

Sealed Bid Auction

ACREAGE:

148.45 Acres, m/l
In 3 parcels
Blue Earth County, MN

DATE:

November 12, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Pioneer Bank
Mankato, MN



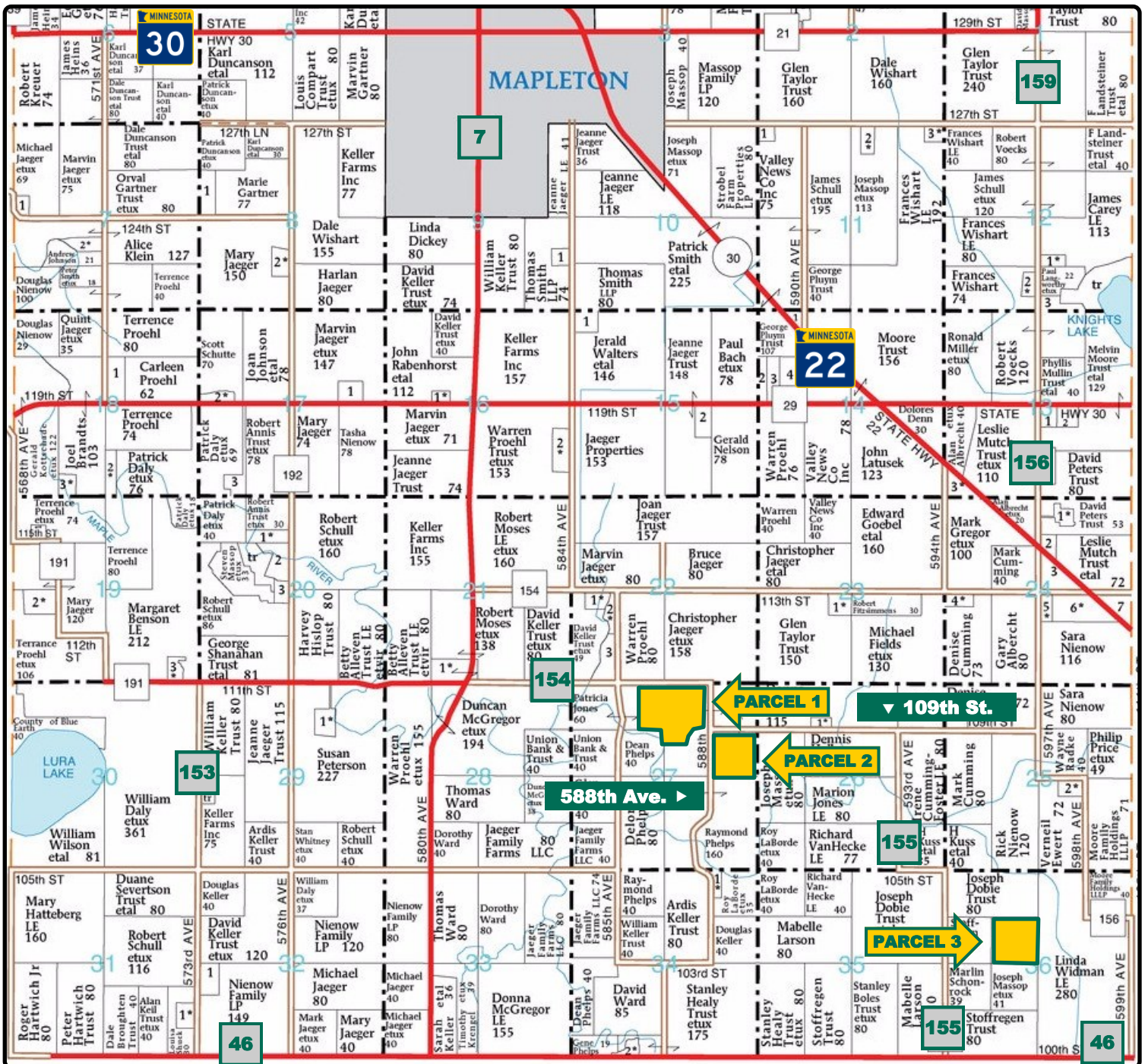
Property Key Features

- McGregor Family Farms
- Well-Drained, System-Tiled Farms
- Quality Farmland in 3 Tracts

