

Sealed Bid Auction

ACREAGE:

117.88 Acres, m/l
Sibley County, MN

DATE:

November 15, 2021
1:30 p.m.
Registered Bidders Only

LOCATION:

Arlington
Community Center
Arlington, MN

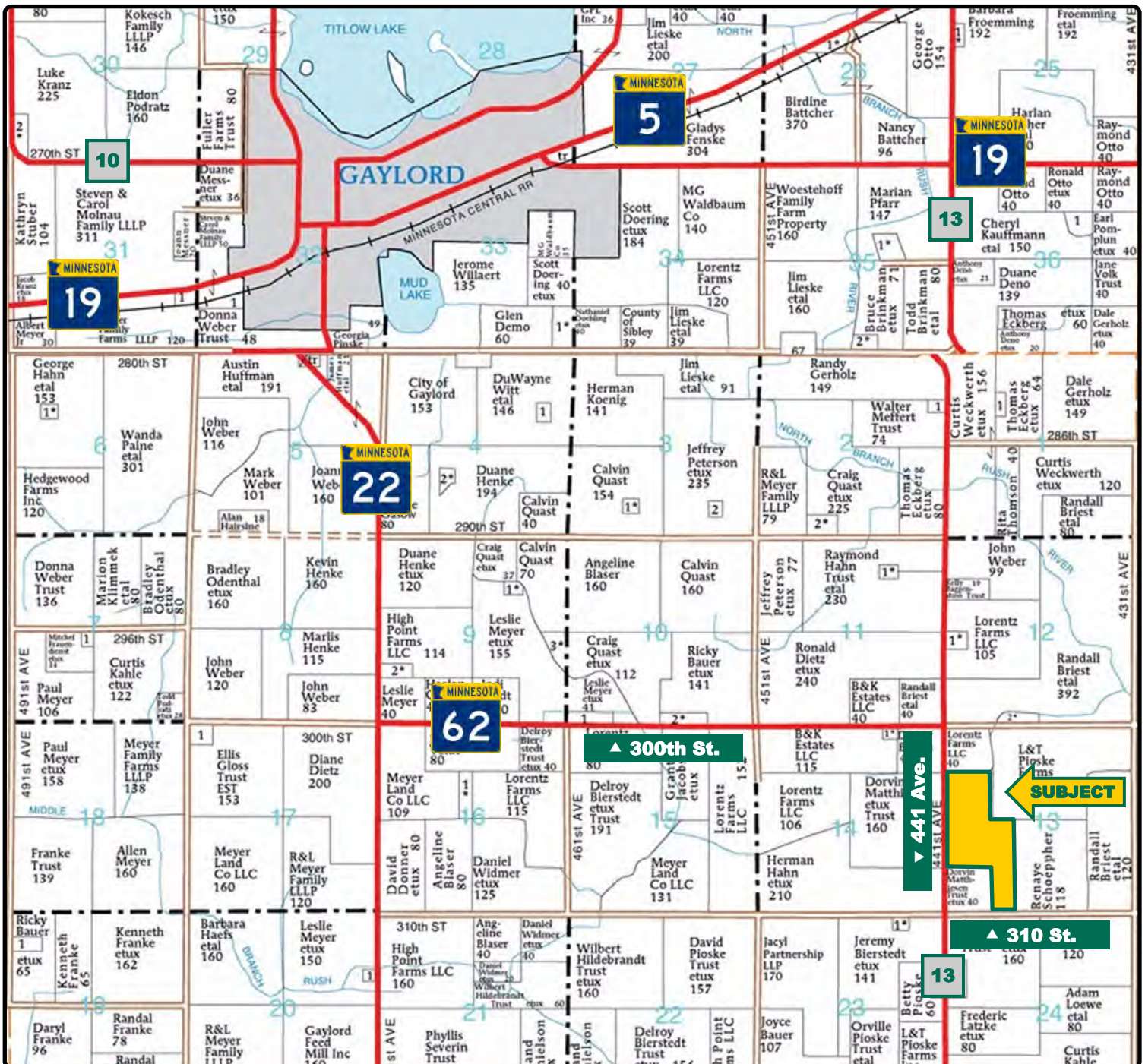


Property Key Features

- Dennis and Vicki Fisher Farm
- High-Quality Soils with 90.20 CPI on 113.76 Est. FSA/Eff. Crop Acres
- Located South of Gaylord, MN with Drainage Access to CD 55 & 58

