

# Sealed Bid Auction

**ACREAGE:**

**312.93 Acres, m/l**  
In 2 parcels  
Nobles County, MN

**DATE:**

**December 2, 2021**  
**11:00 a.m.**  
Registered Bidders Only

**American Legion**  
Lismore, MN



## Property Key Features

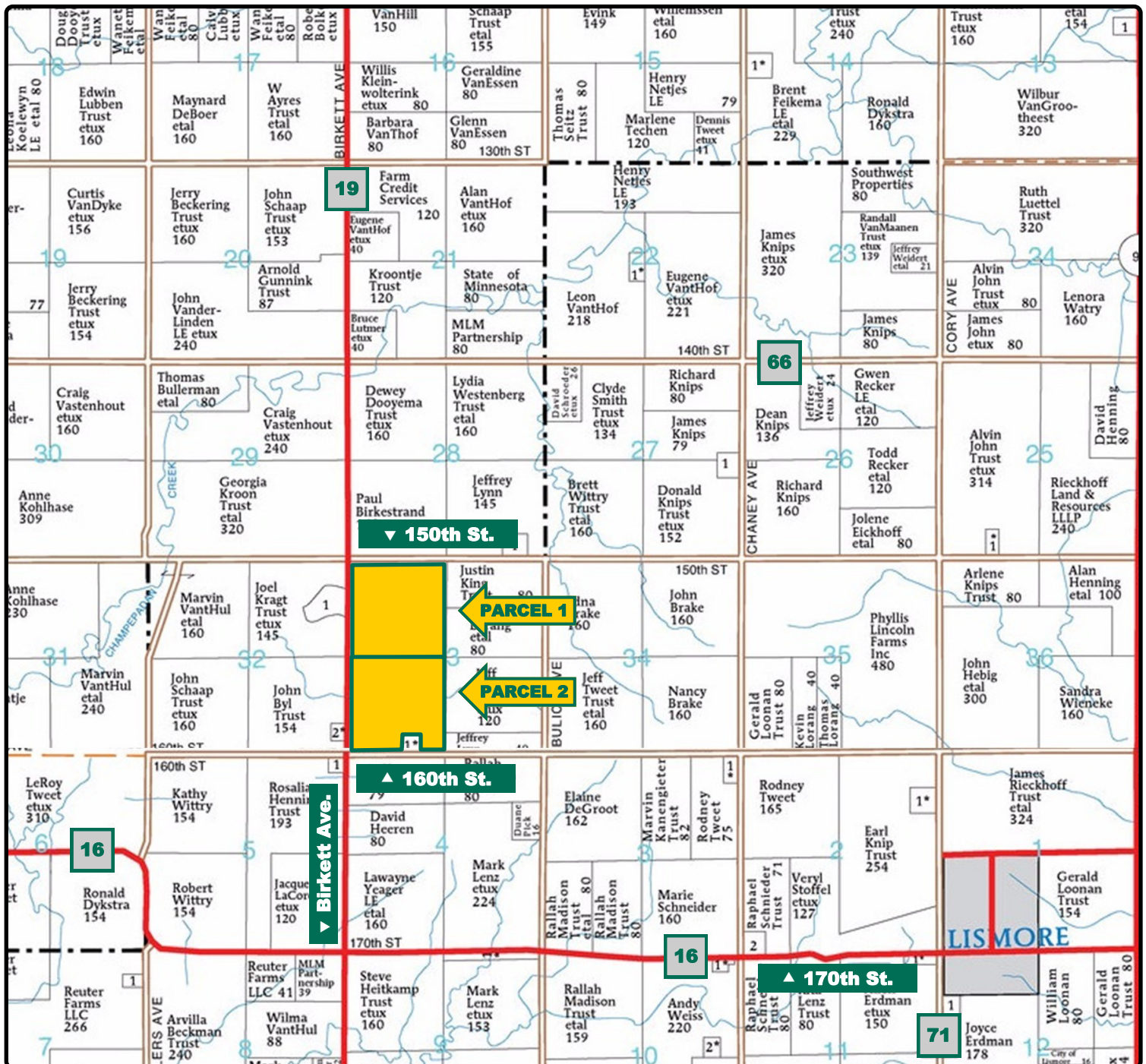
- Excellent Soils with CPI Rating of 90.70 on Parcel 1 & 91.00 on Parcel 2
- Great Natural Drainage with Existing Waterways
- Large Tracts for Efficient Farming Operations

