

Sealed Bid Auction

ACREAGE:

160.00 Acres, m/l
Cottonwood Co., MN

DATE:

November 16, 2021
11:00 a.m.
Registered Bidders Only

LOCATION:

**Jeffers Senior
Citizens Center**
Jeffers, MN



Property Key Features

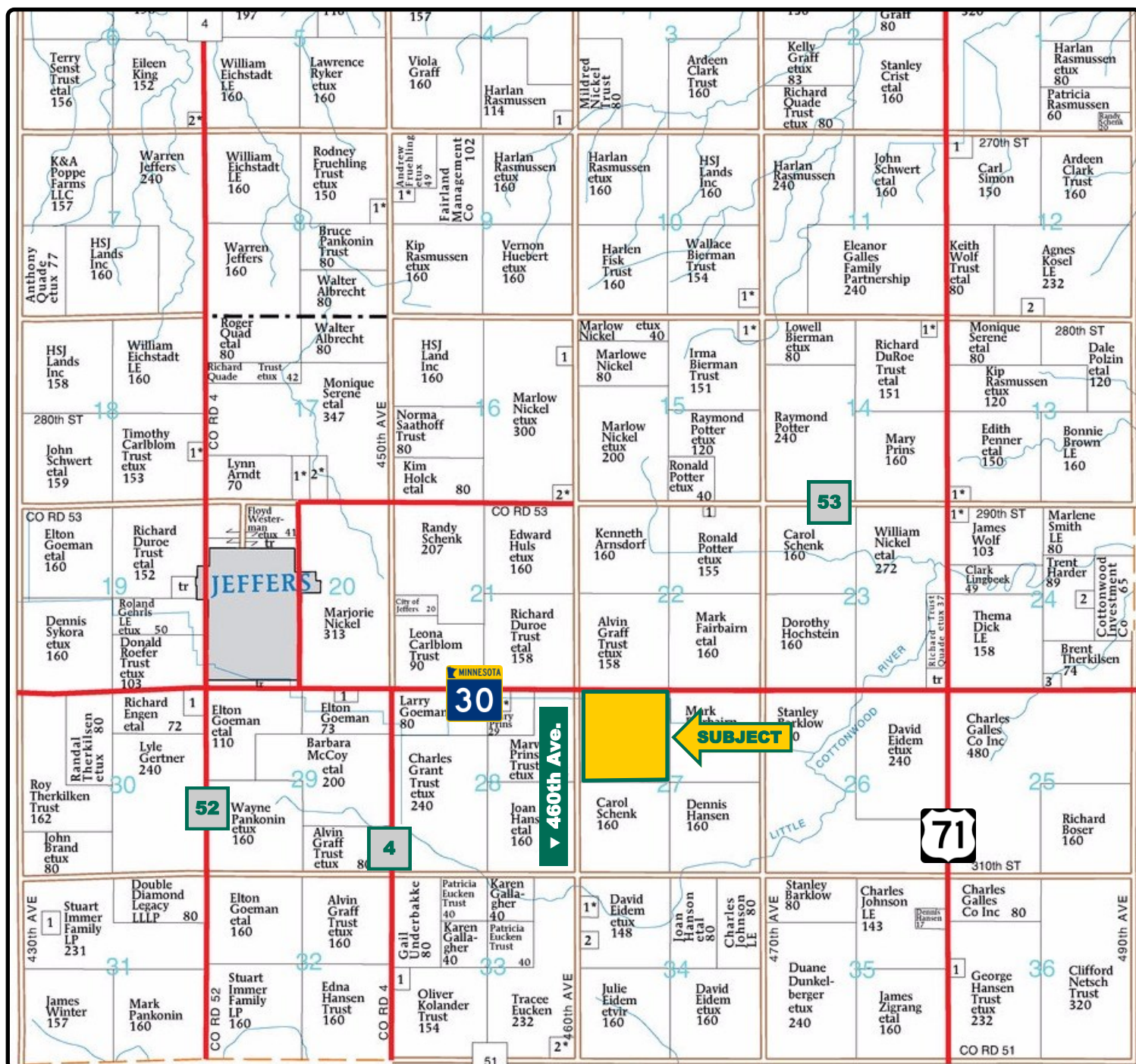
- Carlblom / Leonardson Farm - In Family Since 1964
- Quality Farm with a CPI of 91.00
- System-Tiled with County Open Ditch Outlet