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

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

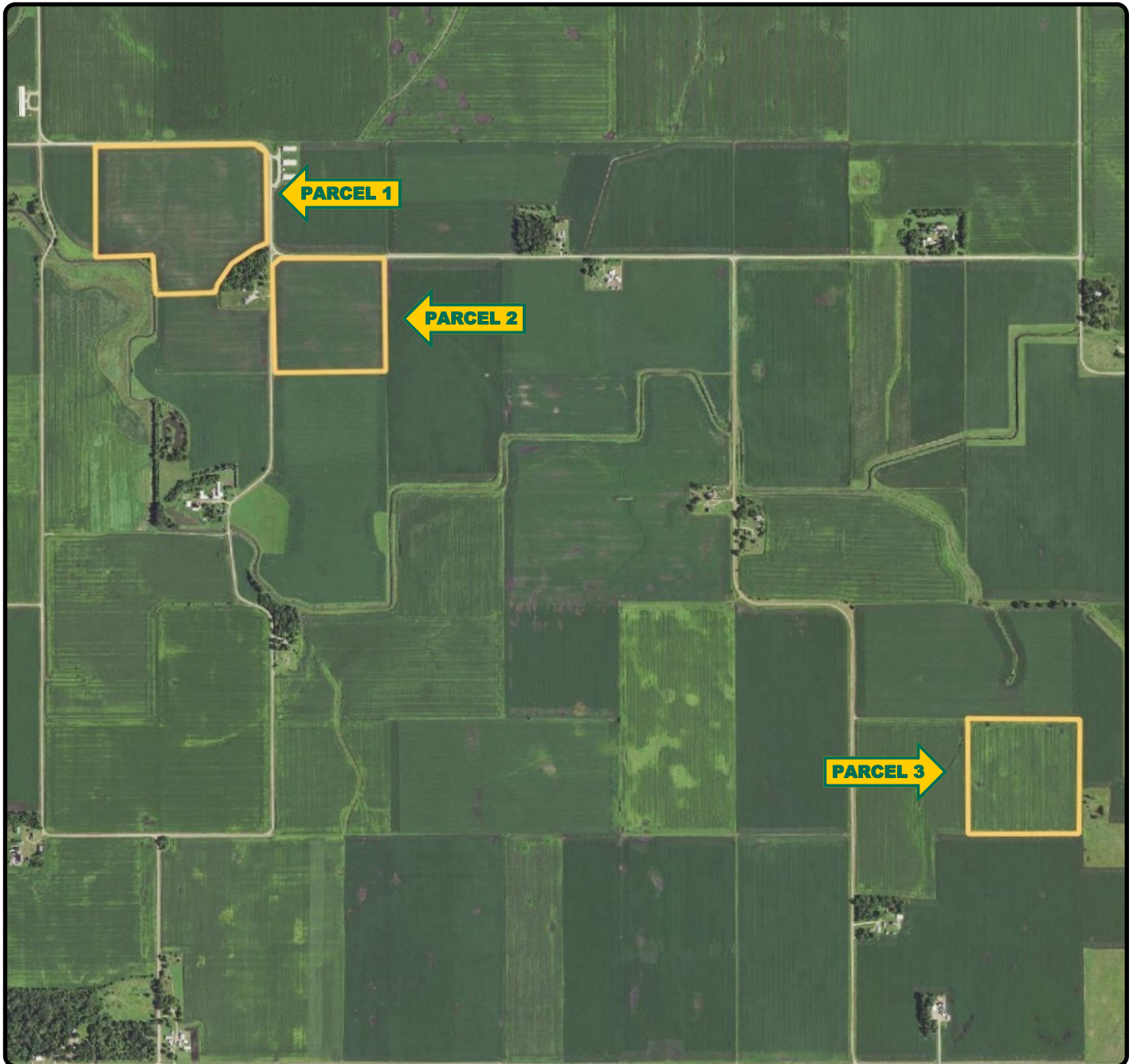
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Aerial Map

Mapleton Township, Blue Earth County, MN



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Aerial Photo

Parcel 1 - 68.45 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres:	64.86
Corn Base Acres:	34.89
Bean Base Acres:	29.77
Soil Productivity:	79.50 CPI

Parcel 1 Property Information 68.45 Acres, m/l

Location

From Mapleton: take Hwy 7 south for 2½ miles, then east on 2nd CR 154 and go 1½ miles. The farm is on the south side of 2nd CR 154 at 588th Ave.

Legal Description

E½ NE¼ NW¼ & Part of NW¼ NE¼, lying N & W of C/L Ditch & Part of SW¼ NE¼ lying N & W of C/L Ditch, Section 27, Township 105 North, Range 26 West of the 5th P.M., Blue Earth 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: \$2,904.98
Special Assessments: \$929.02
Net Taxable Acres: 68.45
Tax per Net Taxable Acre: \$42.44

FSA Data

Farm Number 11099, Tract 3342
FSA/Eff. Crop Acres: 64.86
Corn Base Acres: 34.89
Corn PLC Yield: 150 Bu.
Bean Base Acres: 29.77
Bean PLC Yield: 49 Bu.
If parcels 1 & 2 sell separately, the Blue Earth County FSA Office will reconstitute farms.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Beauford and Shorewood. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 79.50. 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

System-tiled. Part of County Ditch #95. See tile map.

