

Sealed Bid Auction

ACREAGE:

370.78 Acres, m/l
In 4 parcels
Sibley County, MN

DATE:

November 19, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Arlington
Community Center
Arlington, MN

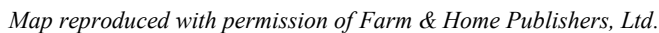


Property Key Features

- Open Tracts for Great Farming Configuration
- High-Quality Soils with CPI Ratings over 91.10
- Private Mains and Laterals with Access to Private Open Ditch, CD-26, & CD-45

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Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

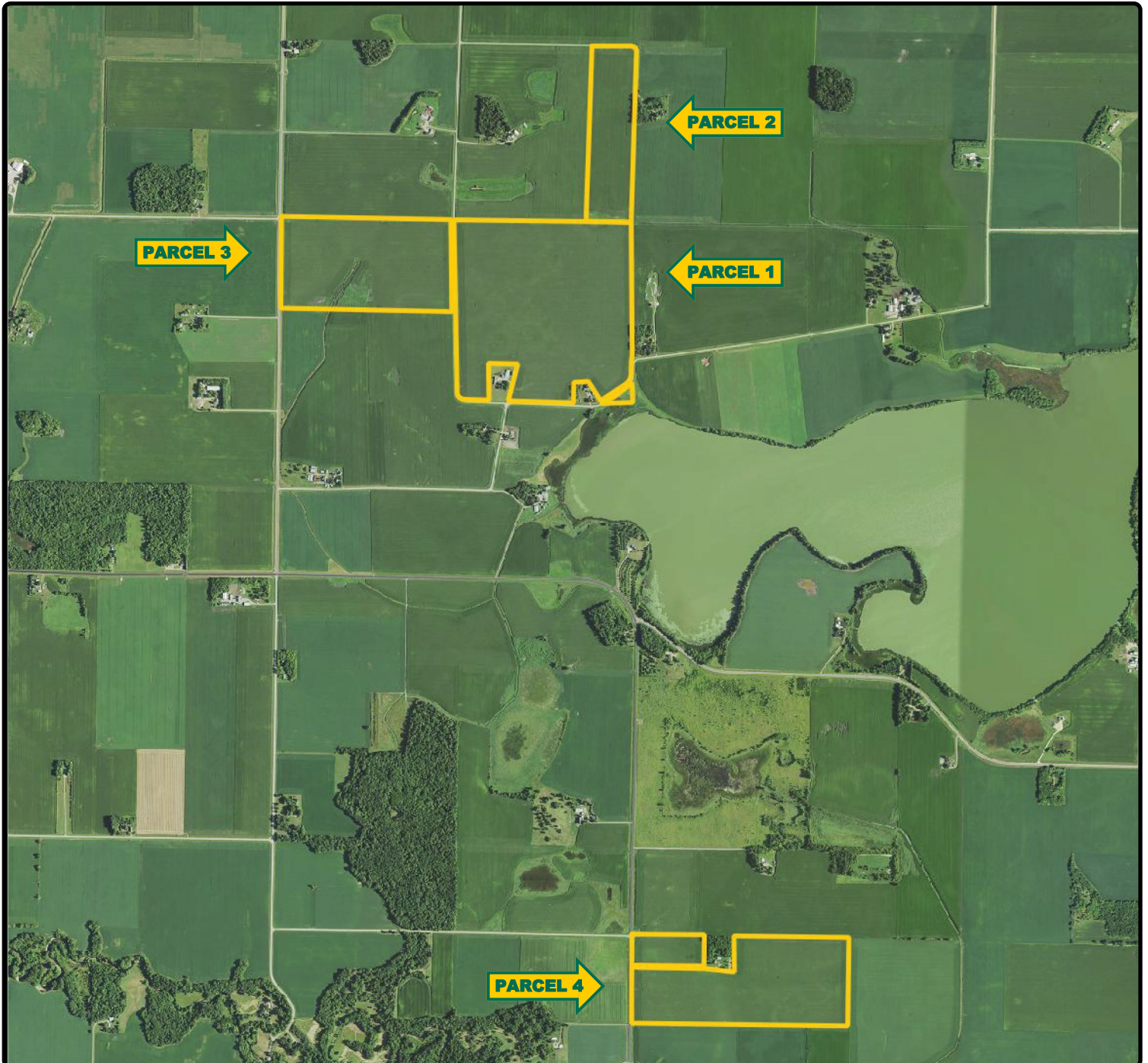
507-345-5263
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Mankato, MN 56001
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Aerial Map