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
**GeoffM@Hertz.ag**

**507-345-5263**  
151 Saint Andrews Ct. Ste., 1310  
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**Steve Hiniker**  
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# Aerial Photo

**Parcel 1** - 160.00 Acres, m/l



## Parcel 1

FSA/Eff. Crop Acres:	152.07
Corn Base Acres:	109.00
Bean Base Acres:	43.07
Soil Productivity:	90.70 CPI

## Parcel 1 Property Information 160.00 Acres, m/l

### Location

From Lismore: 3 miles west on 170th St. to Birkett Ave., then north on Birkett Ave. for 1½ miles. The property is on the east side of the road at 150th St.

### Legal Description

NW¼, Section 33, Township 104 North, Range 43 West of the 5th P.M., Nobles Co., MN.

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$4,454.00  
Net Taxable Acres: 160.00  
Tax per Net Taxable Acre: \$27.84  
Tax Parcel ID #: 10-0198-000

### FSA Data

Farm Number 7237, Tract 498  
FSA/Eff. Crop Acres: 152.07  
Corn Base Acres: 109.00  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 43.07  
Bean PLC Yield: 45 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW-Prior Converted Non-Wetlands.

### Soil Types/Productivity

Main soil types are Everly and Rushmore. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.70. 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

Rolling.

### Drainage

Natural. Waterways present.

### Water & Well Information

None.

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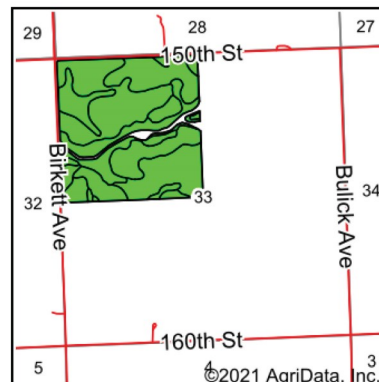
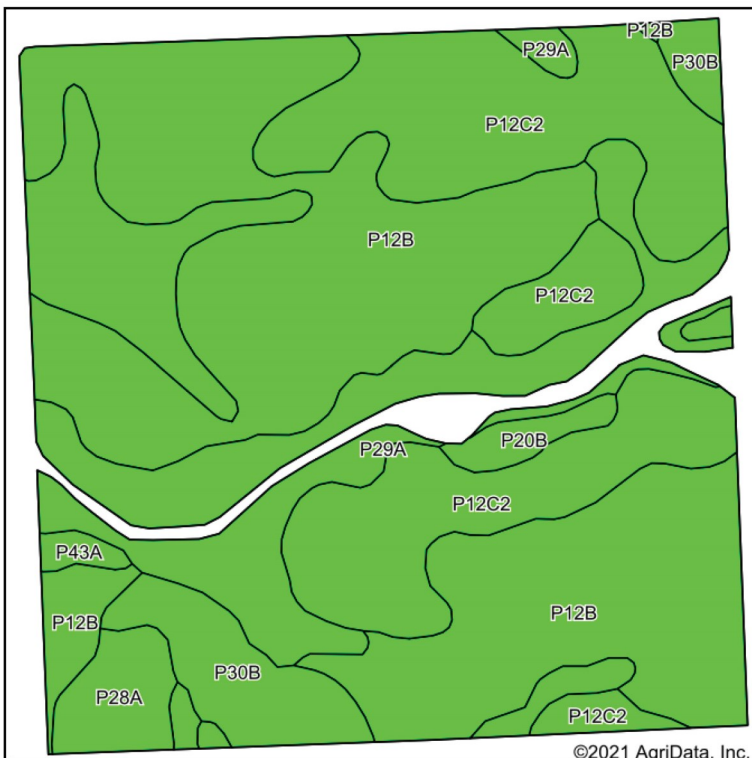
**507-995-2487**