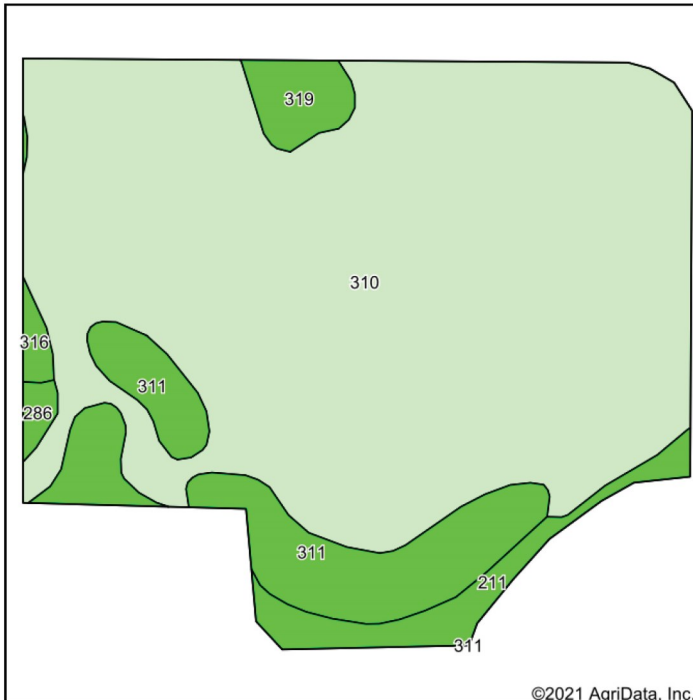
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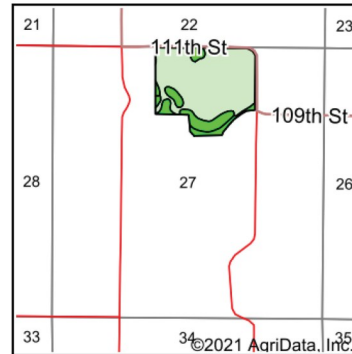
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Soil Map

Parcel 1 - 64.86 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Blue Earth**
Location: **27-105N-26W**
Township: **Mapleton**
Acres: **64.86**
Date: **9/28/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN013, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
310	Beauford clay	51.99	80.4%		IIw	77
311	Shorewood silty clay, 1 to 6 percent slopes	6.47	10.0%		IIe	95
211	Lura silty clay, 0 to 1 percent slopes	3.84	5.9%		IIlw	81
319	Barbert silt loam	1.48	2.3%		IIIw	86
316	Baroda silty clay loam	0.46	0.7%		IIw	95
286	Shorewood silty clay loam, 1 to 6 percent slopes	0.39	0.6%		IIe	95
Weighted Average						79.5

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

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Quality, system-tiled farm.

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Aerial Photo

Parcel 2 - 40.00 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres:	38.54
Corn Base Acres:	20.73
Bean Base Acres:	17.69
Soil Productivity:	78.20 CPI

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Mapleton: take Hwy 7 south for 2½ miles, then east on 2nd CR 154 and go 1½ miles, then south on 588th Ave. for ¼ mile. The farm is on the east side of the road.

Legal Description

SE¼ NE¼, Section 27, Township 105 North, Range 26 West of the 5th P.M., Blue Earth 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: \$1,668.44
Special Assessments: \$521.56
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$41.71

FSA Data

Farm Number 11099, Tract 3342
FSA/Eff. Crop Acres: 38.54
Corn Base Acres: 20.73
Corn PLC Yield: 150 Bu.
Bean Base Acres: 17.69
Bean PLC Yield: 50 Bu.
If parcels 1 & 2 sell separately, the Blue Earth County FSA Office will reconstitute farms.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Beauford and Lura.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 78.20. 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 to slightly rolling.