370.78 Acres, m/l — In 4 Parcels, Sibley County, MN

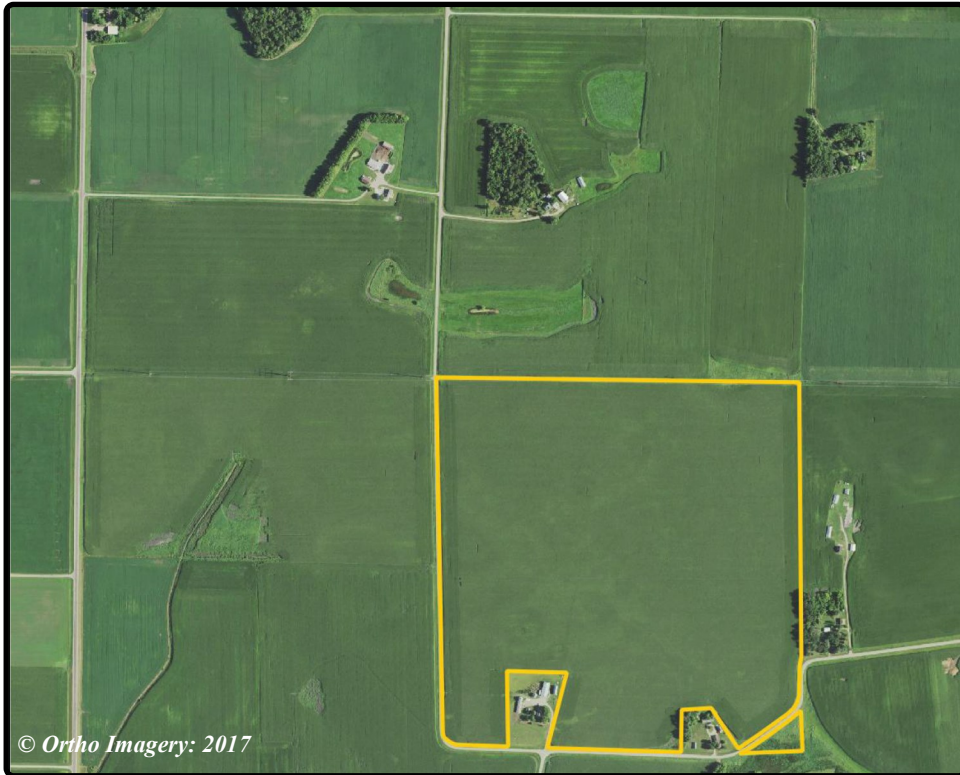


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Aerial Photo

Parcel 1 - 157.36 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres: 150.85
Corn Base Acres: 91.92*
Bean Base Acres: 58.79*
Soil Productivity: 91.20 CPI

**Acres are estimated.*

Parcel 1 Property Information 157.36 Acres, m/l

Location

From Arlington: take MN-5 north out of town, turn east on 230th St. for 2.6 miles, then north on 371st Ave. for 0.2 miles. Go east on 228th St. and follow the road for 0.8 miles, then turn onto 365th Ave. and follow road north for 0.4 miles. Property is on the east side of 365th Ave.

Legal Description

NE¼ excluding 4.57 acre building site and 2.24 acre building site, Section 6, Township 113 North, Range 26 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$8,072.00
Net Taxable Acres: 157.36
Tax per Net Taxable Acre: \$51.29
PID#s 17.0604.000, 17.0601.020, and 17.0601.010

Lease Status

Leased through the 2021 crop year.

FSA Data

Part of Farm Number 8863, Tracts 10485 & 10484
FSA/Eff. Crop Acres: 150.85
Corn Base Acres: 91.92*
Corn PLC Yield: 152 Bu.
Bean Base Acres: 58.79*
Bean PLC Yield: 41 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 Le Sueur, Canisteo-Glencoe, and Cordova. 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).

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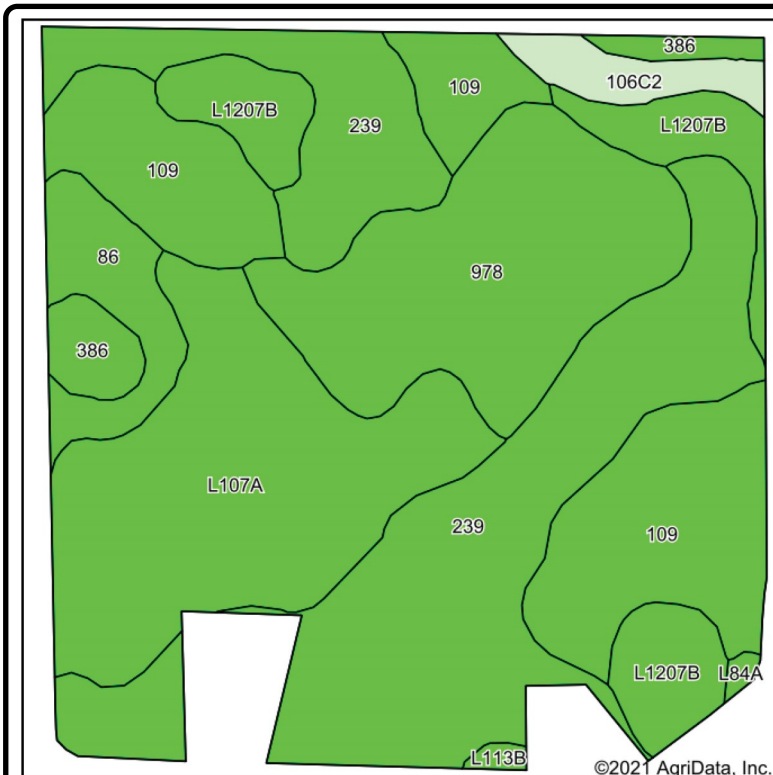
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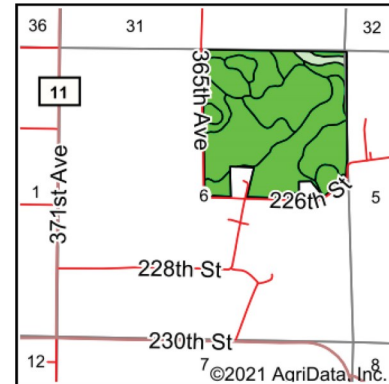
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Soil Map

