

# Sealed Bid Auction

**ACREAGE:**

**74.52 Acres, m/l**  
Freeborn County, MN

**DATE:**

**November 18, 2021**  
**10:00 a.m.**  
Registered Bidders Only

**LOCATION:**

**Wedgewood Cove  
Golf Club**  
Albert Lea, MN



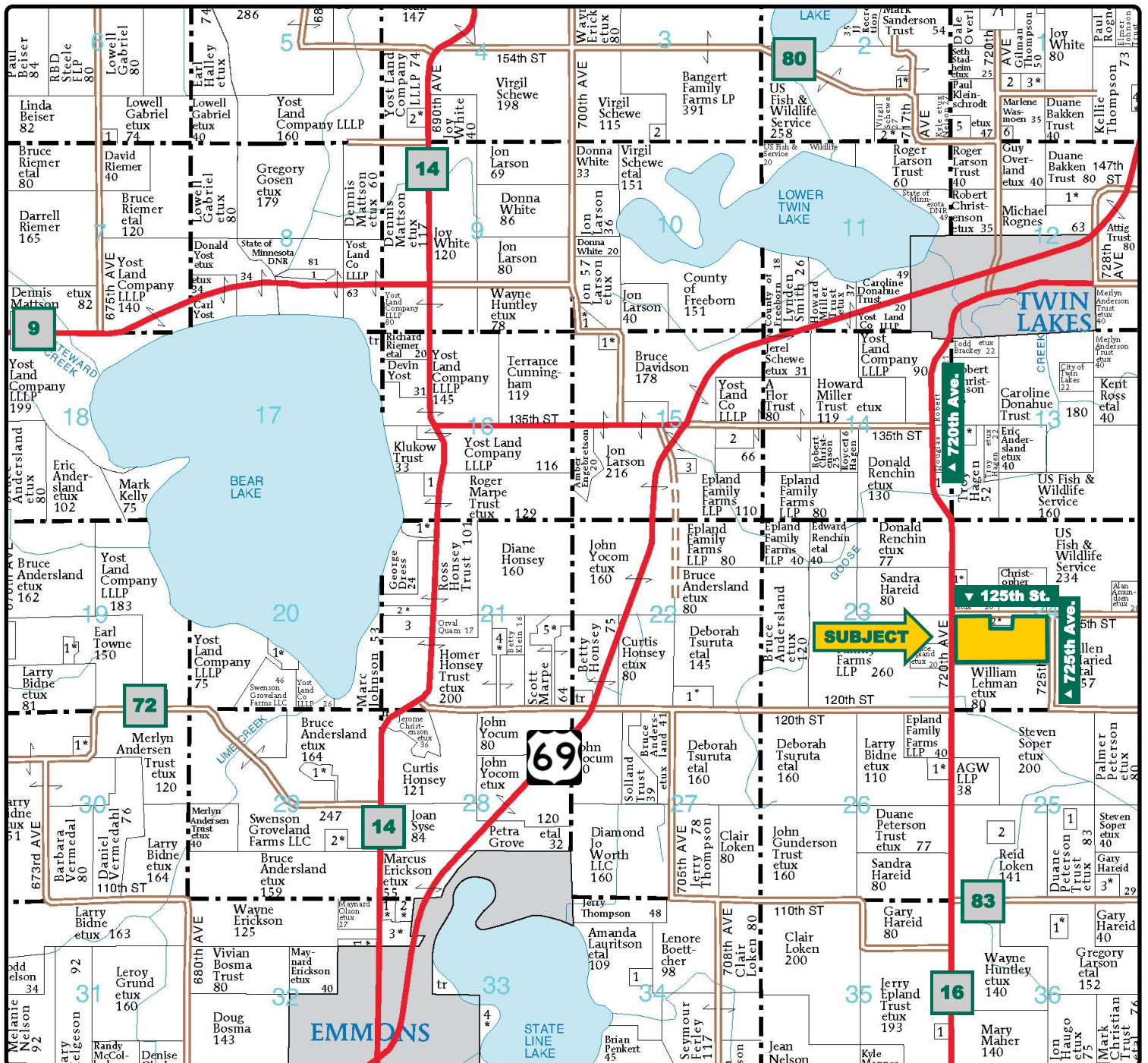
## Property Key Features

- Gauger Farm — Family Owned since October 1892
- Private Outlets and Mains, Random Laterals
- 83.00 CPI on 72.71 FSA/Eff. Crop Acres