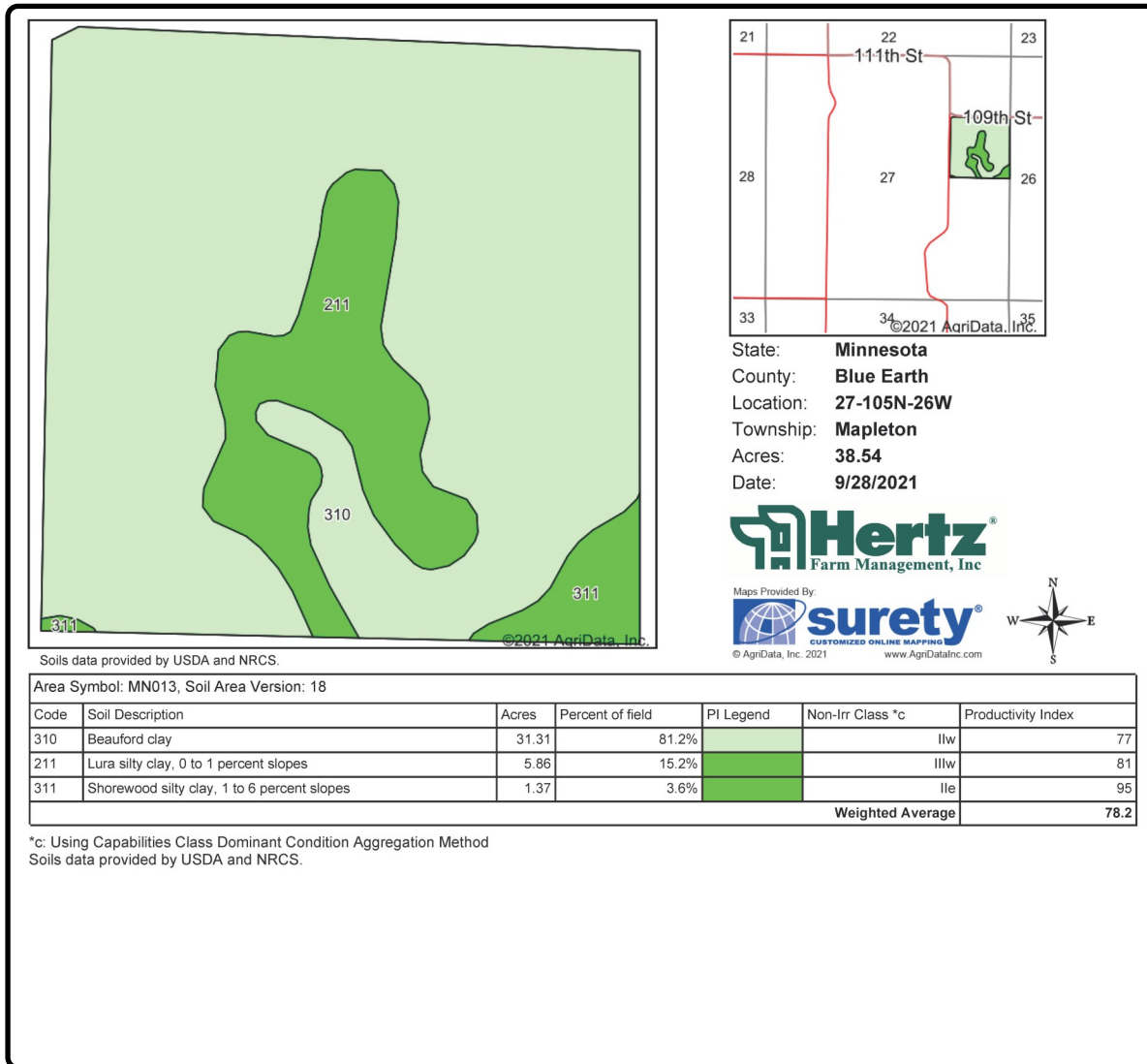
Drainage

System-tiled. Part of County Ditch #95.
See tile map.

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Buildings/Improvements

None.

Water & Well Information

None.