Parcel 1 - 150.85 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Sibley**
Location: **6-113N-26W**
Township: **Jessenland**
Acres: **150.85**
Date: **10/14/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
239	Le Sueur loam, 1 to 3 percent slopes	44.90	29.8%		Iw	97
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	29.32	19.4%		IIw	91
109	Cordova clay loam, 0 to 2 percent slopes	26.64	17.7%		IIw	87
978	Cordova-Rolfe complex, 0 to 2 percent slopes	24.04	15.9%		IIw	86
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	12.03	8.0%		Ile	95
86	Canisteo clay loam, 0 to 2 percent slopes	6.26	4.1%		IIw	93
386	Okoboji mucky silty clay loam	3.54	2.3%		IIIw	86
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	3.36	2.2%		IIIe	76
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.43	0.3%		Ile	98
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.33	0.2%		IIIw	86
Weighted Average					1.75	91.2

Land Description

Level with gentle roll.

Drainage

Tiled. Private mains and laterals with outlet to Silver Lake. No maps available, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Survey

A survey has been recorded of the excepted 2.24 acre building site in the southeast corner. Contact agent for details.

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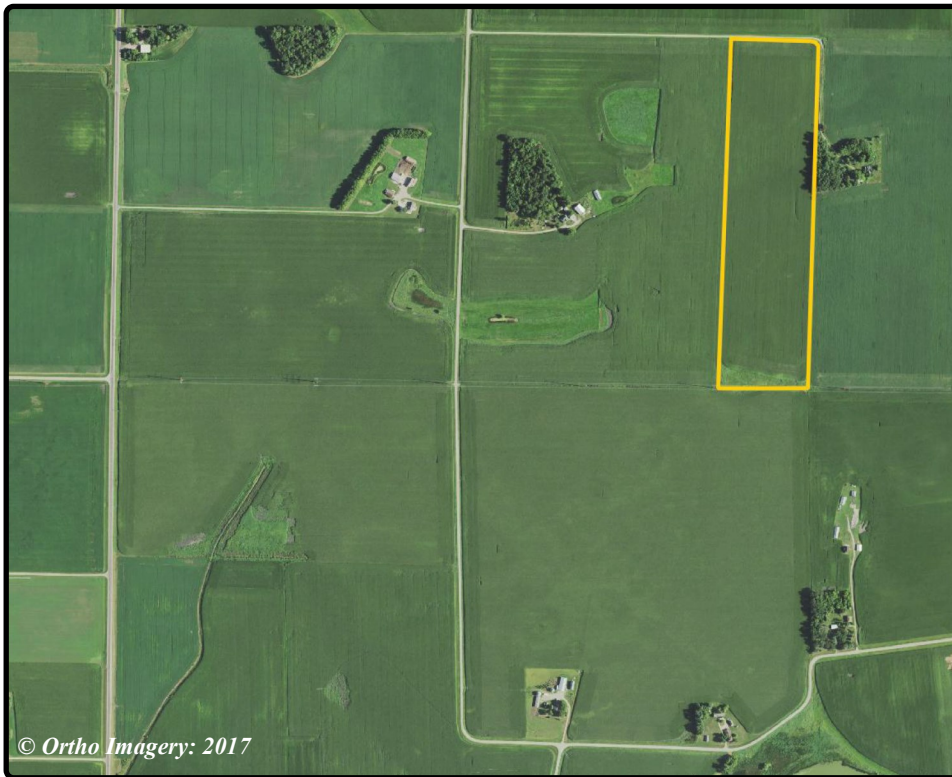
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Aerial Photo

Parcel 2 - 40.00 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres: 37.79
Corn Base Acres: 23.00*
Bean Base Acres: 14.71*
Soil Productivity: 91.90 CPI

**Acres are estimated.*

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Arlington: take MN-5 north out of town, turn east on 230th St. for 2.6 miles, then north on 371st Ave. for 0.2 miles. Go east on 228th St. and follow the road for 0.8 miles, then turn onto 365th Ave. and follow road north for 1.1 miles. Turn east on 216th Lane for 0.4 miles. Property is on the south side of 216th Lane.

Legal Description

E½ E½ SE¼, Section 31, Township 114 North, Range 26 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$2,238.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$55.95
PID# 24.3110.000

Lease Status

Leased through the 2021 crop year.

