

Sealed Bid Auction

ACREAGE:

105.58 Acres, m/l
Nicollet County, MN

DATE:

November 18, 2021
5:00 p.m.
Registered Bidders Only

LOCATION:

Country Inn & Suites
Mankato, MN



Property Key Features

- Raymond and Dorothy Cain Trusts
- County Open Ditch Outlet, 50% System Tiled
- Quality Soils with 83.20 CPI on 101.21 FSA/Eff. Crop Acres

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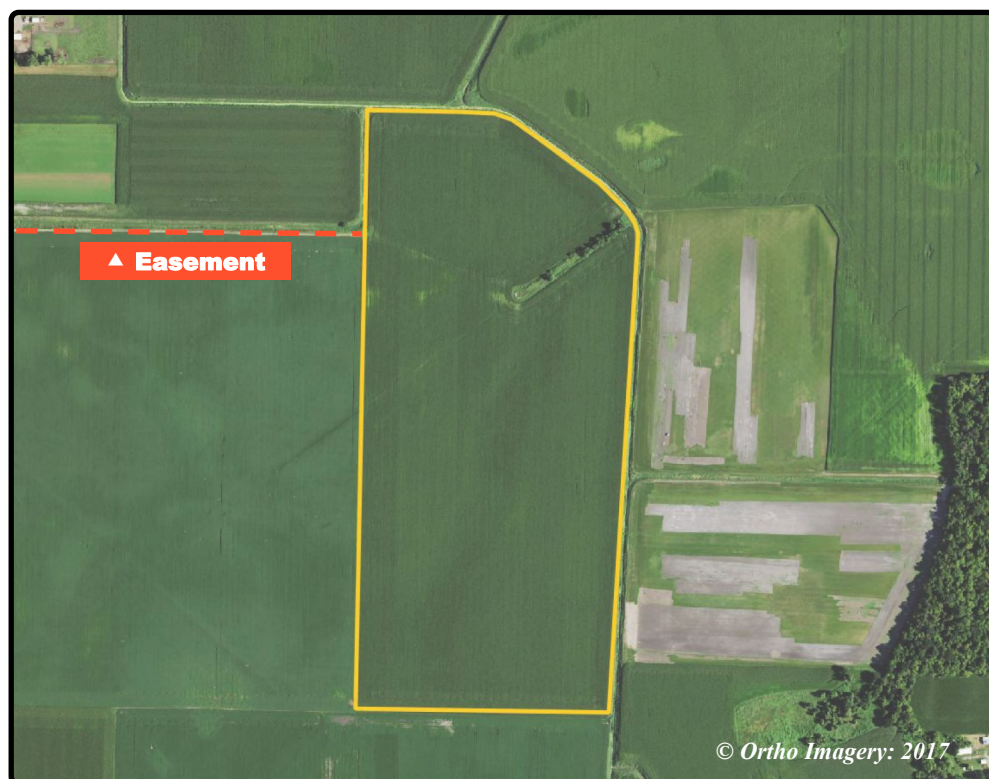
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Aerial Photo

105.58 Acres, m/l



FSA/Eff. Crop Acres: 101.21
Corn Base Acres: 58.46
Bean Base Acres: 42.56
Soil Productivity: 83.20 CPI

Property Information 105.58 Acres, m/l

Location

From St. Peter: go west on Broadway Ave. as it turns into Old Fort Rd./City Hwy. 5 for 4 miles, then south on 387th Ave./Oshawa Township 84 for 0.6 miles. Turn west on the dirt road and go 0.5 miles through the trees and the property will be straight ahead on the west side of County Ditch 13A.

Legal Description

Tract A 'Ex. that Pt. of Tract A lying in Traverse Twp.' 87.34 ac. in Section 22, and Tract A "Ex. That Pr. of Tract A lying in Oshawa Twp." Section 15, all in Township 110 North, Range 27 West of the 5th P.M., Nicollet Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Hmstd Taxes: \$3,216.00
Net Taxable Acres: 105.58
Tax per Net Taxable Acre: \$30.46
PID#s 10.741.0010, 12.742.0010
Taxes will be converted to Non-Ag Homestead for 2022. Nicollet County assessor will reconfigure taxes.

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 973, Tract 1309
FSA/Eff. Crop Acres: 101.21
Corn Base Acres: 58.46
Corn PLC Yield: 167 Bu.
Bean Base Acres: 42.56
Bean PLC Yield: 51 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 Blue Earth, Canisteo, and Nicollet. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 83.20. See soil map for details.