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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



Amboy Township, Cottonwood County, MN



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Aerial Photo

160.00 Acres, m/l



FSA/Eff. Crop Acres:	147.42
Corn Base Acres:	73.20
Bean Base Acres:	73.30
Soil Productivity:	91.00 CPI

Property Information

160.00 Acres, m/l

Location

Two miles east of Jeffers, MN on the south side of MN Hwy 30 at 460th Ave.

Legal Description

NW¼, Section 27, Township 107 North, Range 36 West of the 5th P.M., Cottonwood Co., MN

Real Estate Tax

Taxes Payable in 2021
Ag Hmstd Taxes: \$2,422.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$15.13

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 5444, Tract 7567
FSA/Eff. Crop Acres: 147.42
Corn Base Acres: 73.20
Corn PLC Yield: 163 Bu.
Bean Base Acres: 73.30
Bean PLC Yield: 44 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Jeffers-Canisteo and Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.00. 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 rolling.

Drainage

Outlet: Judicial open ditch #9, main tile, and branch A-12. Tile: system-tiled. See tile map.

Buildings/Improvements

None.

Water & Well Information

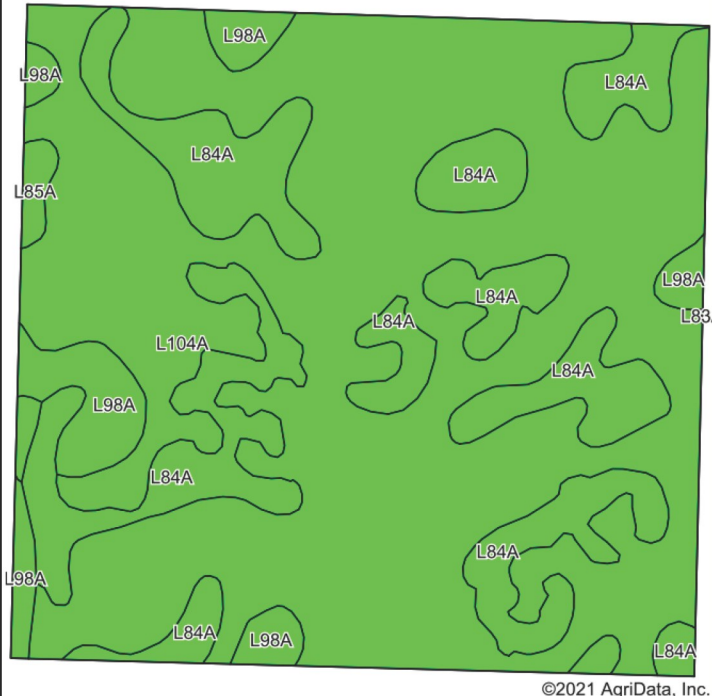
None.

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Soil Map

147.42 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Cottonwood**
Location: **27-107N-36W**
Township: **Amboy**
Acres: **147.42**
Date: **10/13/2021**