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

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





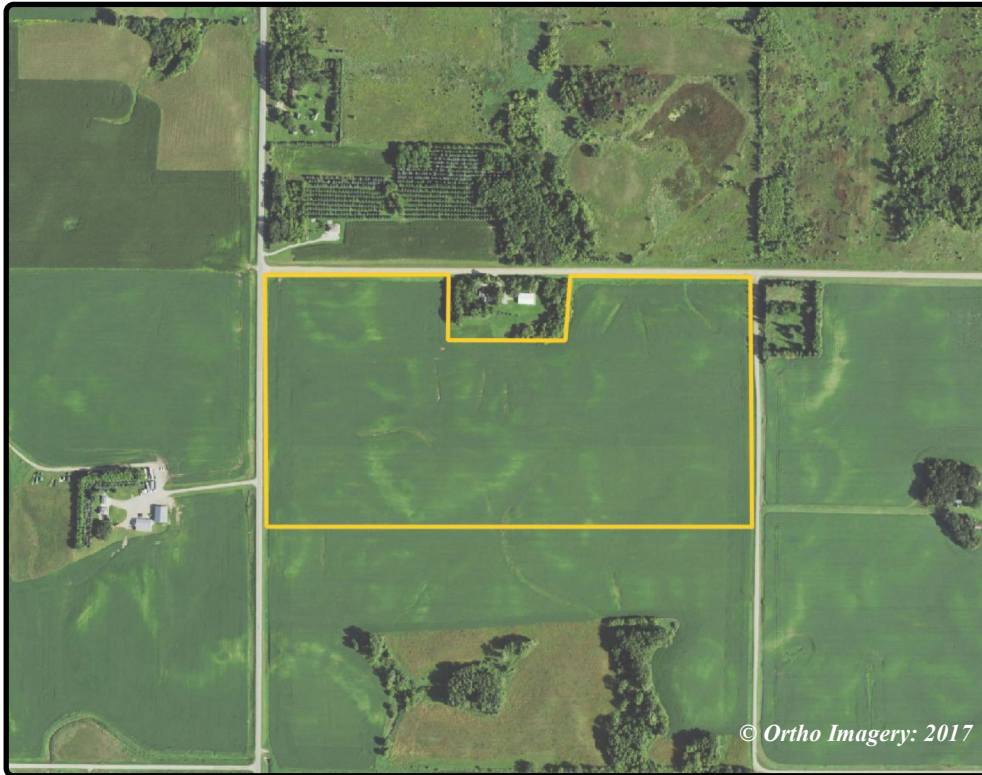
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# Aerial Photo

74.52 Acres, m/l



© Ortho Imagery: 2017

FSA/Eff. Crop Acres:	72.71
Corn Base Acres:	53.40
Bean Base Acres:	19.31
Soil Productivity:	83.00 CPI

## Property Information

### 74.52 Acres, m/l

### Location

From Twin Lakes: go south on Main St. as it turns into 720th Ave./Co. Rd. 16 for 2 miles. Property will be on the east side of 720th Ave./Co. Rd. 16 and the south side of 125th St./Co. Rd. 5.

### Legal Description

N½ SW¼ excluding 5.48 acre tract, Section 24, Township 101 North, Range 22 West of the 5th P.M., Freeborn Co., MN.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

Taxes and Special Assessments Payable in 2021  
Ag Non-Hmstd Taxes: \$3,118.62  
Special Assessments: \$367.38  
Total 2021 Real Estate Taxes: \$3,486.00  
Net Taxable Acres: 74.52  
Tax per Net Taxable Acre: \$46.77  
PID#s R04.024.0093, R04.024.0091

### FSA Data

Farm Number 7280, Tract 57226  
FSA/Eff. Crop Acres: 72.71  
Corn Base Acres: 53.40  
Corn PLC Yield: 135 Bu.  
Bean Base Acres: 19.31  
Bean PLC Yield: 38 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetland.  
Tract does not contain a wetland.