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# Soil Map

**Parcel 1 - 152.07 FSA/Eff. Crop Acres**



State: **Minnesota**  
County: **Nobles**  
Location: **33-104N-43W**  
Township: **Leota**  
Acres: **152.07**  
Date: **10/27/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P12B	Everly silty clay loam, 2 to 6 percent slopes	66.59	43.7%		Ile	93
P12C2	Everly silty clay loam, 6 to 12 percent slopes, moderately eroded	39.33	25.8%		IIle	82
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	31.85	20.9%		IIw	94
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	8.05	5.3%		Ile	95
P28A	Ransom silty clay loam, 1 to 3 percent slopes	3.93	2.6%		Ie	99
P20B	Judson silt loam, 3 to 8 percent slopes	1.81	1.2%		Ile	98
P43A	Wilmington silty clay loam, 1 to 3 percent slopes	0.86	0.6%		Ie	98
Weighted Average					2.23	90.7

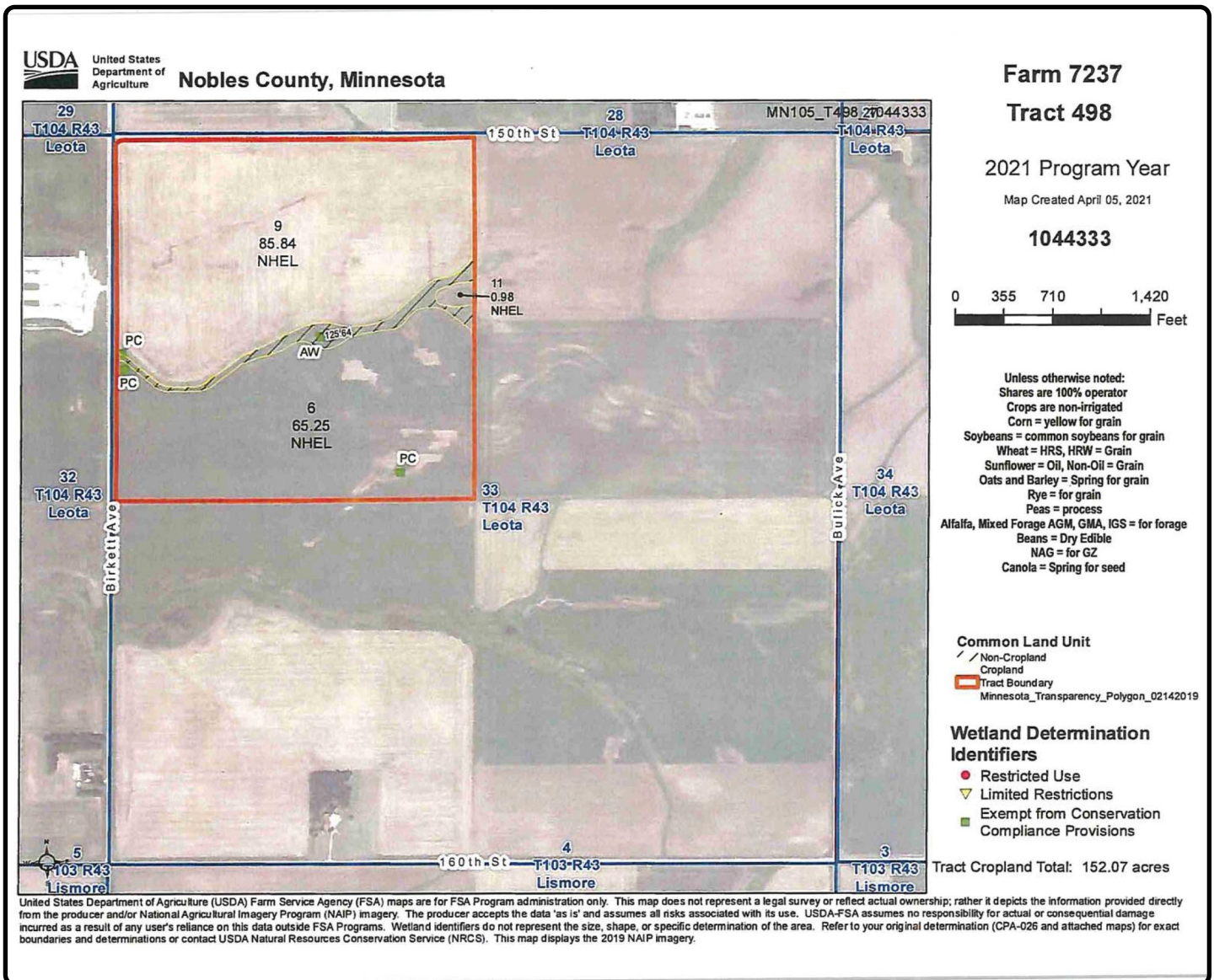
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