Mineral Rights

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

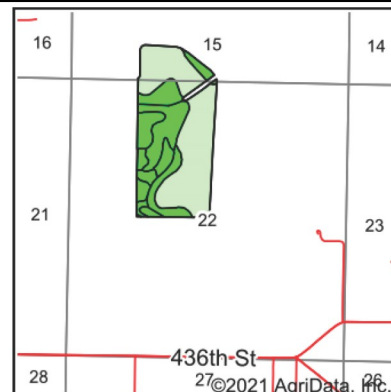
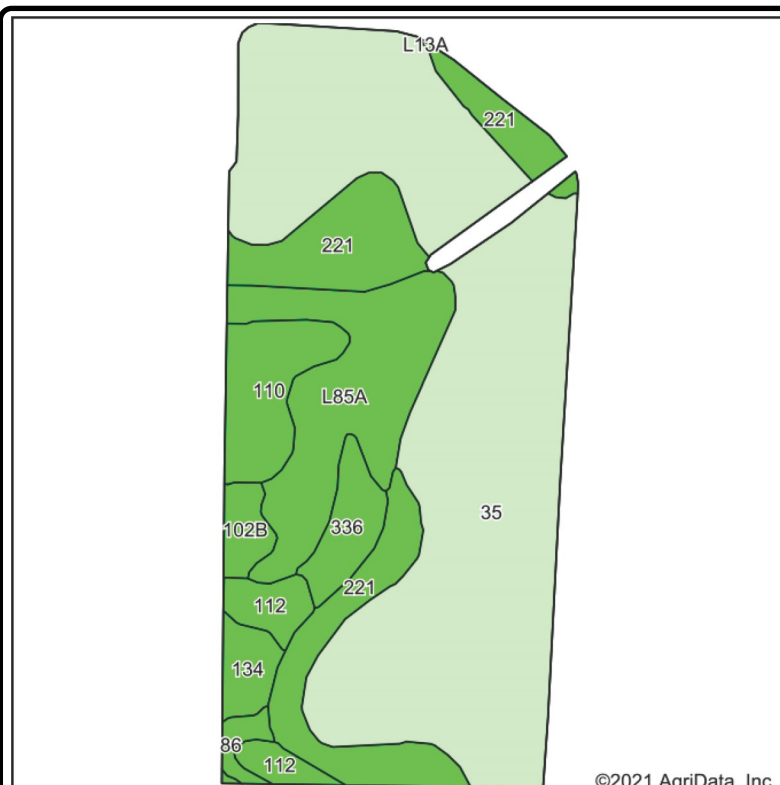
Land Description

Level to rolling.

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State: **Minnesota**
County: **Nicollet**
Location: **22-110N-27W**
Township: **Oshawa**
Acres: **101.21**
Date: **10/13/2021**



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

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Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	56.98	56.3%		IIIw	77
221	Canisteo clay loam, depressional, 0 to 1 percent slopes	15.35	15.2%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.03	12.9%		Iw	99
110	Marna silty clay loam, 0 to 2 percent slopes	5.33	5.3%		IIw	87
112	Harps clay loam, 0 to 2 percent slopes	3.02	3.0%		IIw	90
336	Delft clay loam, 0 to 2 percent slopes	2.96	2.9%		IIw	94
134	Okoboji silty clay loam, 0 to 1 percent slopes	2.02	2.0%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	1.64	1.6%		Ile	95
86	Canisteo clay loam, 0 to 2 percent slopes	0.88	0.9%		IIw	93
Weighted Average					2.61	83.2

Drainage

Tile: 50% system tiled. Outlet: County Open Ditch #13A. See tile map. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

