

# Sealed Bid Auction

**ACREAGE:**

**113.76 Acres, m/l**  
McLeod County, MN

**DATE:**

**December 7, 2021**  
**11:00 a.m.**  
Registered Bidders Only

**LOCATION:**

**Hutchinson Event Center**  
Hutchinson, MN



## Property Key Features

- High-Quality Soils with 89.40 CPI on 112.43 Est. FSA/Eff. Crop Acres
- Large, Open Tract for Ease of Farming Operations
- County Ditch 25 Outlet

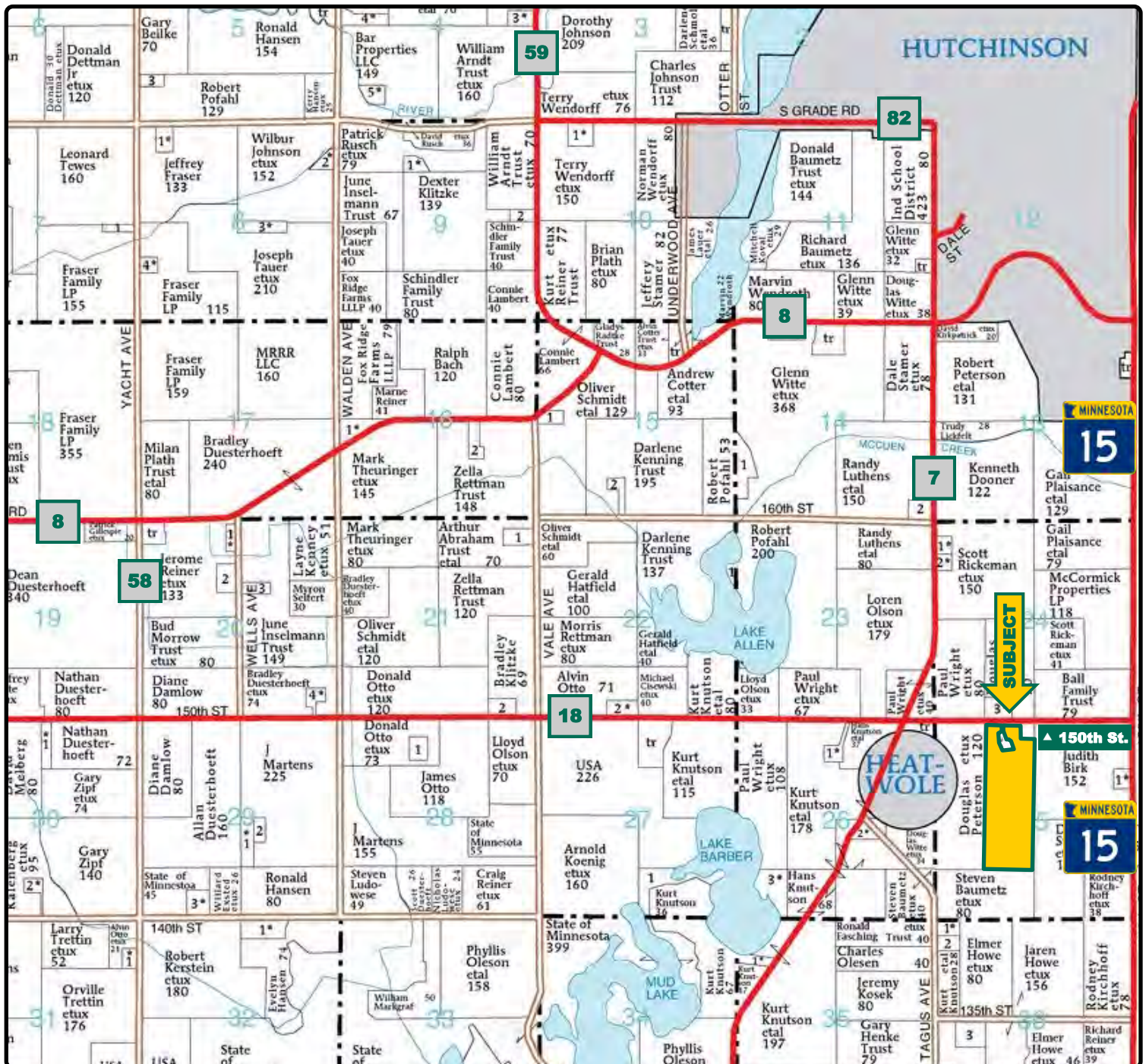
**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
**GeoffM@Hertz.ag**