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# Aerial Photo

**Parcel 2** - 152.93 Acres, m/l



## Parcel 2

**FSA/Eff. Crop Acres:** 136.98  
**Corn Base Acres:** 110.20  
**Bean Base Acres:** 26.78  
**Soil Productivity:** 91.00 CPI

## Parcel 2 Property Information 152.93 Acres, m/l

### Location

From Lismore: 3 miles west on 170th St. to Birkett Ave., then north on Birkett Ave. for 1½ miles. The property is on the east side of the road at 160th St.

### Legal Description

SW¼, excluding 7.07 Ac. tract, Section 33, Township 104 North, Range 43 West of the 5th P.M., Nobles Co., MN.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$4,128.00  
Net Taxable Acres: 152.93  
Tax per Net Taxable Acre: \$26.99

Tax Parcel ID #: 10-0202-00

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Farm Number 7237, Tract 501  
FSA/Eff. Crop Acres: 136.98  
Corn Base Acres: 110.20  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 26.78  
Bean PLC Yield: 45 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW-Prior Converted Non-Wetlands.

### Soil Types/Productivity

Main soil types are Everly and Rushmore.  
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

Rolling.

### Drainage

Natural with some tile present. Map available, contact agent.

### Water & Well Information

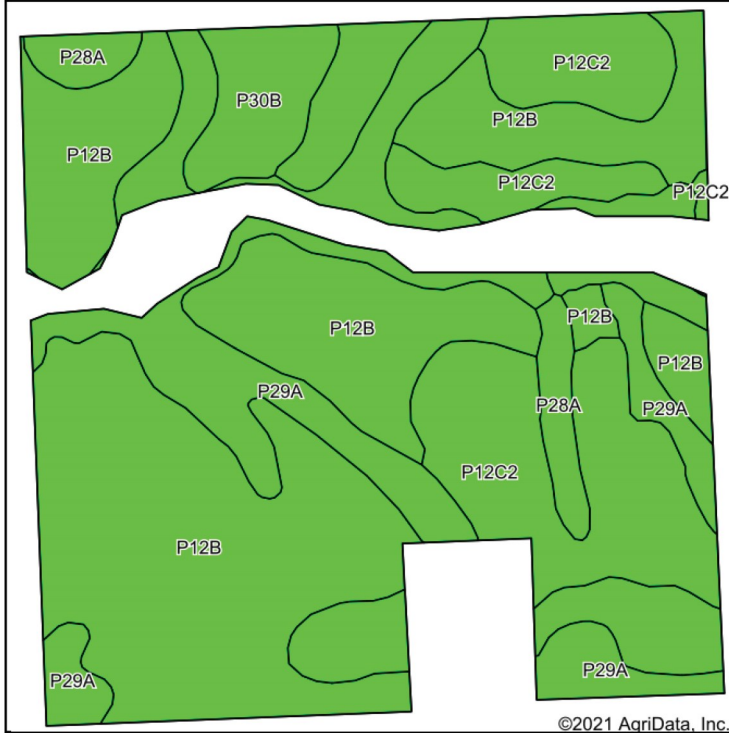
This property has a well disclosure and easement pertaining to the building site located in the SW¼. Contact agent for details.