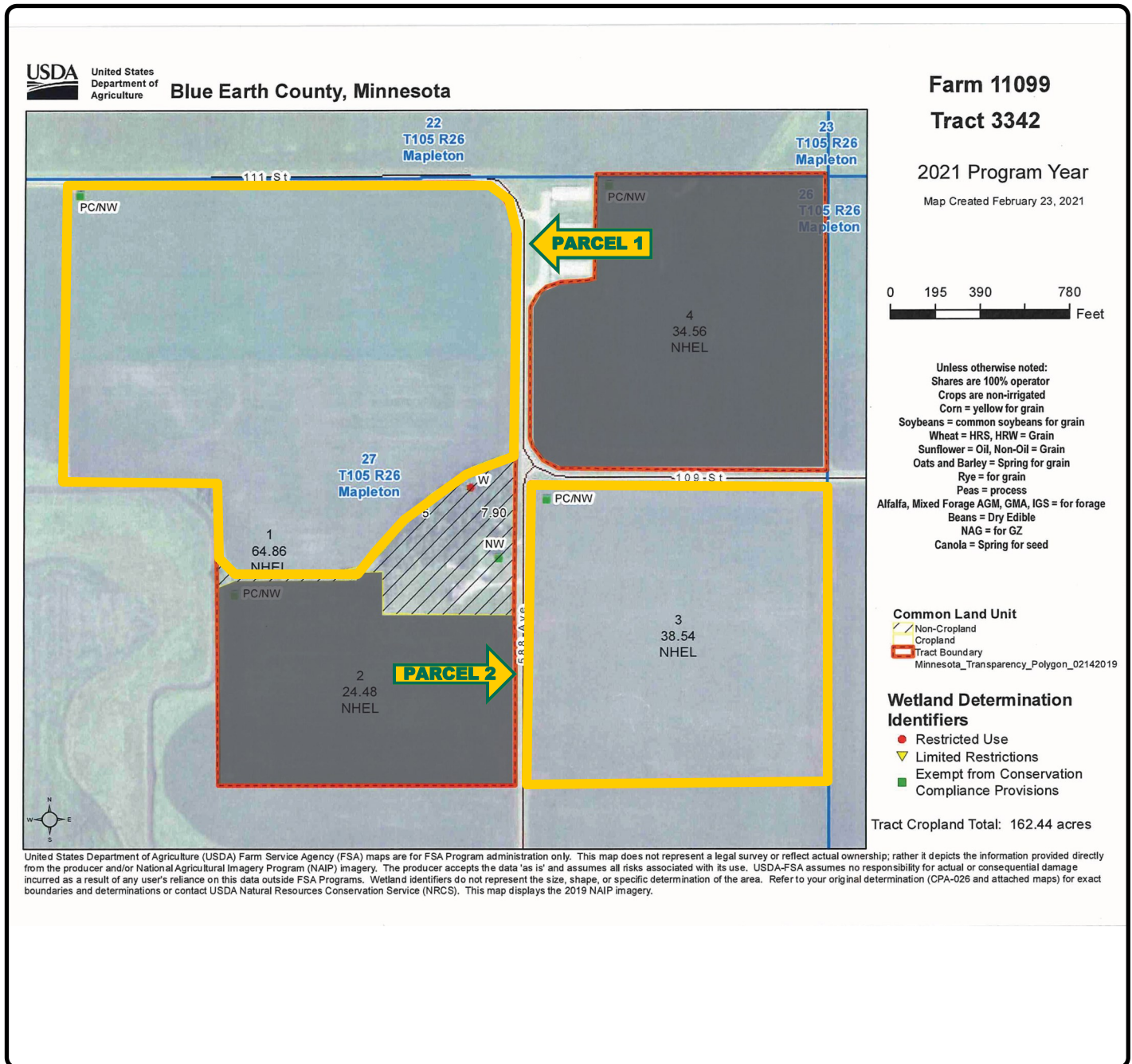
Comments

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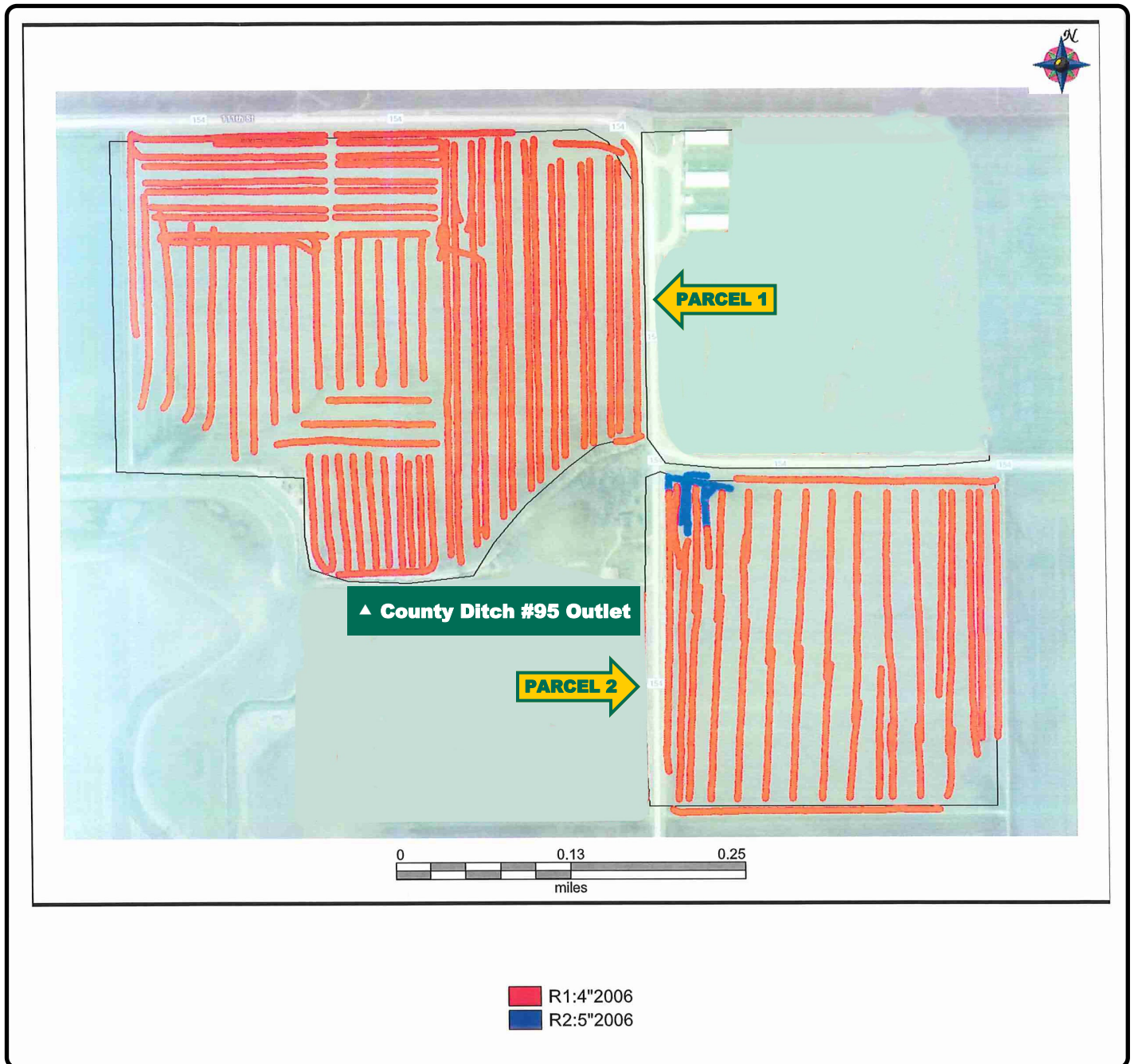
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Tile Map

Parcels 1 & 2



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Aerial Photo

Parcel 3 - 40.00 Acres, m/l



Parcel 3

FSA/Eff. Crop Acres:	39.82
Corn Base Acres:	20.70
Bean Base Acres:	18.00
Soil Productivity:	77.60 CPI

Parcel 3 Property Information 40.00 Acres, m/l

Location

From Mapleton: take Hwy 22 south to Hwy 46, then west 1 mile to CR 155, then north $\frac{3}{4}$ mile. The farm is on the east of CR 155.

Legal Description

SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 36, Township 105 North, Range 26 West of the 5th P.M., Blue Earth Co., MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes & Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$1,777.10
Special Assessments: \$460.90
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$44.43

FSA Data

Farm Number 11099, Tract 3343
FSA/Eff. Crop Acres: 39.82
Corn Base Acres: 20.70
Corn PLC Yield: 150 Bu.
Bean Base Acres: 18.00
Bean PLC Yield: 49 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Beauford and Lura. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 77.60. 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 slightly rolling.

Drainage

System-tiled. Part of County Ditch #95. See tile map.

Buildings/Improvements

None.