**507-345-5263**  
151 Saint Andrews Ct. Ste., 1310  
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# Plat Map

**Lynn Township, McLeod County, MN**



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# Aerial Photo

113.76 Acres, m/l



**FSA/Eff. Crop Acres: 112.43\***

**Corn Base Acres: 58.50\***

**Bean Base Acres: 51.70\***

**Soil Productivity: 89.40 CPI**

*\*Acres are estimated.*

## Property Information 113.76 Acres, m/l

### Location

From Hutchinson: go south on State Hwy. 15 for 2 miles, then west on 150th St. for 0.6 miles. Property is on the south side of 150th St.

### Legal Description

NE¼ SW¼ and E½ NW¼, excluding building sites, all in Section 25, Township 116 North, Range 30 West of the 5th P.M., McLeod Co., MN.

### Lease Status

Leased through the 2021 crop year.

### Easement

Hutchinson Utility runs a pipeline through the property. Easement map available, contact agent for details.

### Real Estate Tax

Taxes Payable in 2021

Ag Non-Hmstd Taxes: \$6,224.00\*

Gross Acres: 114.75

Net Taxable Acres: 113.76\*

Tax per Net Taxable Acre: \$54.71\*

Tax Parcel ID #: 09.025.0925

*\*Taxes are estimated. McLeod County Assessor to reconfigure final tax numbers.*

### FSA Data

Farm Number 892, Tract 1181

FSA/Eff. Crop Acres: 112.43\*

Corn Base Acres: 58.50\*

Corn PLC Yield: 161 Bu.

Bean Base Acres: 51.70\*

Bean PLC Yield: 39 Bu.

*\*Acres are estimated pending reconstitution of farm by the McLeod County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

Wetland Determination has not been completed.

### Soil Types/Productivity

Main soil types are Harps-Glencoe, Clarion-Swanlake, and Glencoe. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 89.40. 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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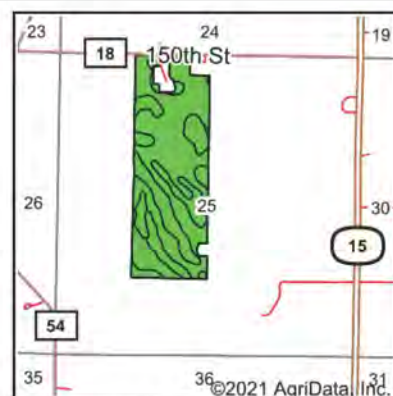
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# Soil Map

112.43 Est. FSA/Eff. Crop Acres



State: **Minnesota**  
County: **McLeod**  
Location: **25-116N-30W**  
Township: **Lynn**  
Acres: **112.43**  
Date: **10/26/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN085, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1092	Harps-Glencoe complex	71.37	63.5%		IIw	88
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	24.64	21.9%		IIe	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.55	6.7%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	4.86	4.3%		IIe	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.37	3.0%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.41	0.4%		IIIe	87
336	Delft clay loam, 0 to 2 percent slopes	0.23	0.2%		IIw	94
Weighted Average					2.04	89.4

## Land Description

Level to rolling.

## Buildings/Improvements

None.

## Drainage

County Ditch 25 outlet with random mains and laterals. See tile map. Property has a drainage agreement, contact agent for details.

## Water & Well Information

No known wells.

## Survey

A survey has been recorded of the excepted 3.06 acre building site in the northeast corner. Contact agent for details.