### Soil Types/Productivity

Main soil types are Kilkenny and Hamel. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 83.00. 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.

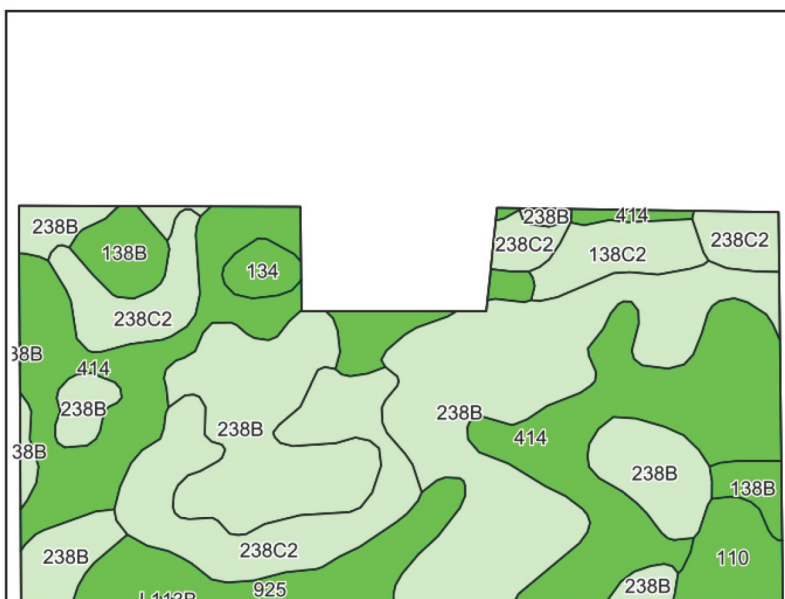
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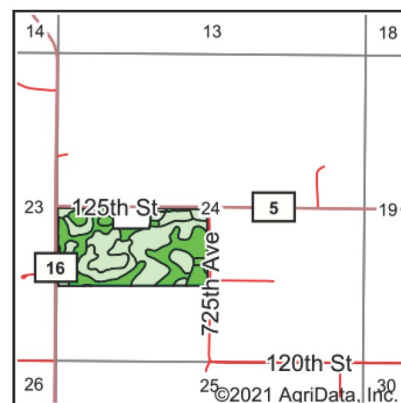
# Soil Map

72.71 FSA/Eff. Crop Acres



©2021 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Freeborn**  
Location: **24-101N-22W**  
Township: **Nunda**  
Acres: **72.71**  
Date: **10/13/2021**



Maps Provided By:



Area Symbol: MN047, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
238B	Kilkenny clay loam, 2 to 6 percent slopes	28.41	39.1%		Ile	79
414	Hamel loam, 0 to 2 percent slopes	20.31	27.9%		IIw	94
238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	11.75	16.2%		IIIe	74
925	Cordova-Barbert complex	4.34	6.0%		IIw	84
138B	Lerdal silty clay loam, 2 to 6 percent slopes	2.46	3.4%		Ile	80
138C2	Lerdal silty clay loam, 6 to 15 percent slopes, eroded	2.27	3.1%		IIIe	77
110	Marna silty clay loam, 0 to 2 percent slopes	2.26	3.1%		IIw	87
134	Okoboji silty clay loam, 0 to 1 percent slopes	0.91	1.3%		IIIw	86
Weighted Average					2.21	83

## Drainage

Outlets: County Ditch #17 and County Ditch #55. Tile: private mains and random laterals. Contact agent for maps.

## 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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Northeast Looking Southwest



Southwest Looking Northeast



Southeast Looking Northwest



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# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Nov. 15, 2021**

Mail To:

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

## Auction Location Date:

Date: **Thurs., Nov. 18, 2021**

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

Site: **Wedgewood Cove Golf Club  
2200 West 9th Street  
Albert Lea, MN 56007**

## 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 **Monday, November 15, 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

Nannette Ruth Gauger

## Agency

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

## Auctioneer

Charles Wingert, ALC

## Attorney

Donald Savelkoul  
Savelkoul Law Office

## 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

**74.52 Acres in 1 Parcel** - Freeborn 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 **Monday, November 15, 2021** to:

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



## Acres

Parcel 1 - 74.52 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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