Maps Provided By:
surety
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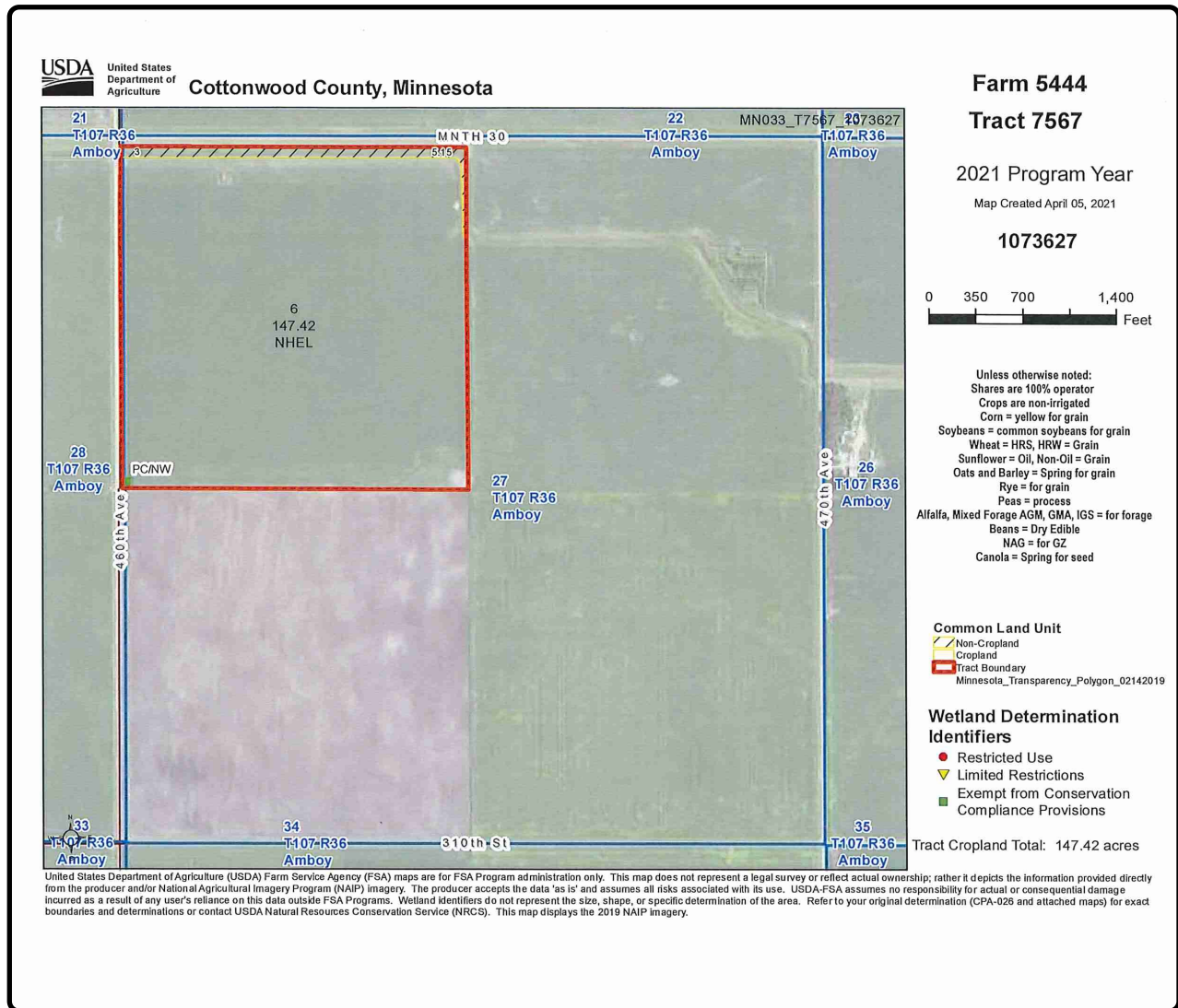
Area Symbol: MN033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	101.57	68.9%		IIw	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	36.51	24.8%		IIIw	86
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	8.43	5.7%		Ie	100
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.91	0.6%		Iw	99
Weighted Average					2.18	91