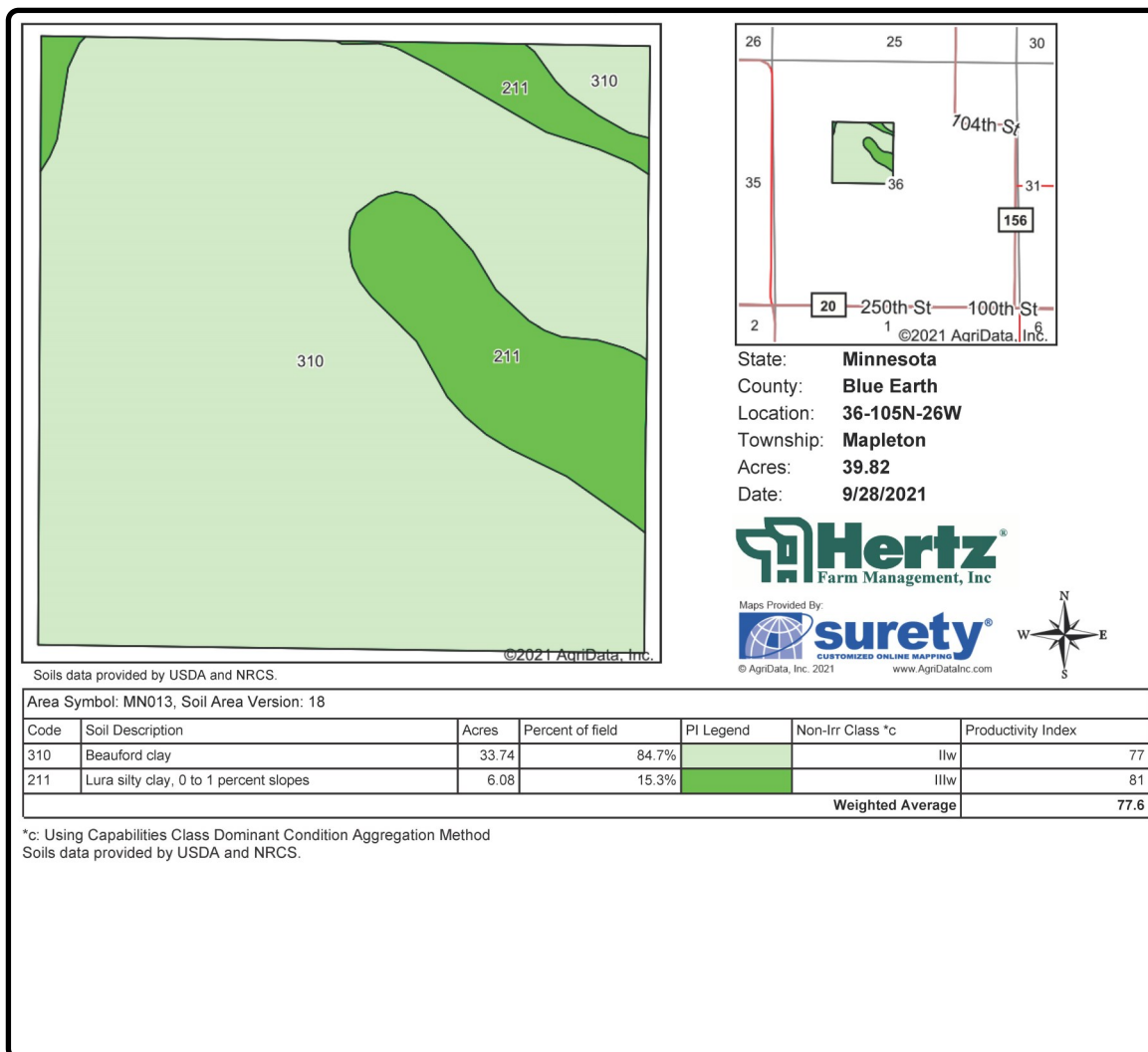
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Soil Map

Parcel 3 - 39.82 FSA/Eff. Crop Acres



Water & Well Information

None.

Comments

Quality, inside 40-acre tract that is well drained.

