

Sealed Bid Auction

ACREAGE:

85.57 Acres, m/l
Goodhue County, MN

DATE:

November 29, 2021
1:30 p.m.
Registered Bidders Only

LOCATION:

VFW
Kenyon, MN



Property Key Features

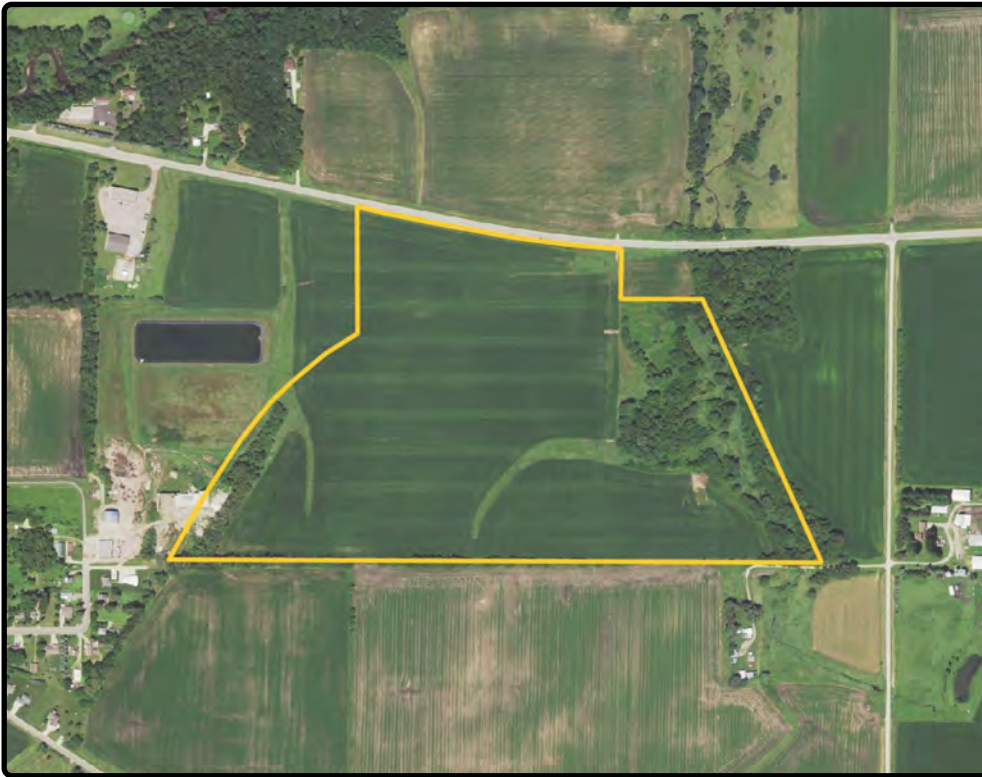
- Locally Known as Festal Farms Co.
- Quality Soils and Great Road Access
- Portion of Property within Kenyon City Limits, Possible Building Eligibility

Darrell Hylen, ALC
Licensed Salesperson in MN
507-381-3843
DarrellH@Hertz.ag

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

Aerial Photo

85.57 Acres, m/l



FSA/Eff. Crop Acres: 60.29
Bean Base Acres: 2.16
Soil Productivity: 93.30 CPI

Property Information

85.57 Acres, m/l

Location

From Kenyon: go north on Red Wing Ave. for ½ mile, then continue east on Hwy. 60 E for ½ mile. The farm is on the south side of Hwy. 60 E.

Legal Description

The NW¼ SE¼, part of NE¼ SE¼, part of E½ NE¼ SW¼, and part of S½ SW¼ NE¼, all in Section 3, Township 109 North, Range 18 West of the 5th P.M., Goodhue Co., MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$4,290.00
Surveyed Acres: 85.57
Net Taxable Acres: 86.12
Tax per Net Taxable Acre: \$49.81
Tax Parcel ID #: R36.003.0300, R36.003.0400, R36.003.0500, R66.640.0090, R36.100.0010, R66.640.0100

Easement

A permanent utility easement runs along the west line of the NE¼ SW ¼ in Section 3, Township 109 North, Range 18 West lying south and east of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company.

FSA Data

Farm Number 6891, Tract 6389
FSA/Eff. Crop Acres: 60.29
Bean Base Acres: 2.16
Bean PLC Yield: 42 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil type is Kasson. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.30. 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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Soil Map

60.29 FSA/Eff. Crop Acres

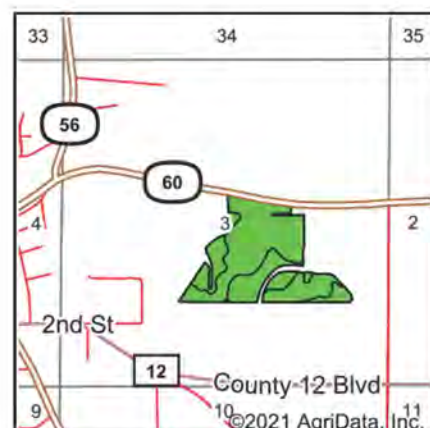


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Soils data provided by USDA and NRCS.

Area Symbol: MN049, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M506B	Kasson silt loam, 2 to 6 percent slopes	40.08	66.5%		Ile	95
M510A	Maxfield silt loam, 0 to 2 percent slopes	10.81	17.9%		IIw	83
M505A	Klinger silt loam, 1 to 4 percent slopes	9.40	15.6%		Iw	98
Weighted Average					1.84	93.3



State: **Minnesota**
County: **Goodhue**
Location: **3-109N-18W**
Township: **Kenyon**
Acres: **60.29**
Date: **11/12/2021**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Land Description

Level to rolling, with waterways.