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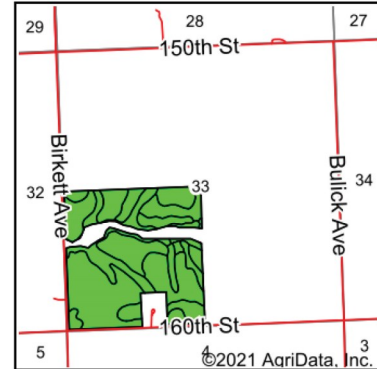
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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P12B	Everly silty clay loam, 2 to 6 percent slopes	71.87	52.4%		Ile	93
P12C2	Everly silty clay loam, 6 to 12 percent slopes, moderately eroded	30.17	22.0%		IIle	82
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	25.27	18.4%		IIlw	94
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	5.60	4.1%		Ile	95
P28A	Ransom silty clay loam, 1 to 3 percent slopes	4.16	3.0%		Ie	99
<b>Weighted Average</b>					<b>2.19</b>	<b>91</b>

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



State: **Minnesota**  
County: **Nobles**  
Location: **33-104N-43W**  
Township: **Leota**  
Acres: **136.98**  
Date: **10/27/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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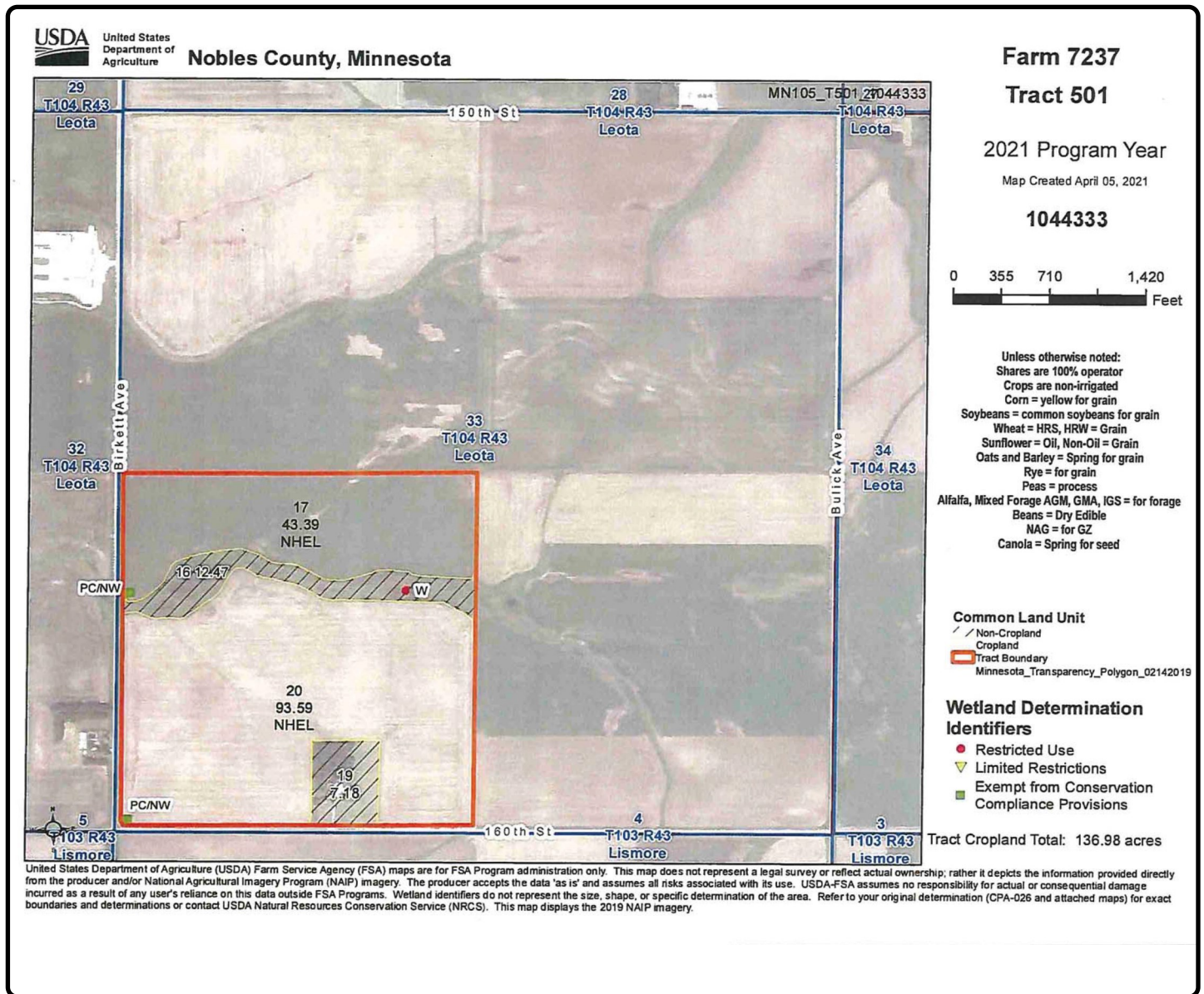
## Easement