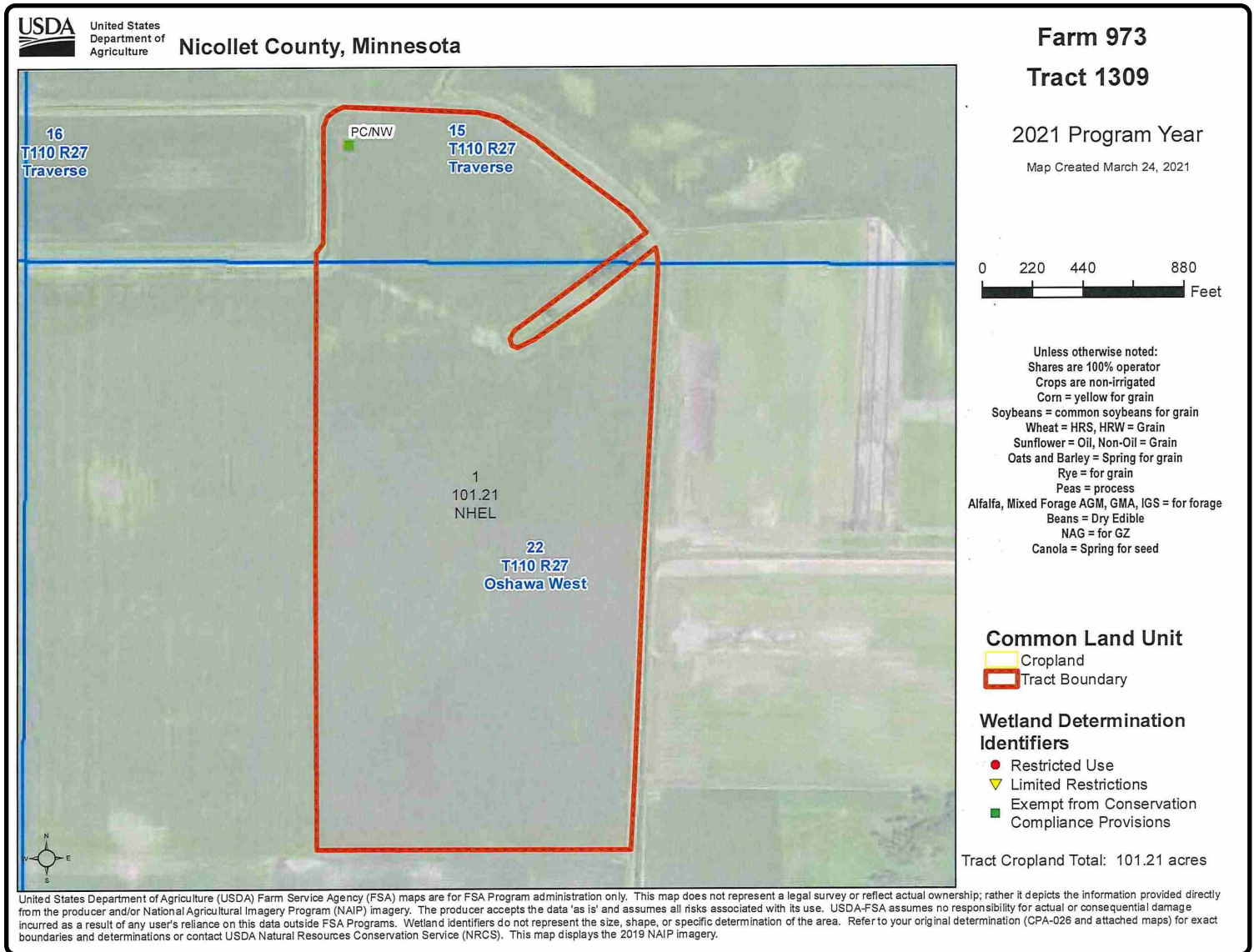
No known wells.

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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Easement Map

24 Ft. Access Easement



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FORM MN 501 (Rev)
Mar. 1961

TILE INSTALLATION RECORD
Location Plan

U.S. Department of Agriculture
Soil Conservation Service

Property Line

MAIN A

A-1 800' A-2 800' A-3 800' A-4 800' A-5 800' A-6 800' A-7 800' A-8 800' A-9 600' A-10 400' A-11 300' A-12 165'

MAIN B

B-1 1050' B-2 445' B-3 500'

Open Ditch

Scale 1 Inch = 100 Feet

Farm Boundary	-----		
Permanent Fence	-----	x	x
Existing Tile Line	-----	o	o
New Tile Installed	-----	o	o
Existing Deep Ditch	-----	o	o
Existing Shallow Ditch	-----	o	o

-Amount of Tile Installed-			Job Name <u>RAY CAIN</u>
800	Feet of	8	inch tile
1480	Feet of	6	inch tile
18900	Feet of	5	inch tile
	Feet of		inch tile

Sec. _____ Township _____	Date Installed <u>Dec 82</u>
County <u>Nicollet</u> State <u>Minn</u>	Contractor <u>RVT DRAINAGE</u>
ACP No. _____	Type of Machine <u>Koenig</u>
Design By <u>ROGER JAVCOX</u>	Tile Manufacturer(s) <u>ST PETER</u>
	Staked By <u>DEAN ENTER & JOHN FELDMAN</u>

I certify that the information given above is correct and that all tile installed meet the specifications given on the reverse side and applicable specifications in Minnesota Specifications for Conservation Practices No. 207, except as is noted on the drawing or on reverse side under remarks.

By: Roger Javcox
(Signature of Contractor & date)

(Over)

Southwest Looking Northeast



Northwest Looking Southeast



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Southeast Looking Northwest



Northeast Looking Southwest



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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: **5:00 p.m.**

Site: **Country Inn & Suites
1900 Premier Dr.
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 **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

Raymond J. Cain Trust

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Steve Fink
Farrish Johnson Law

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. 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

105.58 Acres in 1 Parcel - Nicollet 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.

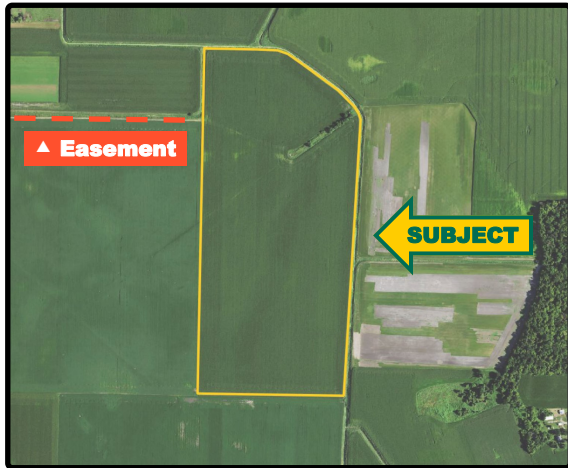
X _____
Signature

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 - 105.58 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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