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



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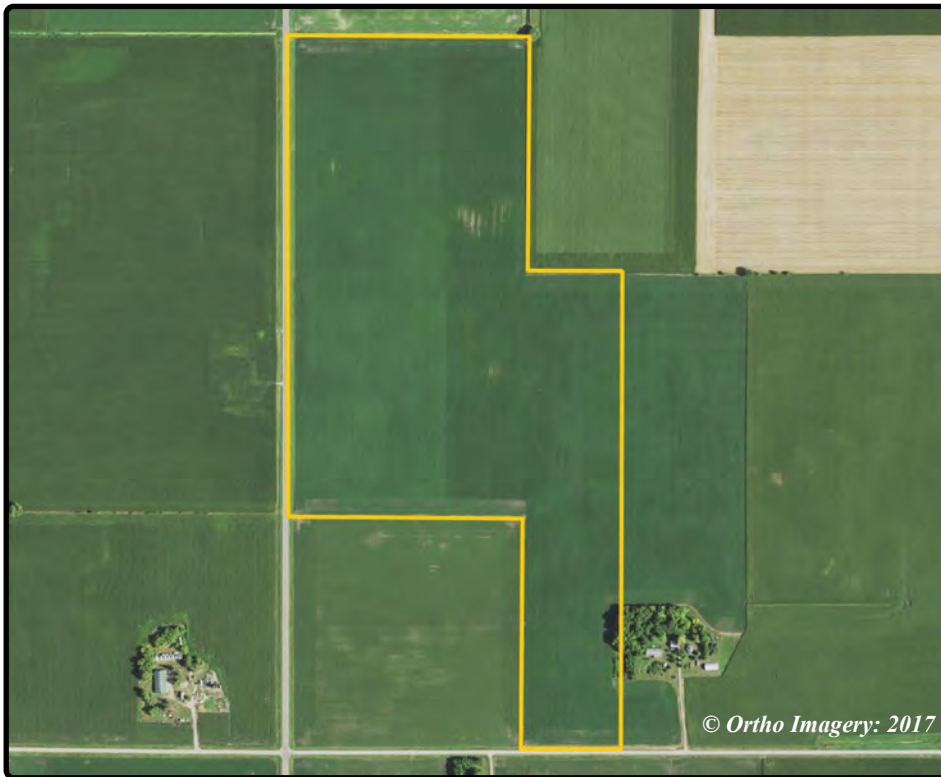
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Aerial Photo

117.88 Acres, m/l



FSA/Eff. Crop Acres: 113.76*

Corn Base Acres: 45.63*

Bean Base Acres: 45.27*

Soil Productivity: 90.20 CPI

**Acres are estimated.*

Property Information 117.88 Acres, m/l

Location

From Gaylord: go south on MN 22 for 2½ miles, then east on Hwy. 62/300 St. for 3 miles, then south on Hwy. 13/441 Ave. for ½ mile. Property is on the east side of Hwy. 13.

Legal Description

SW¼ NW¼, NW¼ SW¼, and 37.88 Acres of W½ E½ SW¼, Section 13, Township 112 North, Range 28 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$6,471.12
Special Assessments: \$1,054.88

Net Taxable Acres: 117.88

Tax per Net Taxable Acre: \$54.90

Pin # 22-1309-000

\$1,054.88 CD assessment one year repair and maintenance.

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 1517, Tract 1729

FSA/Eff. Crop Acres: 113.76*

Corn Base Acres: 45.63*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 45.27*

Bean PLC Yield: 40 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

PC/NW: Prior Converted Non-Wetland.

Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Canisteo, Glencoe, and Webster. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 90.20. 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 rolling.