There is an easement on this property with  
Lincoln Pipestone Rural Water.

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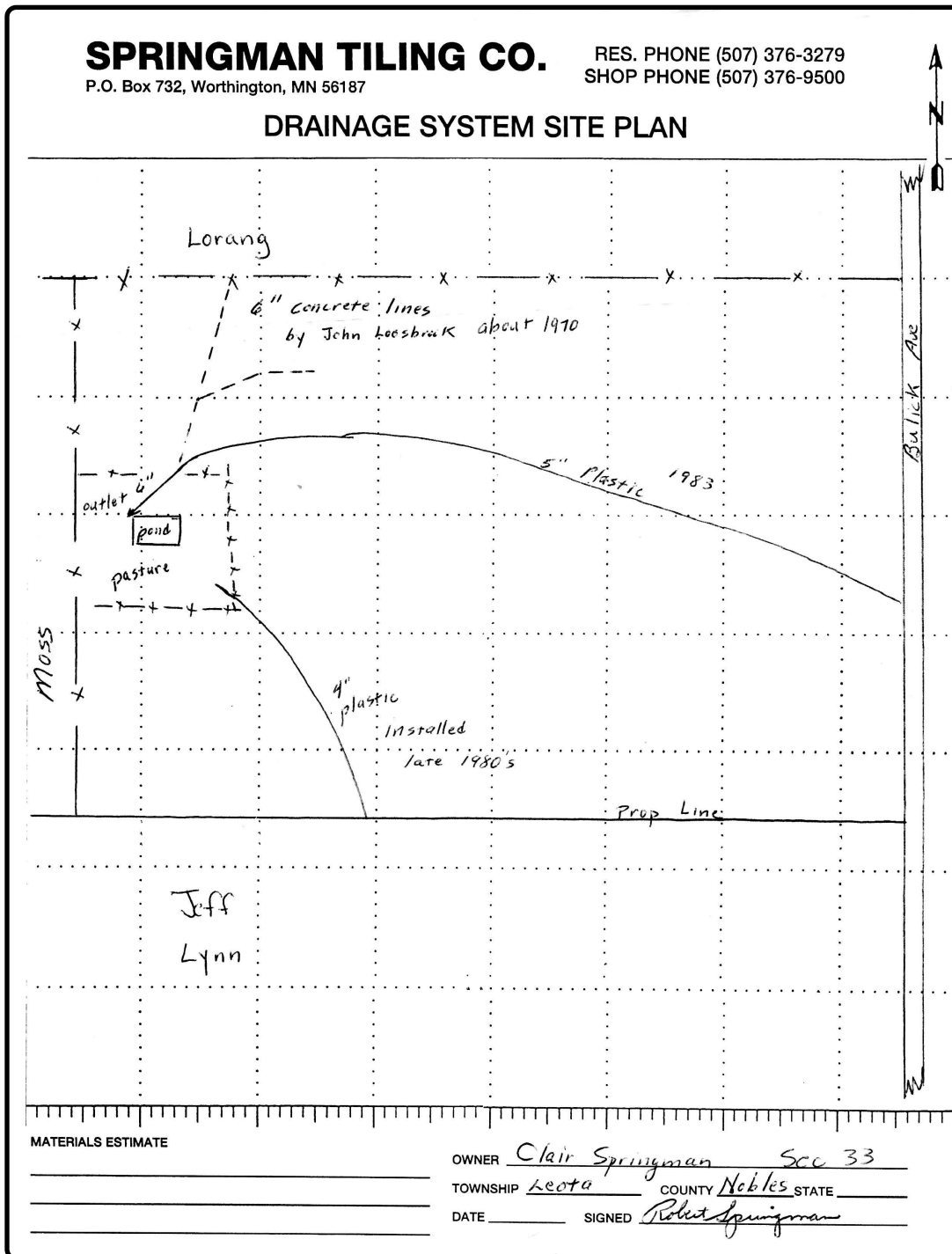