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

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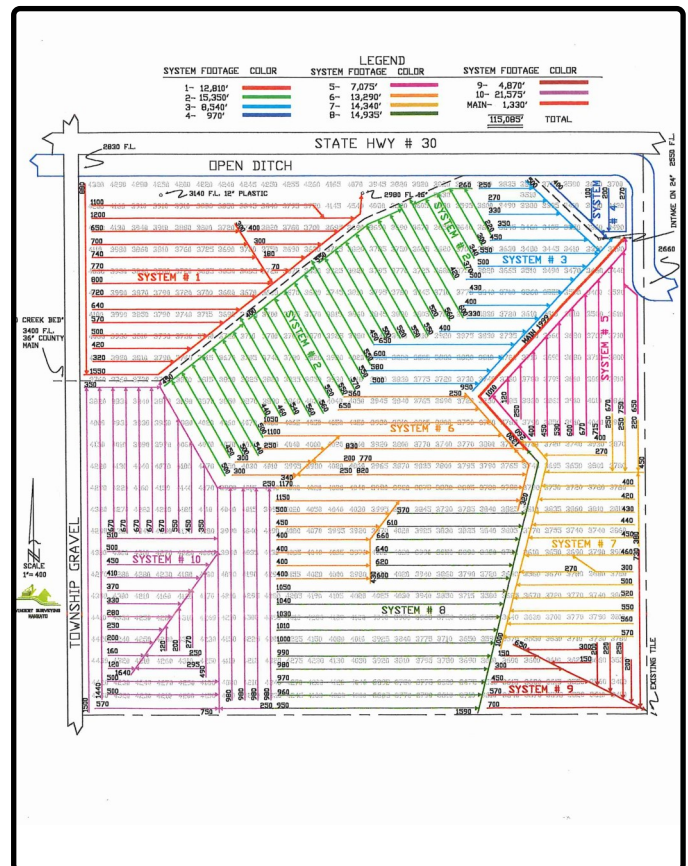
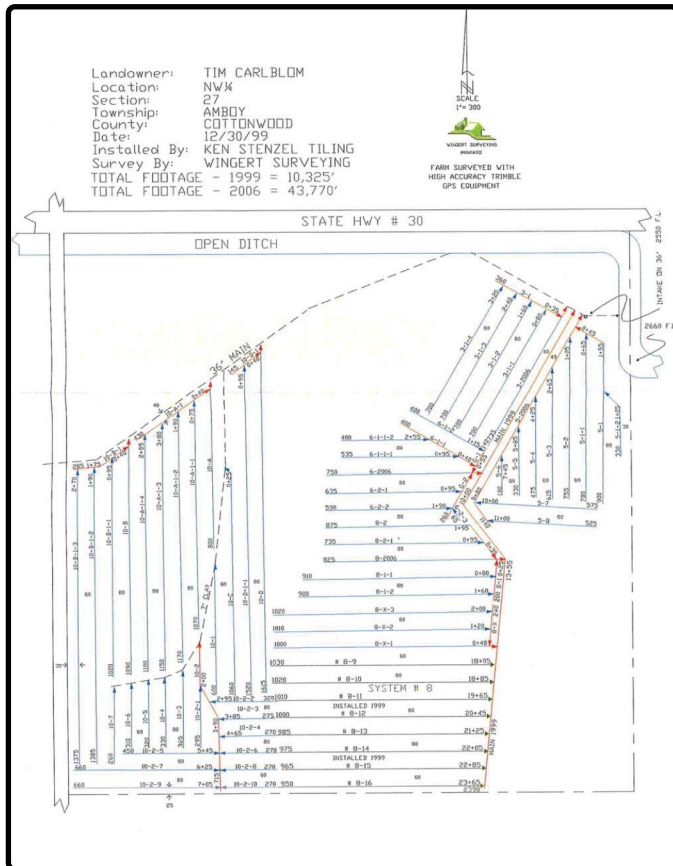


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Tile Map

160.00 Acres, m/l



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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Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Fri., Nov. 12, 2021**

Mail To:

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

Auction Location Date:

Date: **Tues., Nov. 16, 2021**

Time: **11:00 a.m.**

Site: **Jeffers Senior Citizens
Center
108 Whited St.
Jeffers, MN 56145**

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 **Fri., Nov. 12, 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

Leona Carlblom Trust

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Dan Birkholz

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 21, 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

160.00 Acres in 1 Parcel - Cottonwood 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 **Fri., Nov. 12, 2021** to:

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



Acres

Parcel 1 - 160.00 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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