FSA Data

Part of Farm Number 8863, Tract 10485
FSA/Eff. Crop Acres: 37.79
Corn Base Acres: 23.00*
Corn PLC Yield: 152 Bu.
Bean Base Acres: 14.71*
Bean PLC Yield: 41 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 Cordova-Rolfe, Canisteo, and Le Sueur. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.90. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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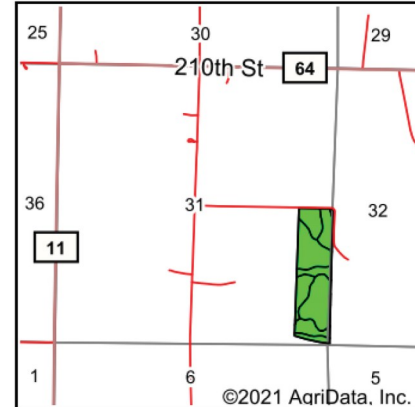
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Soil Map

Parcel 2 - 37.79 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Sibley**
Location: **31-114N-26W**
Township: **Washington Lake**
Acres: **37.79**
Date: **10/5/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
978	Cordova-Rolfe complex, 0 to 2 percent slopes	9.91	26.2%		IIw	86
86	Canisteo clay loam, 0 to 2 percent slopes	8.84	23.4%		IIw	93
239	Le Sueur loam, 1 to 3 percent slopes	8.03	21.2%		Iw	97
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	5.72	15.1%		Ile	98
109	Cordova clay loam, 0 to 2 percent slopes	3.80	10.1%		IIw	87
386	Okoboji mucky silty clay loam	1.40	3.7%		IIIw	86
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	0.09	0.2%		Ile	95
Weighted Average					1.82	91.9

Land Description

Level to gently rolling.

Drainage

Some tile. Drainage agreement in place.
Private main begins in 16" tile ending in
36" culvert at private open ditch
eventually flowing into Silver Lake. No
maps available, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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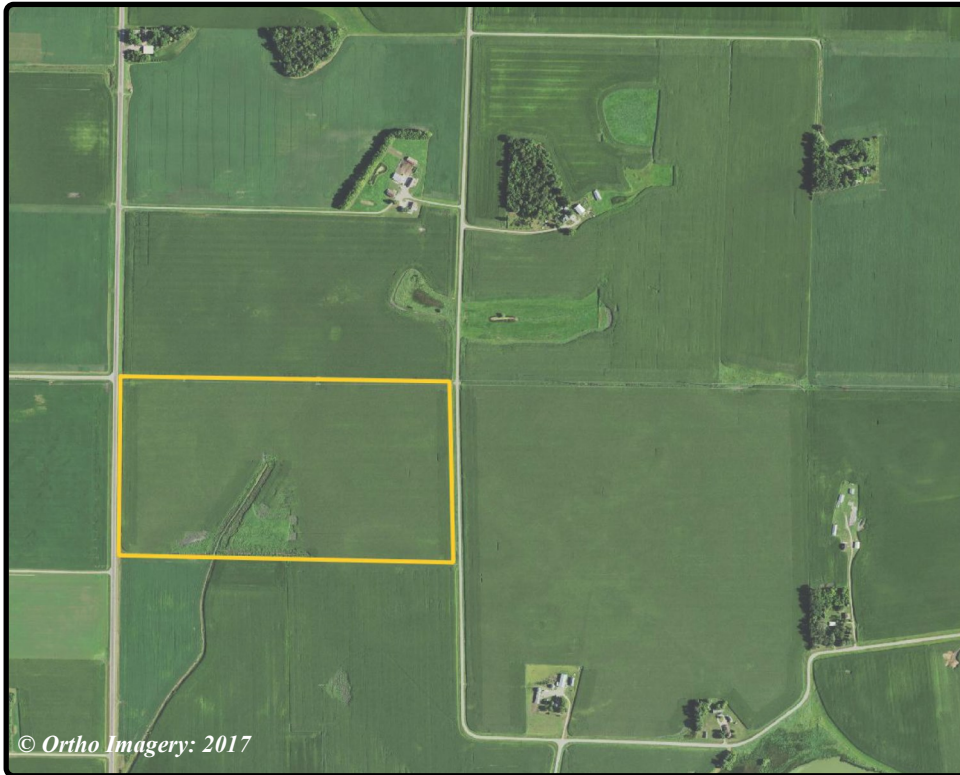
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Aerial Photo

Parcel 3 - 80.07 Acres, m/l



Parcel 3

FSA/Eff. Crop Acres:	74.11
CRP Acres:	2.55
Corn Base Acres:	45.07*
Bean Base Acres:	28.83*
Soil Productivity:	91.10 CPI

**Acres are estimated.*

Parcel 3 Property Information 80.07 Acres, m/l

Location

From Arlington: take MN-5 north out of town, turn east on 230th St. for 2.6 miles, then north on 371st Ave. for 0.2 miles. Go east on 228th St. and follow the road for 0.8 miles, then turn onto 365th Ave. and follow road north for 0.4 miles. Property is on the west side of 365th Ave.

