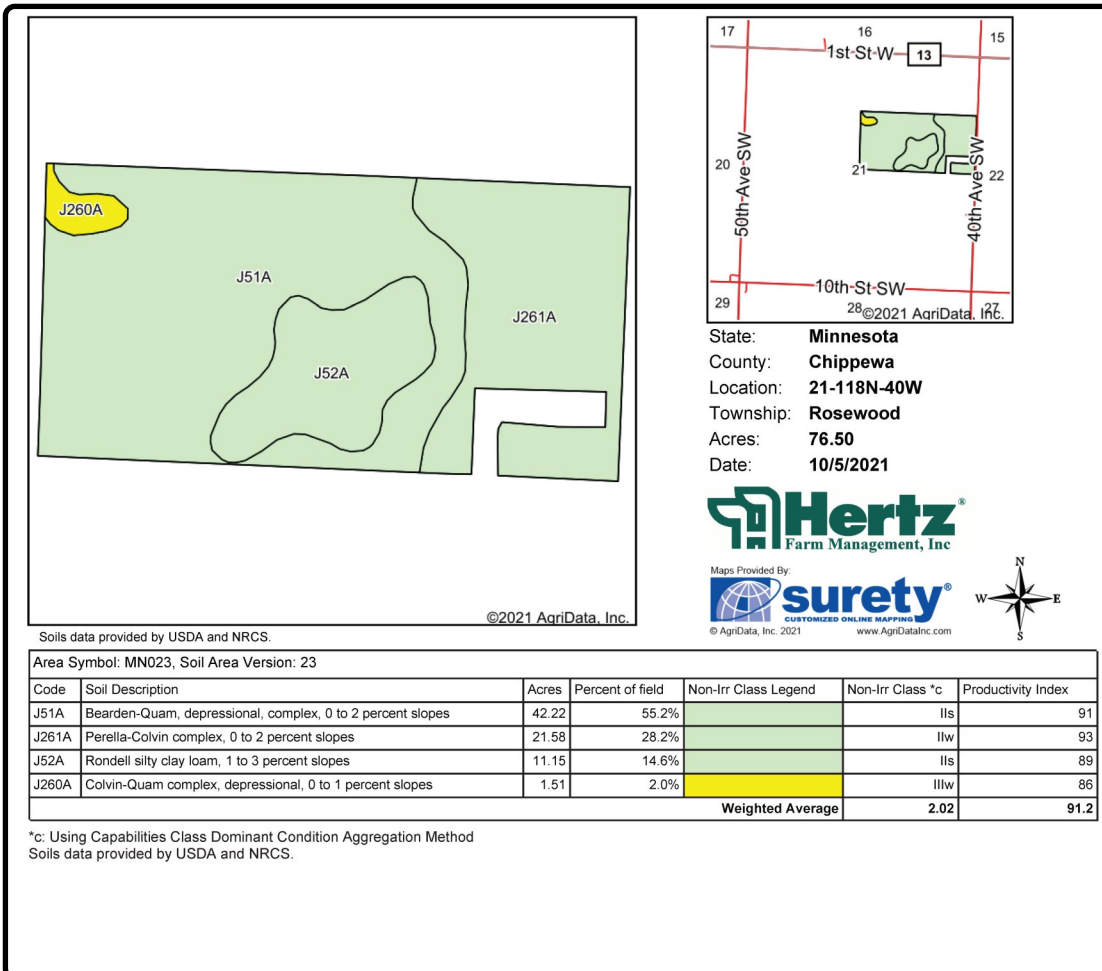
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Water & Well Information

None.

Comments

This is a quality Chippewa County farm with level ground and very productive soils. This farm has excellent drainage outlets on the east side of the farm with one watershed break, an open shallow ditch in the southeast corner and a large county tile with great drainage access. There is excellent field access and within close proximity to Montevideo, Minnesota with the potential for a building site.