Drainage

Natural.

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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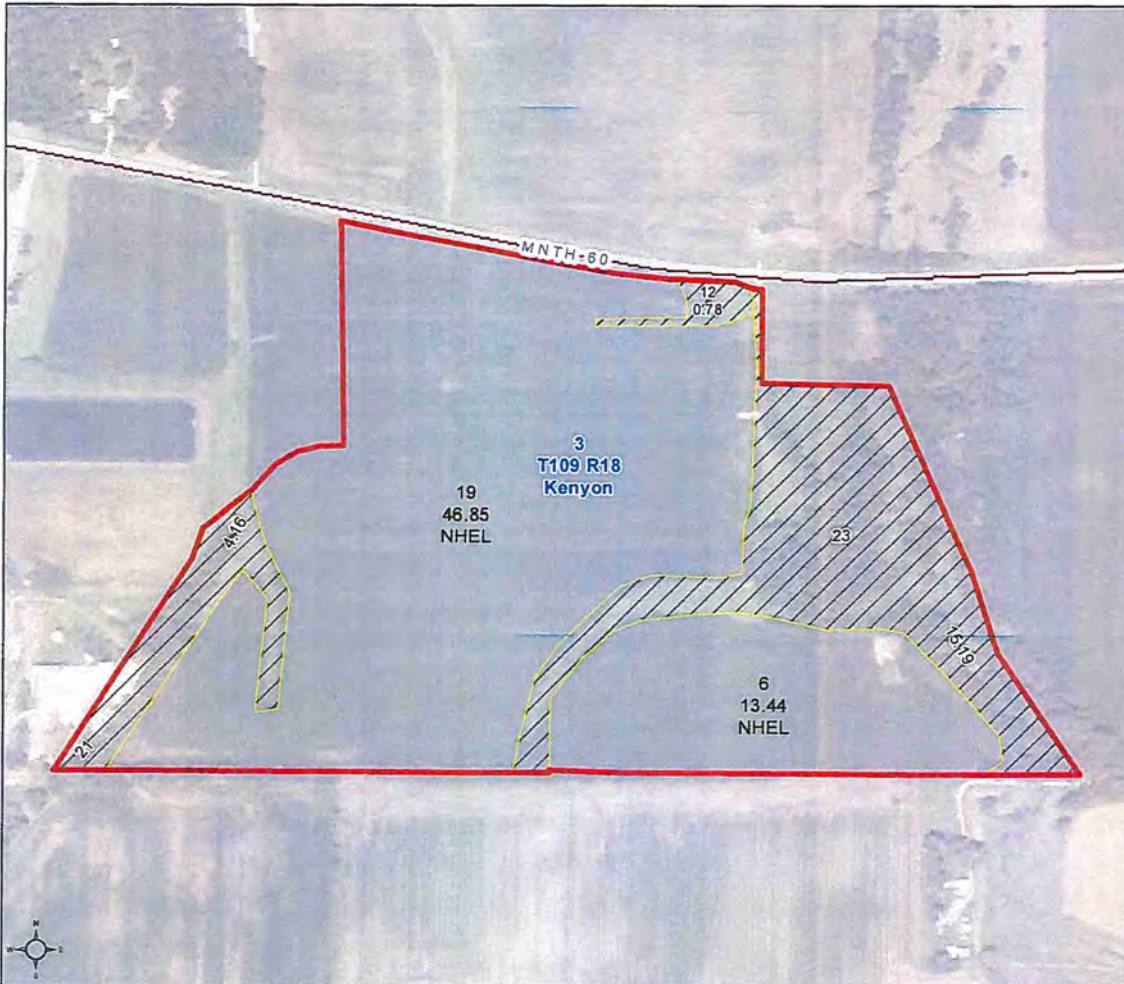
Steele County, Minnesota

Farm 6920

Tract 6411

2022 Program Year

Map Created November 12, 2021



0 187.5 375 750
Feet

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: 60.29 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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Southeast Looking Northwest



Southwest Looking Northeast



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East Looking West



Northwest Looking Southeast



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Fri., Nov. 26, 2021**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Mon., Nov. 29, 2021**

Time: **1:30 p.m.**

Site: **VFW**
601 2nd St. A
Kenyon, MN 55946

Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Friday, Nov. 26**, 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

Festal Farms Co.

Agency

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

Auctioneer

Darrell Hylan
License No. 07-21-02

Attorney

Steve Smith
Smith, Tollefson, Rahrack & Cass
Attorneys at 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 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. 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

85.57 Acres in 1 Parcel - Goodhue 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.

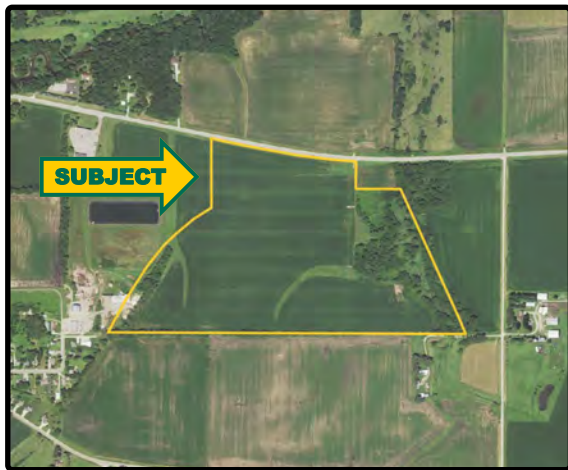
X _____
Signature

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 Friday, November 26th** to attend auction.

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



Acres

Parcel 1 - 85.57 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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