Legal Description

Tract A and B of N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 6, Township 113 North, Range 26 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$3,628.00
Net Taxable Acres: 80.07
Tax per Net Taxable Acre: \$45.31
PID#s 17.0601.040 and 17.0601.030

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 8863, Tract 10484
FSA/Eff. Crop Acres: 74.11
CRP Acres: 2.55
Corn Base Acres: 45.07*
Corn PLC Yield: 152 Bu.
Bean Base Acres: 28.83*
Bean PLC Yield: 41 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.

CRP Contracts

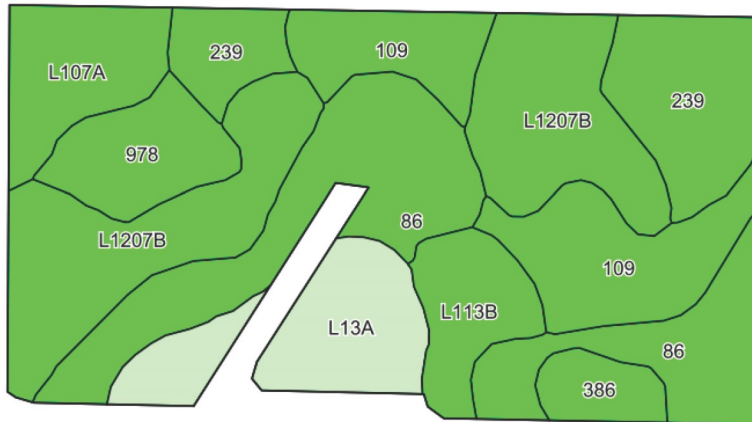
There are 2.55 acres enrolled in a CRP-11062 contract that pays \$791.00 annually and expires September 30, 2030.

Soil Types/Productivity

Main soil types are Le Sueur-Reedslake-Cordova, Canisteo, and Cordova. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.10. See soil map for details.

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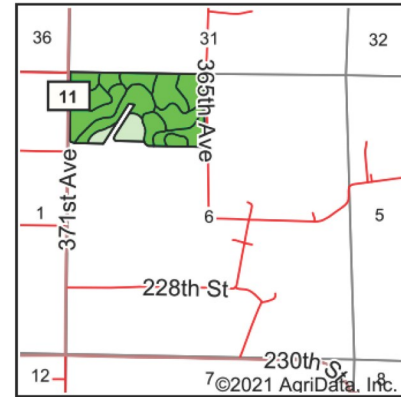


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Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	16.85	22.7%		Ile	95
86	Canisteo clay loam, 0 to 2 percent slopes	16.10	21.7%		IIw	93
109	Cordova clay loam, 0 to 2 percent slopes	10.18	13.7%		IIw	87
239	Le Sueur loam, 1 to 3 percent slopes	8.54	11.5%		Iw	97
L13A	Klossner muck, 0 to 1 percent slopes	7.04	9.5%		IIIw	77
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	5.03	6.8%		IIw	91
978	Cordova-Rolfe complex, 0 to 2 percent slopes	4.36	5.9%		IIw	86
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	4.00	5.4%		Ile	98
386	Okoboji mucky silty clay loam	2.01	2.7%		IIIw	86
Weighted Average					2.01	91.1



State: **Minnesota**
County: **Sibley**
Location: **6-113N-26W**
Township: **Jessenland**
Acres: **74.11**
Date: **10/11/2021**



Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level with gentle roll.

Drainage

Some tile. Direct access to open County Ditch 26. Private main and laterals. No maps available, contact agent for details.

Water & Well Information

No known wells.

Buildings/Improvements

None.