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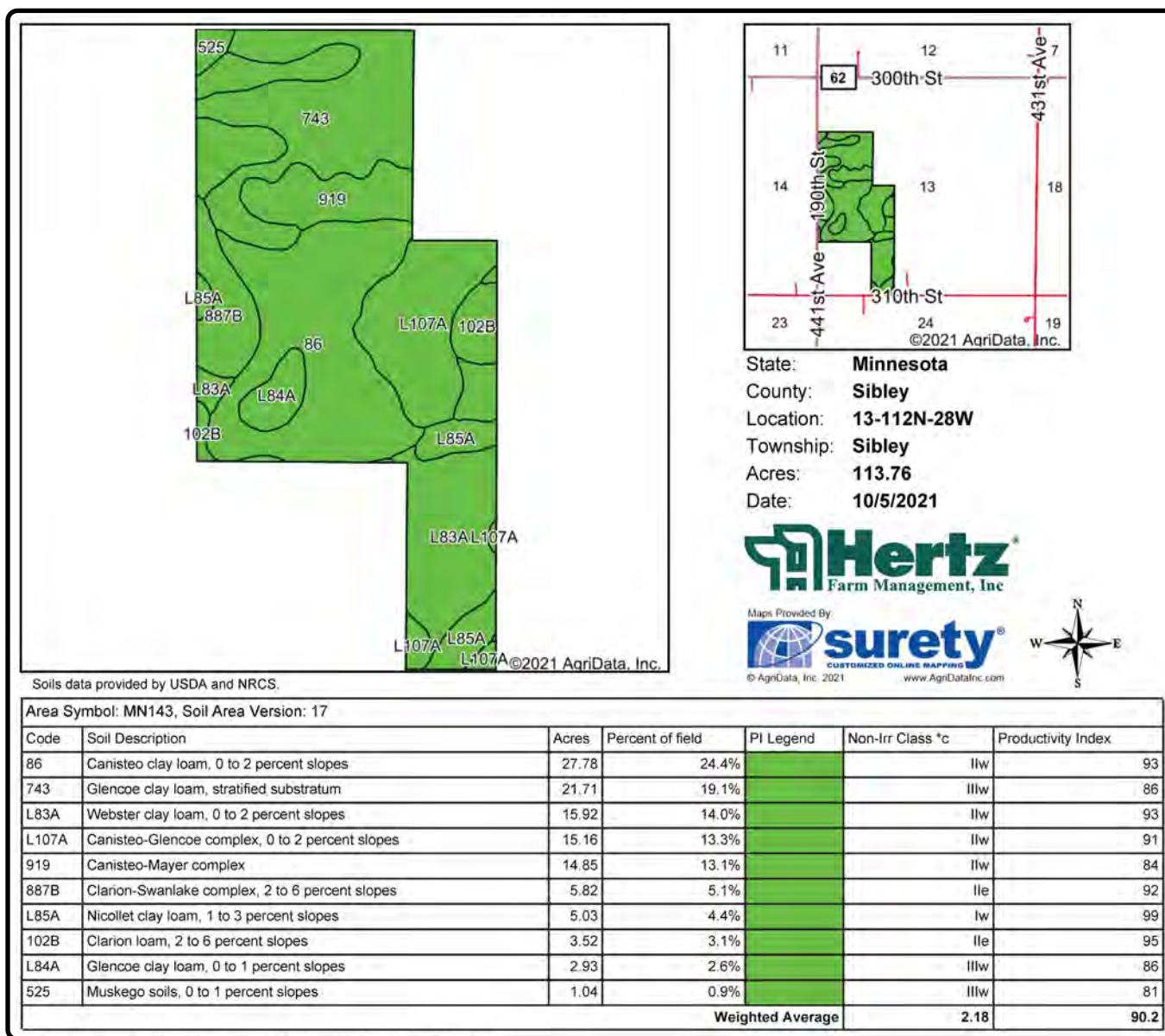
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Soil Map

113.76 Est. FSA/Eff. Crop Acres



Drainage

Tiled. County Ditch 55 and 58. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