*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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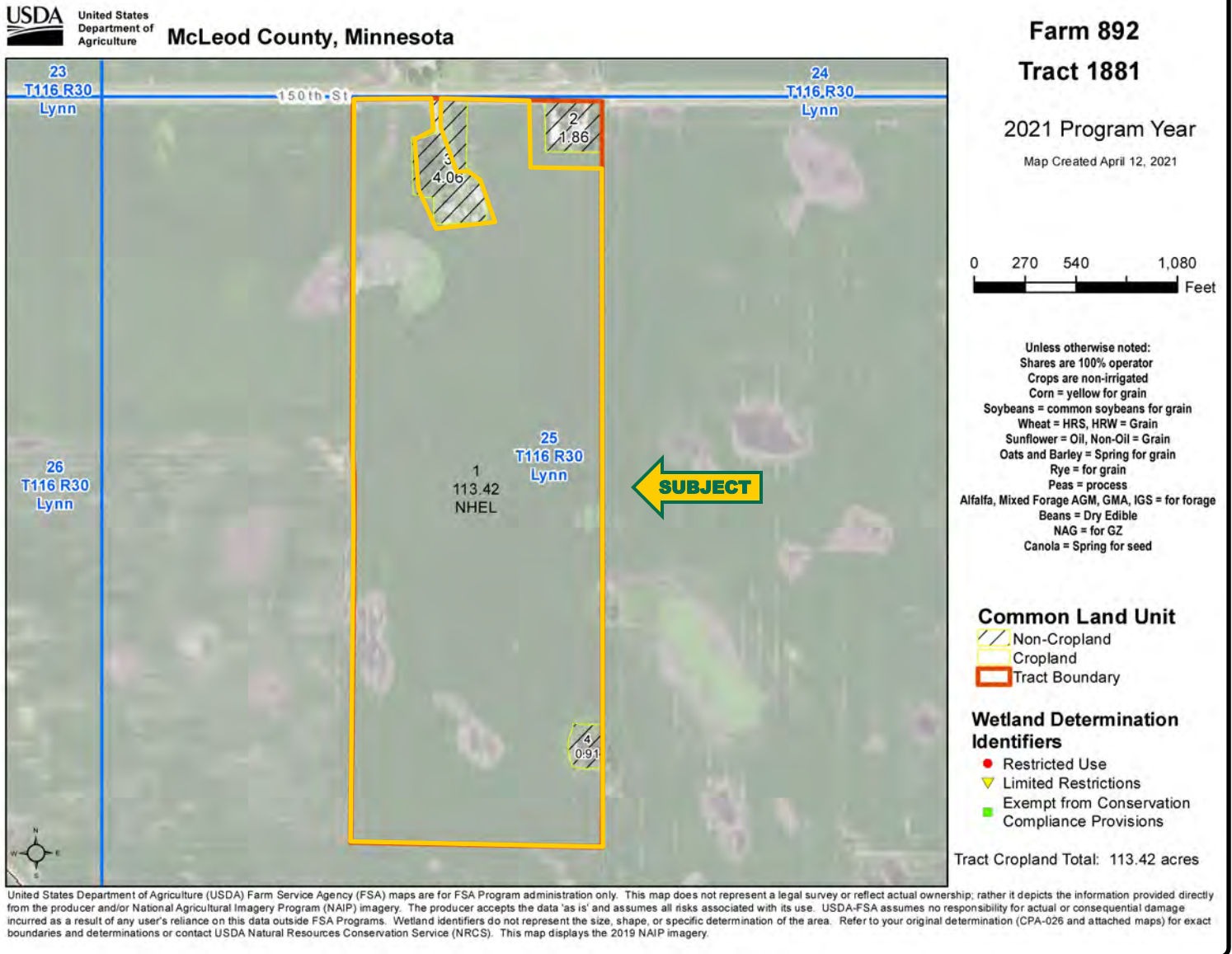
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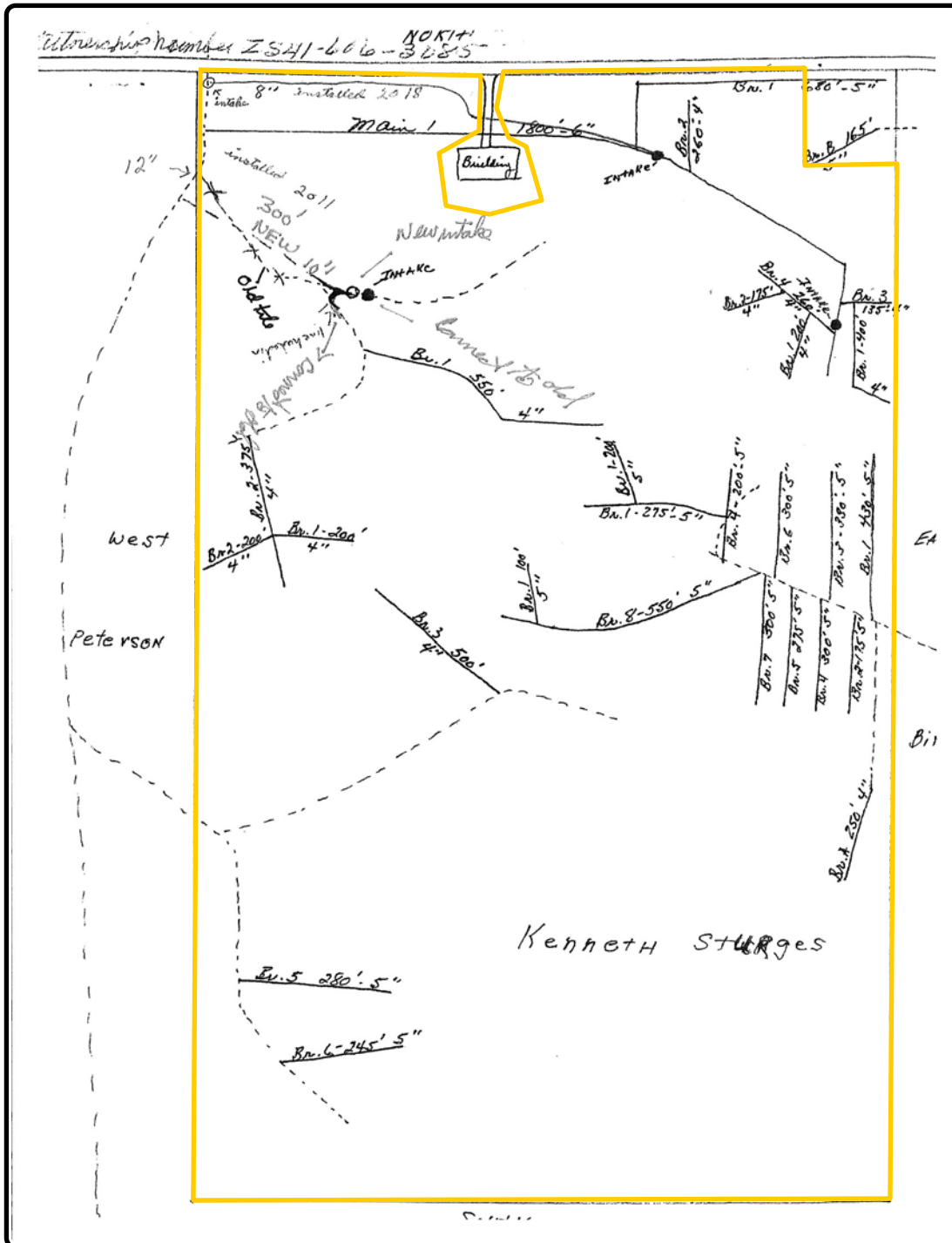
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North Looking South



Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



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# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Dec. 6, 2021**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Tues., Dec. 7, 2021**

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

Site: **Hutchinson Event Center**  
**1005 Hwy. 15 S, Plaza 15**  
**Hutchinson, MN 55350**

## Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Monday, December 6** 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

## Seller

Steve and Sandra Sturges

## 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 January 11, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given after the 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.

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# Registration & Bidding Form

**113.76 Acres in 1 Parcel** - McLeod 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.*

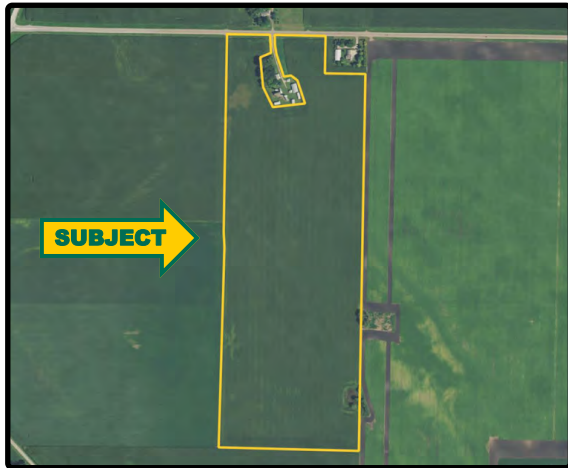
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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 Monday, December 6** to attend auction.

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



## Acres

Parcel 1 - 113.76 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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