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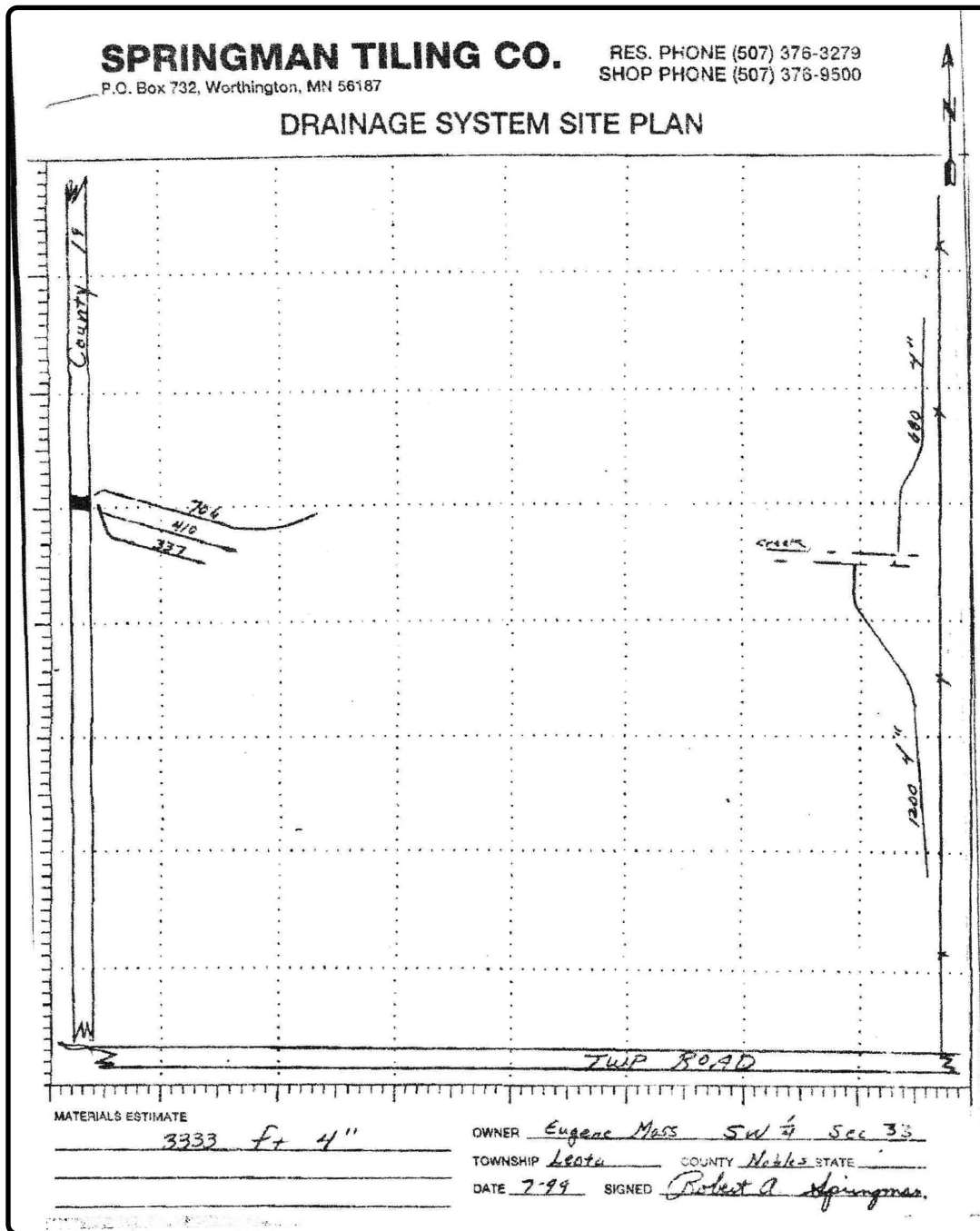




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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Northwest Looking Southeast



West Looking Northeast



Parcel 2 - West Looking East



Southwest Looking Northeast



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# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Dec. 1, 2021  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Thurs. Dec. 2, 2021**

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

Site: **American Legion  
South Third Ave.  
Lismore, MN 56155**

## Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wed., Dec. 1, 2021** to attend auction. If you are unable to get 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 then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