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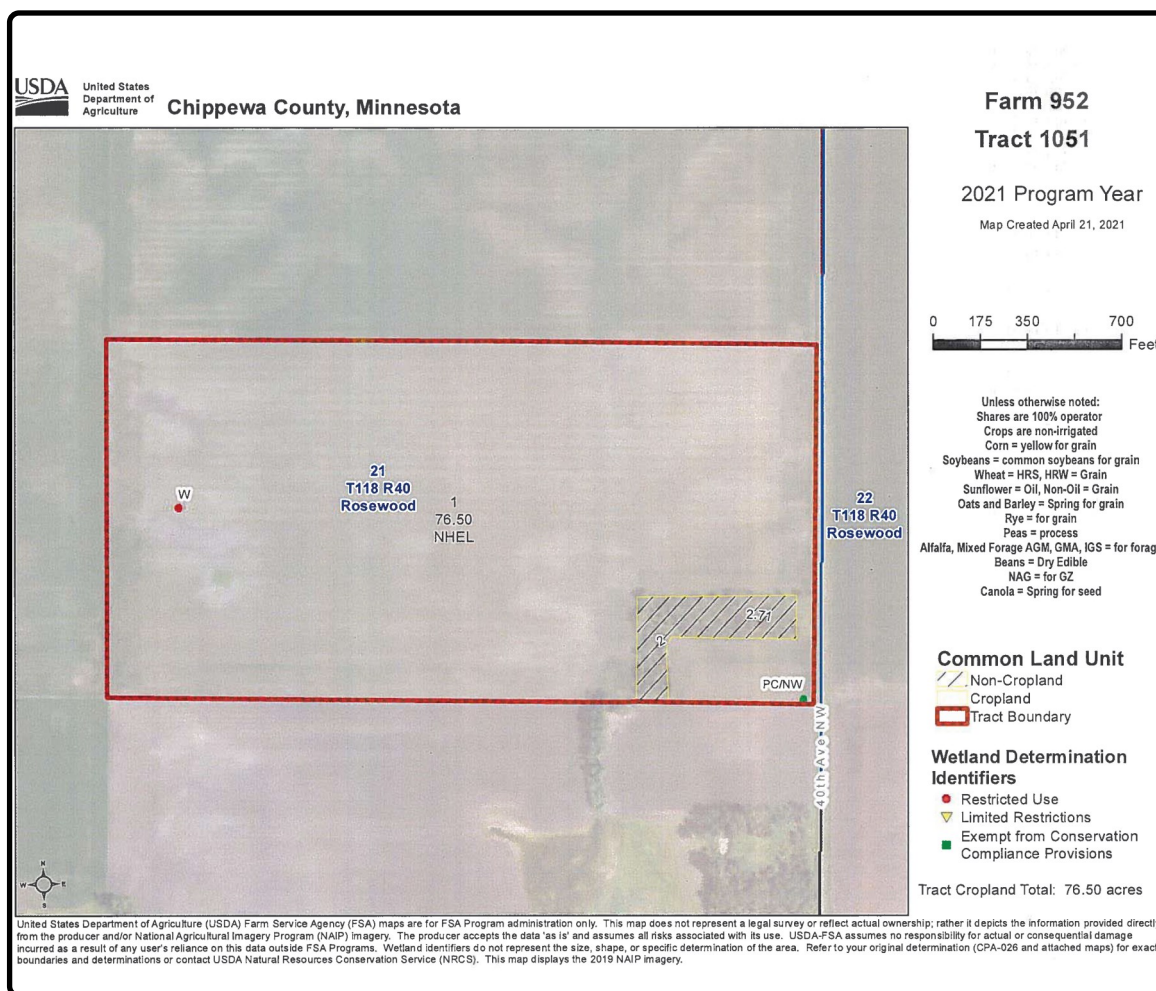
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Southeast Looking Northwest



Grove Looking West



Northeast Looking Southwest



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Southwest Looking Northeast



Looking Southeast



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Nov. 8, 2021**

Mail To:

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

Auction Location Date:

Date: **Wed., Nov. 10, 2021**

Time: **1:30 p.m.**

Site: **Montevideo Community
Center
550 South First St.
Montevideo, MN 56265**

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 **Mon., Nov. 8, 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

Gwynne Anderson Family and
Greg Berg Family

Agency

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

Auctioneer

Adam Knewton, License # 81-14

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 14, 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. Possession will be given after 202# crop is harvested. The 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 - Chippewa 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 **Mon., Nov. 8, 2021** to:

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



Acres

Parcel 1 - 80.00Ac., 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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