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GeoffM@Hertz.ag

507-345-5263

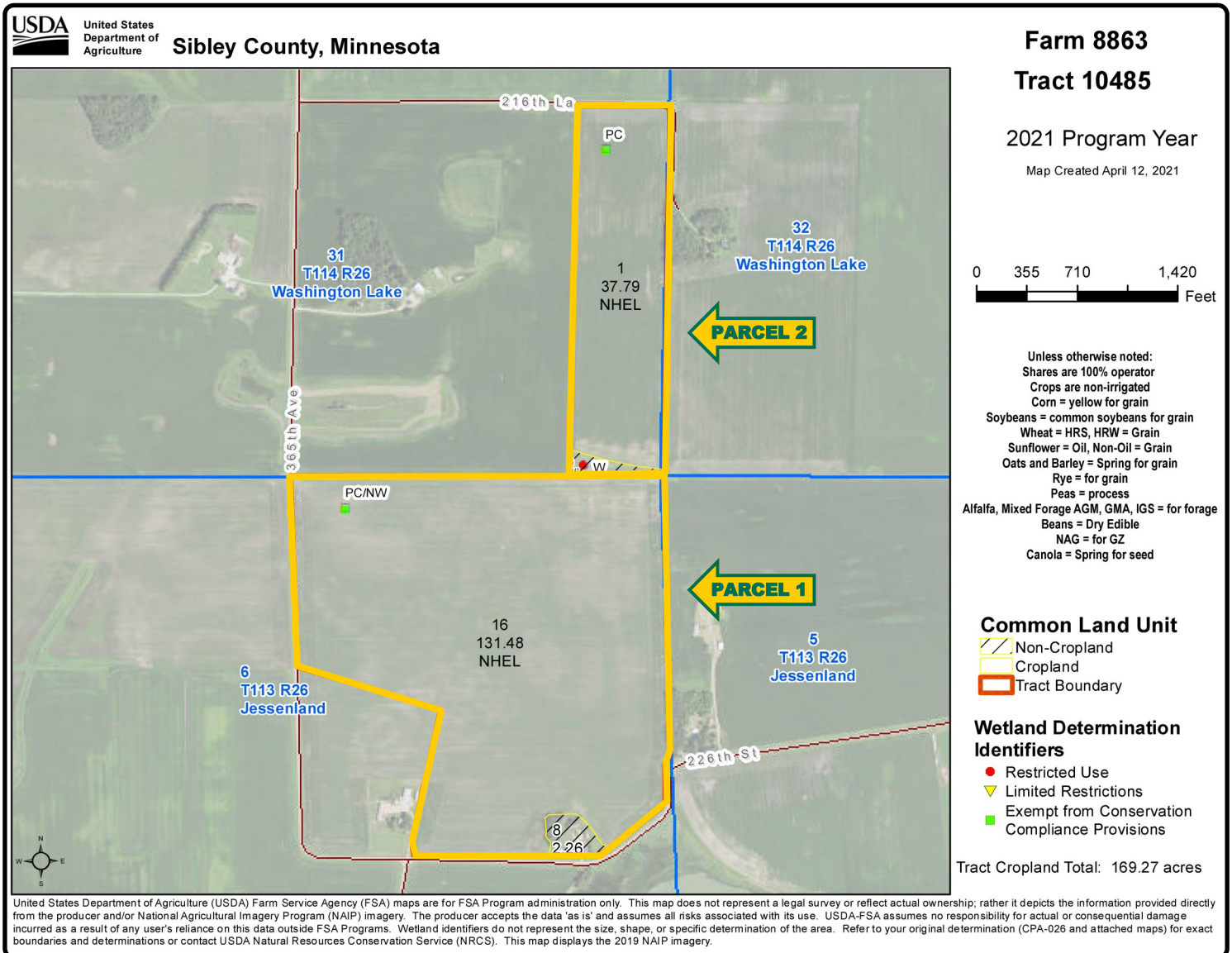
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Parcel 1 - Part of 150.85 Est. FSA/Eff. Crop Acres

Parcel 2 - 37.79 Est. FSA/Eff. Crop Acres



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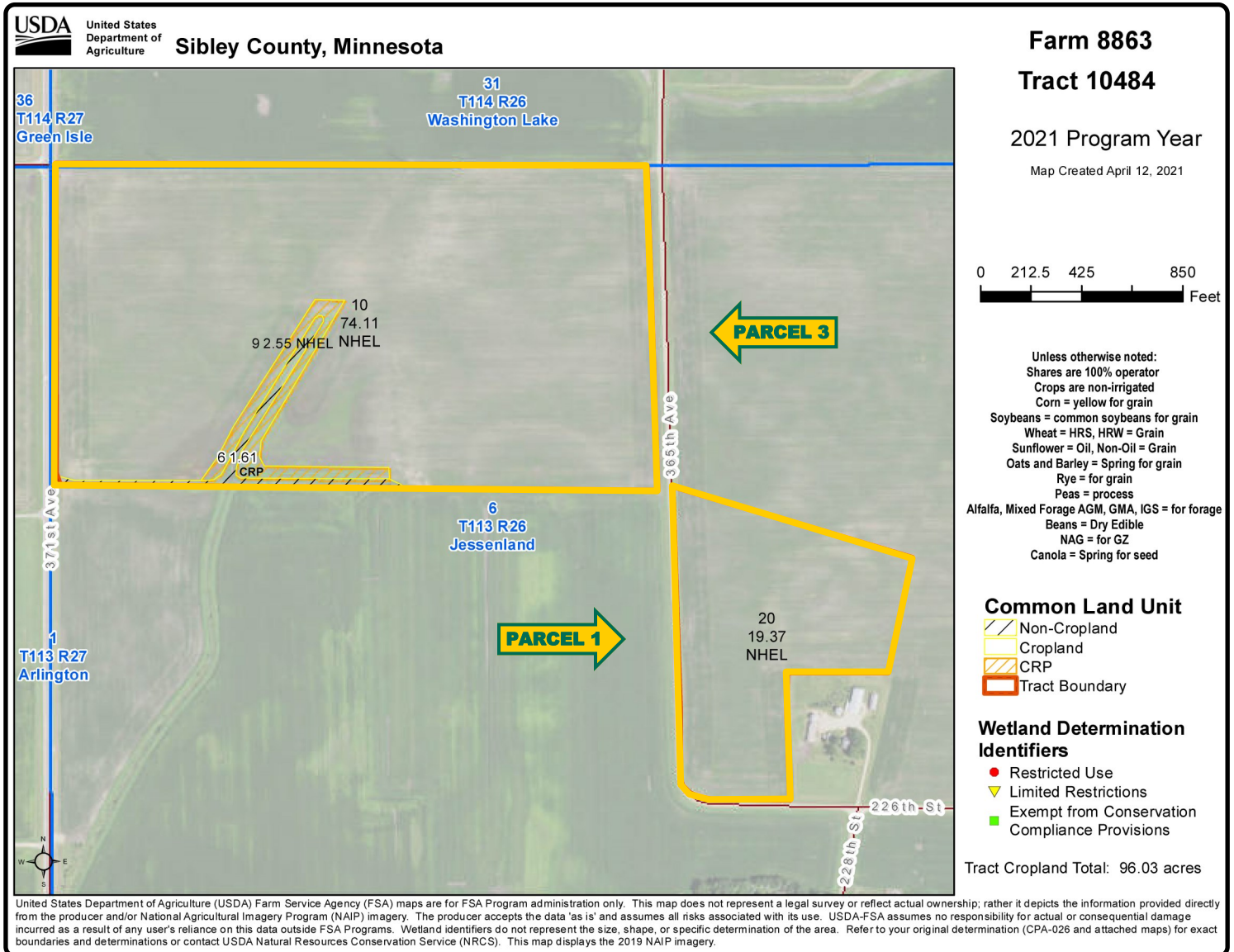
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Parcel 1 - Part of 150.85 Est. FSA/Eff. Crop Acres

