

Sealed Bid Auction

ACREAGE:

40.00 Acres, m/l
McLeod County, MN

DATE:

December 9, 2021
2:30 p.m.
Registered Bidders Only

LOCATION:

Blue Note
Restaurant
Winsted, MN

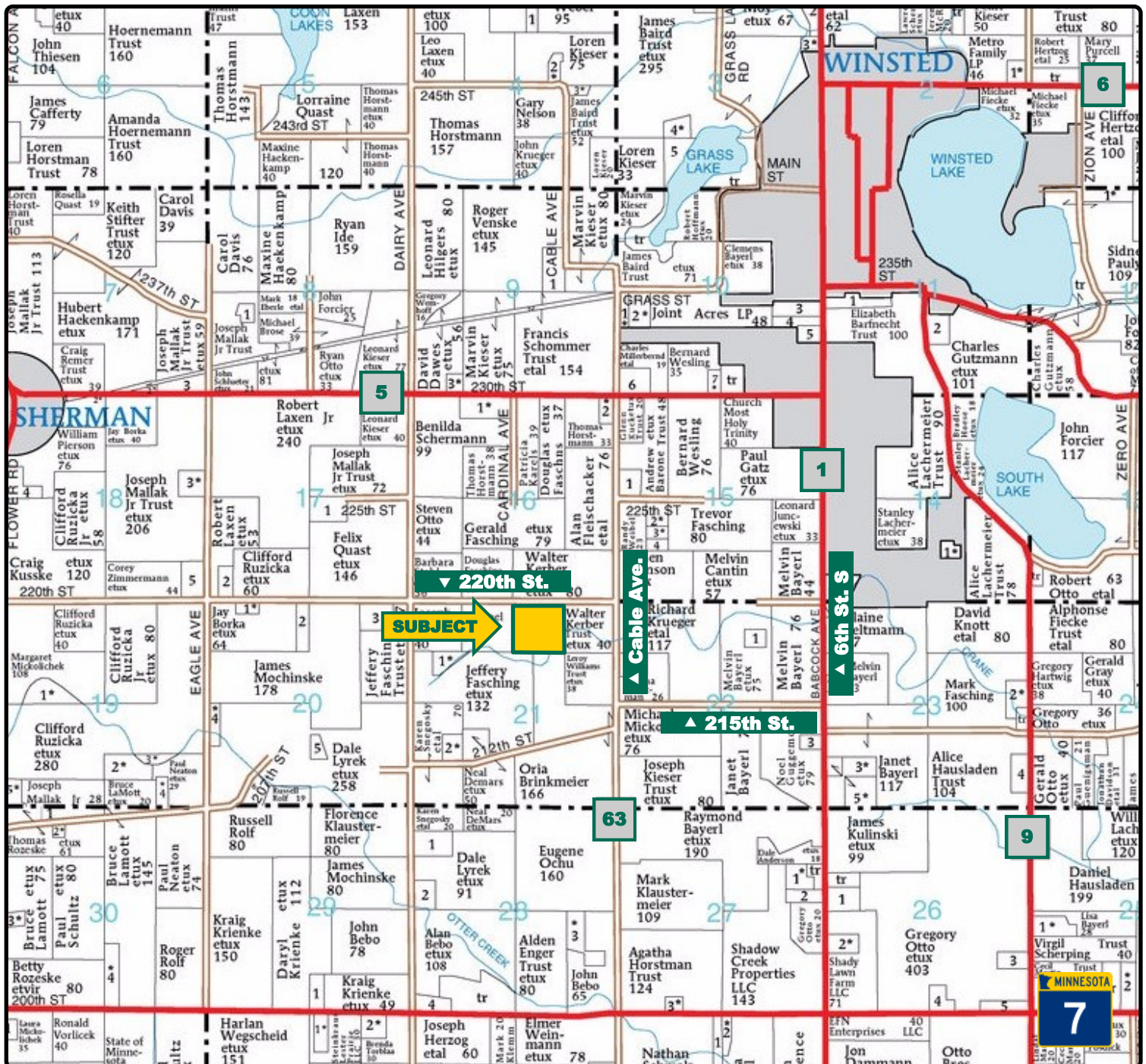


Property Key Features

- Great Soil Productivity, 91.50 CPI
- Open Tract for Ease of Farming Operations
- Good Access and Location