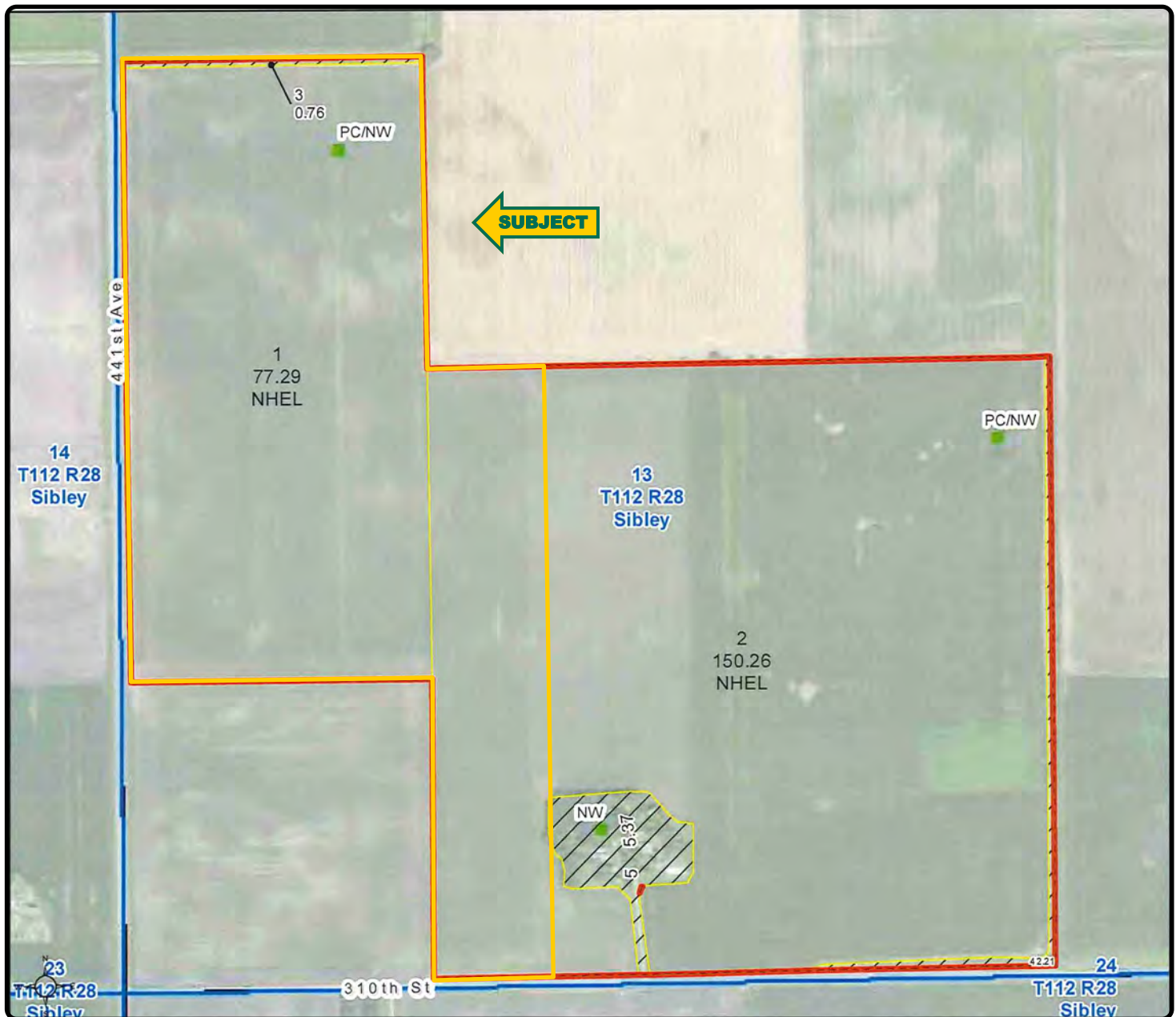
Comments

Quality Sibley County farm to add to your farming or investment portfolio.

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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South Looking North



Southwest Looking Northeast



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Northeast Looking Southwest



West Looking East



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Nov. 11, 2021**

Mail To:

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

Auction Location Date:

Date: **Mon., Nov. 15, 2021**

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

Site: **Arlington Community
Center
204 Shamrock Dr.
Arlington, MN 55307**

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 **Thursday, November 11, 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

Dennis and Vicki Fisher

Agency

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

Auctioneer

Darrell Hylan
License No. 07-21-02

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 16, 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

117.88 Acres in 1 Parcel - Sibley 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.

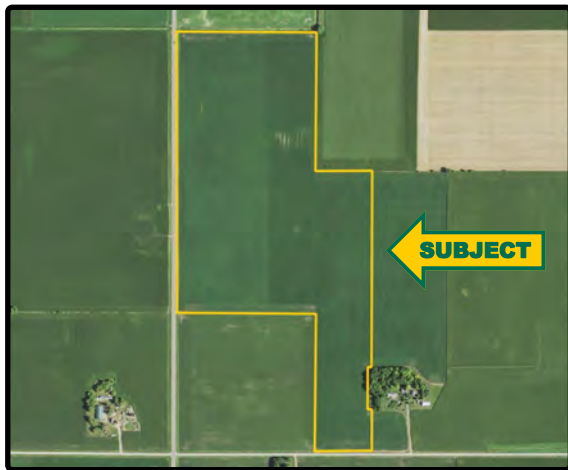
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 **Thursday, November 11, 2021** to:

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



Acres

Parcel 1 - 117.88 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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