Parcel 3 - 74.11 Est. FSA/Eff. Crop Acres

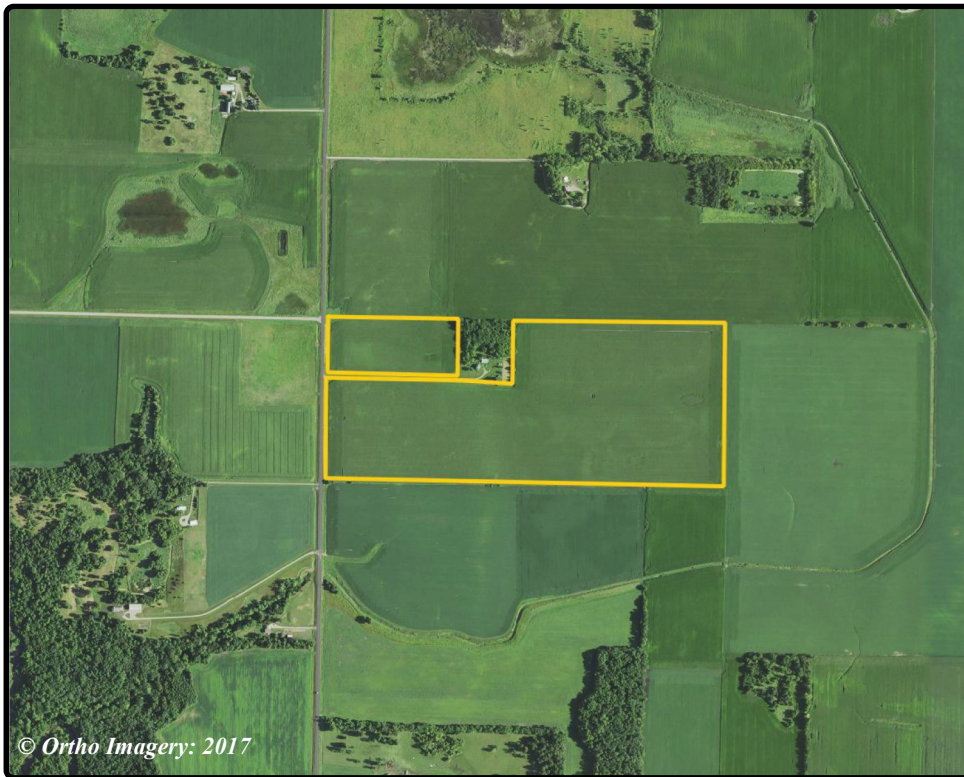


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Aerial Photo

Parcel 4 - 93.35 Acres, m/l



Parcel 4

FSA/Eff. Crop Acres:	91.35
Corn Base Acres:	54.40
Bean Base Acres:	36.90
Soil Productivity:	92.30 CPI

Parcel 4 Property Information 93.35 Acres, m/l

Location

From Arlington: take MN-5 north out of town, turn east on 230th St. for 3.7 miles and continue south onto 361st Ave. for 1 mile. Property will be on the east side of 361st Ave.

Legal Description

N½ NW¼ excluding 5.90 acres and W½ NW¼ NE¼ excluding 0.75 acres, Section 17, Township 113 North, Range 26 West of the 5th P.M., Sibley Co., MN.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$5,154.68
Special Assessments: \$1,463.32
Net Taxable Acres: 93.35
Tax per Net Taxable Acre: \$52.22
PID# 17.1701.000
Drainage assessment for County Ditch 45.