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

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



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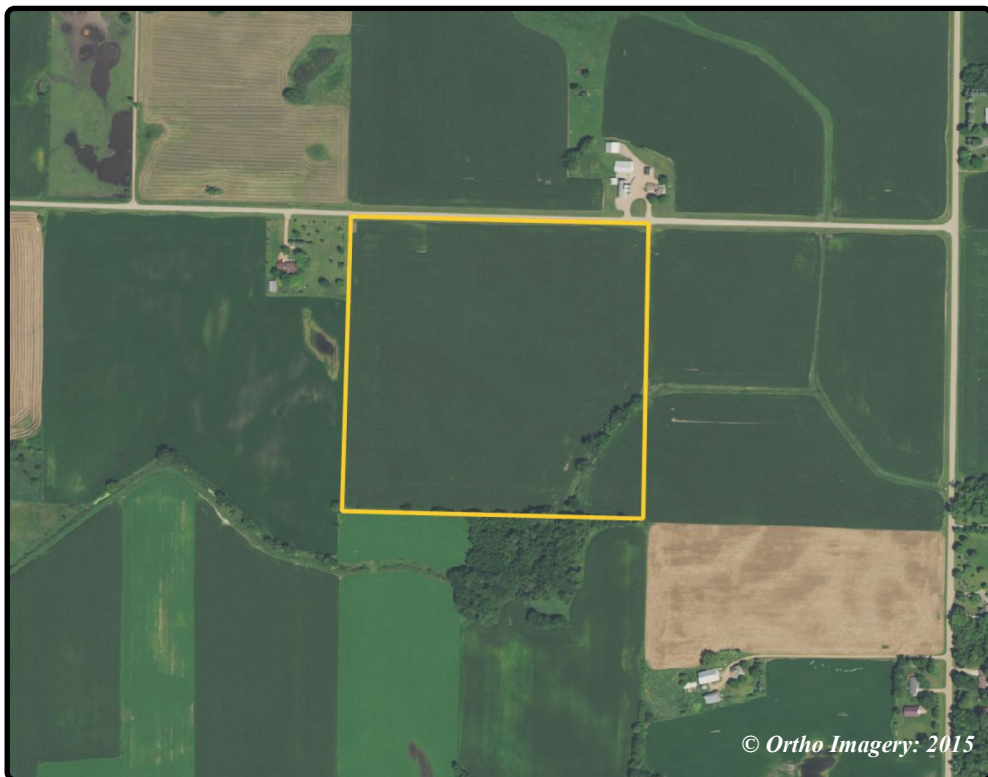
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Aerial Photo

40.00 Acres, m/l



© Ortho Imagery: 2015

FSA/Eff. Crop Acres: 36.43
CRP Acres: 1.52
Soil Productivity: 91.50 CPI

Property Information

40.00 Acres, m/l

Location

From Winsted: go south on 6th St. S for 1.5 miles, then west on 215th St. for 1 mile. Turn north on Cable Ave. for 0.5 miles, then west on 220th St. for 0.4 miles. Farm is on the south side of 220th St.

Legal Description

NW¼ NE¼ Section 21, Township 117 North, Range 27 West of the 5th P.M., McLeod County, MN.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$2,120.38
Special Assessments: \$1.62
Total 2021 Real Estate Taxes: \$2,122.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$53.05
Tax Parcel ID #s: 14.021.0600

FSA Data

Farm Number 6498, Tract 7716
FSA/Eff. Crop Acres: 36.43
CRP Acres: 1.52
No base acres established for this farm.

NRCS Classification

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

CRP Contracts

There are 1.52 acres enrolled in a CP-23A contract that pays \$271.49/acre or \$413.00 annually and expires 9/30/31. Buffer included in the CRP acres is not compliant on the ditch. It is the buyer's responsibility to bring buffer into compliance by 3/23/22.