## Seller

Todd Moss and Bob & Lisa Burkhardt Trust

## Agency

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

## Auctioneer

Geoff Mead  
License No. 07-20-11

## 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 31, 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 February 28, 2022. 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

**312.93 Acres in 2 Parcels** - Nobles 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.

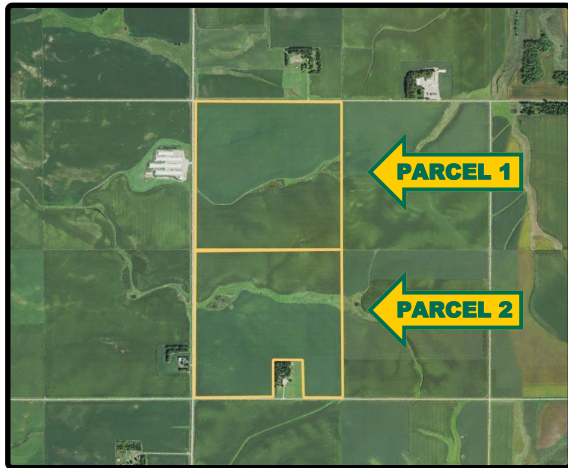
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 bidders must submit bids by **12:00 Noon, CST on Wednesday, December 1, 2021** to attend auction.

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



## Acres

Parcel 1 - 160.00 Ac., m/l

Parcel 2 - 152.93 Ac., m/l

Write in Combination of Parcels

## 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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