FSA Data

Farm Number 8863, Tract 1971
FSA/Eff. Crop Acres: 91.35
Corn Base Acres: 54.40
Corn PLC Yield: 152 Bu.
Bean Base Acres: 36.90
Bean PLC Yield: 41 Bu.

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, Reedslake-Le Sueur, and Le Sueur. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.30. See soil map for details.

Mineral Rights

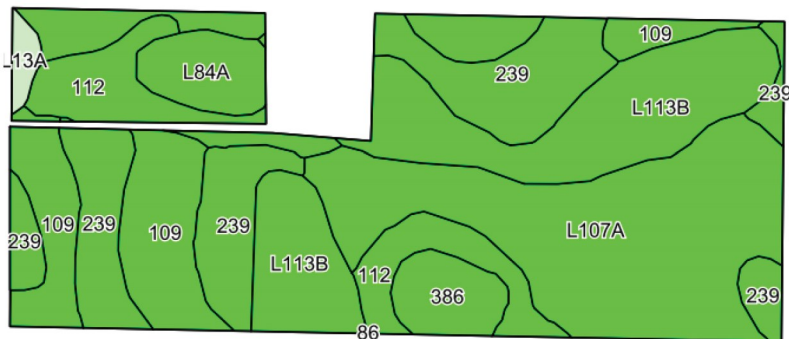
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

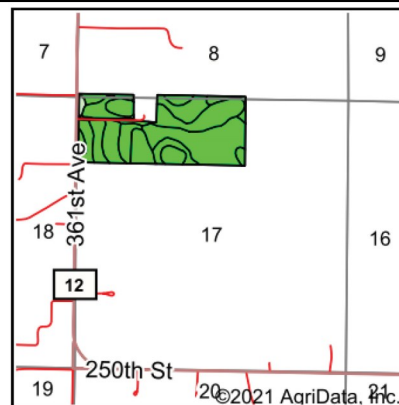
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Sibley**
Location: **17-113N-26W**
Township: **Jessenland**
Acres: **91.35**
Date: **10/5/2021**



Maps Provided By:



Area Symbol: MN143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	23.26	25.5%		IIw	91
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	18.18	19.9%		IIe	98
239	Le Sueur loam, 1 to 3 percent slopes	17.87	19.6%		Iw	97
109	Cordova clay loam, 0 to 2 percent slopes	15.61	17.1%		IIw	87
112	Harps clay loam, 0 to 2 percent slopes	8.92	9.8%		IIw	90
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.52	3.9%		IIIw	86
386	Okoboji mucky silty clay loam	3.16	3.5%		IIIw	86
L13A	Klossner muck, 0 to 1 percent slopes	0.83	0.9%		IIIw	77
Weighted Average					1.89	92.3

Drainage

Some tile. Private mains and laterals with outlet to open County Ditch 45. No maps available, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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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United States
Department of
Agriculture

Sibley County, Minnesota

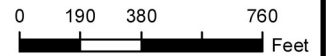


Farm 8863

Tract 1971

2021 Program Year

Map Created April 12, 2021



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 91.35 acres

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Parcel 1 - Southwest Looking Northeast



Parcel 2 - North Looking South



Parcel 3 - Southwest Looking Northeast



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Parcel 3 - Southeast Looking Northwest



Parcel 3 - County Ditch 26



Parcel 4 - Southeast Looking Northwest



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Parcel 4 - Southwest Looking Northeast



Parcel 4 - Northwest Looking Southeast



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Nov. 16, 2021**

Mail To:

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

Auction Location Date:

Date: **Fri., Nov. 19, 2021**

Time: **10:00 a.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 **Tuesday, November 16, 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 will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Walter W. Mathwig Revocable Trust and
Eileen M. Mathwig Revocable Trust

Agency

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

Auctioneer

Geoff Mead
License No. 07-20-11

Attorney

Lori Molden
Gavin, Jansen, & Stabenow, 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 28, 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. 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.

Geoff Mead, ALC

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag

Registration & Bidding Form

370.78 Acres in 4 Parcels - 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.

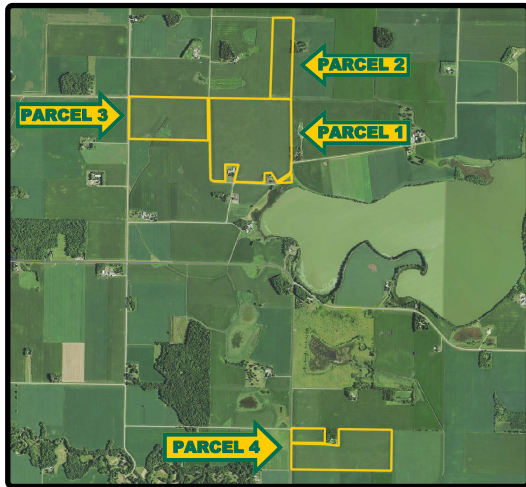
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 **Tuesday, November 16, 2021** to:

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



Acres

Parcel 1 - 157.36 Ac., m/l

Parcel 2 - 40.00 Ac., m/l

Parcel 3 - 80.07 Ac., m/l

Parcel 4 - 93.35 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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