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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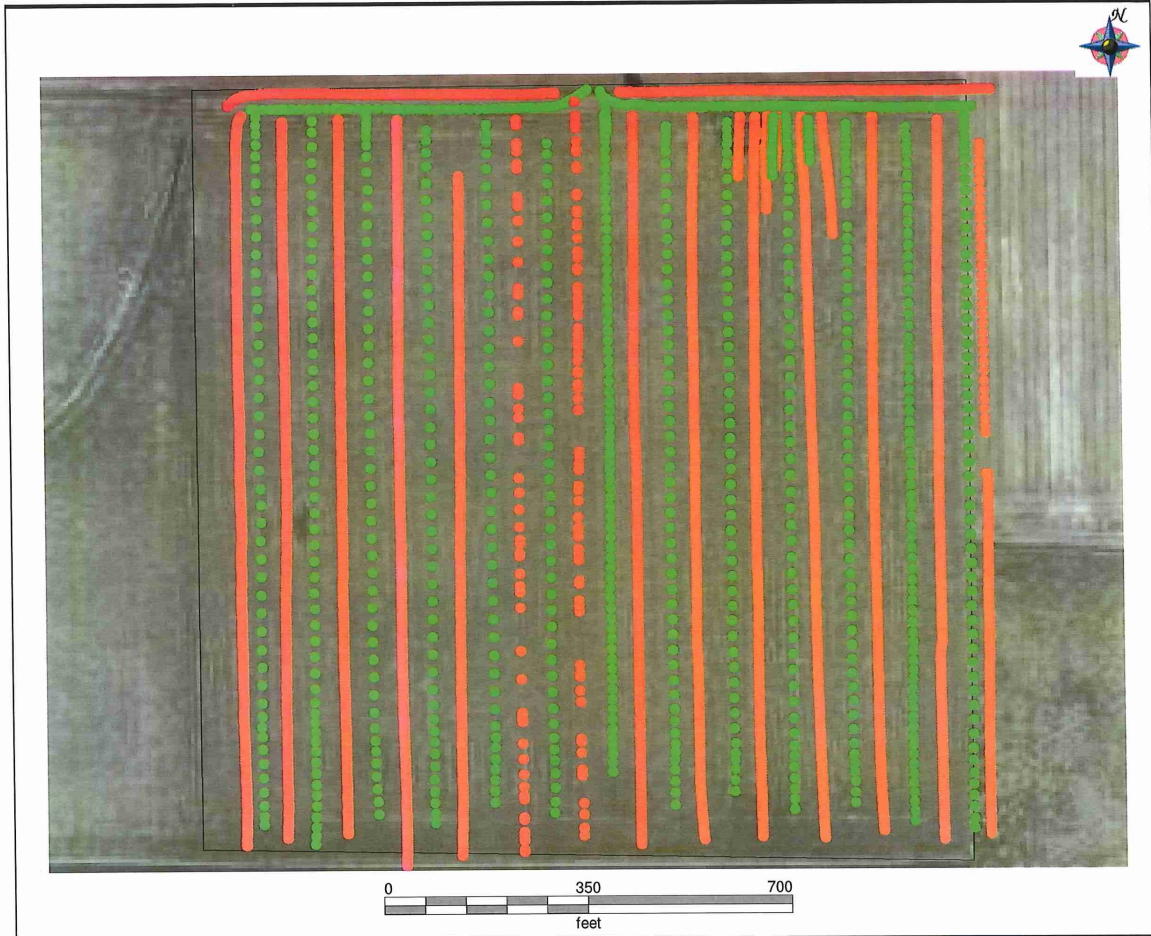


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McGregor E - 2007 Tile: Farm Maintenance Region



County Ditch #95

MCM

Client: Duncanson Growers
Farm: Duncanson Growers
Field: McGregor E
Crop: 2007 Tile
Name: L 1: 4"2007
Type: Farm Maintenance
Area: 0.57 ac
Start Date: 11/28/2007 7:42 AM
End Date: 11/28/2007 1:09 PM
Job Hours: 4.3 hr

■ L 1: 4"2007
■ L 1: 4"2007
■ L 2: OLD TILE
■ L 2: OLD TILE

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Parcel 1 - NE Looking SW



Parcel 1 - SW Looking NE



Parcel 2 - South Looking North



Parcel 2 - SW Looking NE



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Parcel 2 - SE Looking NW



Parcel 3 - South Looking North



Parcel 3 - NW Looking SE



Parcel 3 - West Looking East



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Nov. 9, 2021**

Mail To:

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

Auction Location Date:

Date: **Friday, Nov. 12, 2021**

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

Site: **Pioneer Bank
1450 Adams St.
Mankato, MN 56001**

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, Nov. 9, 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 not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Gayle L. McGregor & Will McGregor

Agency

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

Auctioneer

Darrell Hylan

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 after 2021 crop is harvested. The Seller will pay real estate taxes and special assessments due and payable in 2021; Buyer will pay 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

148.45 Acres in 3 Parcels - Blue Earth 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.

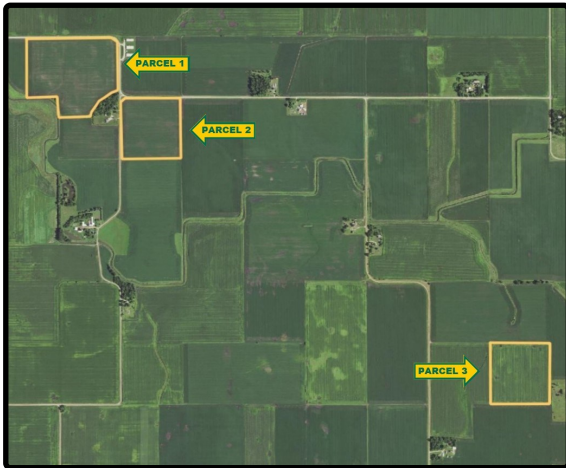
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, November 9, 2021** to:

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



Acres

Parcel 1 - 68.45 Ac., m/l
Parcel 2 - 40.00 Ac., m/l
Parcel 3 - 40.00 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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