Soil Types/Productivity

Main soil type is Canisteo-Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.50. 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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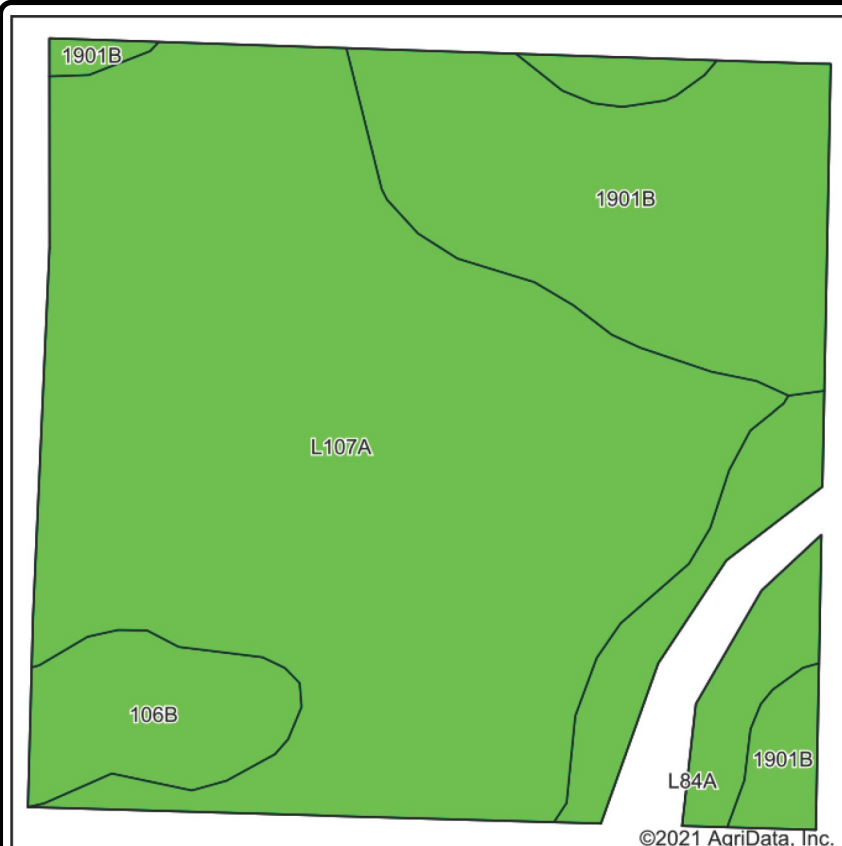
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Soil Map

36.43 FSA/Eff. Crop Acres

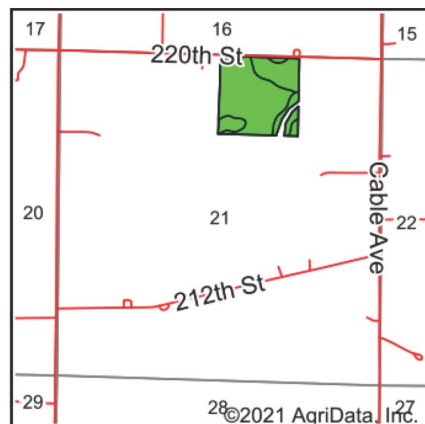


Soils data provided by USDA and NRCS.

Area Symbol: MN085, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	23.59	64.8%		IIw	91
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	7.90	21.7%		Ile	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.73	7.5%		IIIw	86
106B	Lester loam, 2 to 6 percent slopes	2.21	6.1%		Ile	91
Weighted Average					2.07	91.5

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



State: **Minnesota**
County: **McLeod**
Location: **21-117N-27W**
Township: **Winsted**
Acres: **36.43**
Date: **10/29/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Drainage

Some tile. No maps available.

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

McLeod County, Minnesota

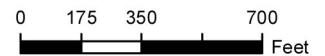


Farm 6498

Tract 7716

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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 36.43 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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Southwest Looking Northeast



Southeast Looking Northwest



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Northeast Looking Southwest



North Looking South



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Dec. 8, 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. 9, 2021**

Time: **2:30 p.m.**

Site: **Blue Note Restaurant**
320 3rd St. S
Winsted, MN 55395

Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, December 8th** 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

LeRoy E. Adelmann

Agency

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

Auctioneer

Geoff Mead
License No. 07-20-11

Attorney

Lori Moldan
Gavin, Janssen, & Stabenow

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

40.00 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.

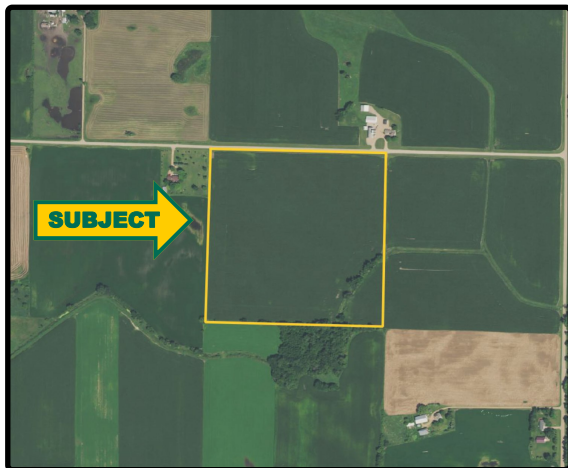
X _____
Signature

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 Wednesday, December 8** to attend auction.

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



Acres

Parcel 1 - 40.00 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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