

Sealed Bid Auction

ACREAGE:

160.00 Acres, m/l
Renville County, MN

DATE:

December 14, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Max's Grill
Olivia, MN



Property Key Features

- High-Quality Soils
- 159.23 FSA/Eff. Crop Acres with a 91.90 CPI
- Great Opportunity to Purchase a Good, Investment Grade Farm

Terry Dean, ALC
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TerryD@Hertz.ag

507-345-5263
151 Saint Andrews Ct. Ste., 1310
Mankato, MN 56001
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Justin Bahr, AFM
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Aerial Photo

160.00 Acres, m/l



FSA/Eff. Crop Acres:	159.23
Corn Base Acres:	106.60
Bean Base Acres:	40.80
Wheat Base Acres:	2.30
Soil Productivity:	91.90 CPI

Property Information

160.00 Acres, m/l

Location

From Renville: go south on Highway 6 for 7 miles, then east on 760th Ave. for 1 mile. Farm is southeast of the 760th Ave. and 240th St. intersection.

Legal Description

NW¼ Section 16, Township 114 North, Range 36 West of the 5th P.M., Renville Co., MN.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
FrcI Hmstd & Agri Taxes: \$5,517.22
Special Assessments: \$594.78
Total 2021 Real Estate Taxes: \$6,112.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$38.20
Tax Parcel ID #s: 12.02140.00

FSA Data

Farm Number 11341, Tract 5451
FSA/Eff. Crop Acres: 159.23
Corn Base Acres: 106.60
Corn PLC Yield: 157 Bu.
Bean Base Acres: 40.80
Bean PLC Yield: 41 Bu.
Wheat Base Acres: 2.30
Wheat PLC Yield: 41 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Amiret-Swanlake, Okoboji, and Harps. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.90. 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 gently rolling.

Drainage

Some tile. Maps available, contact agent for details.

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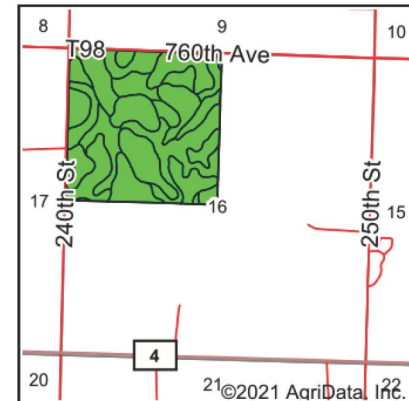
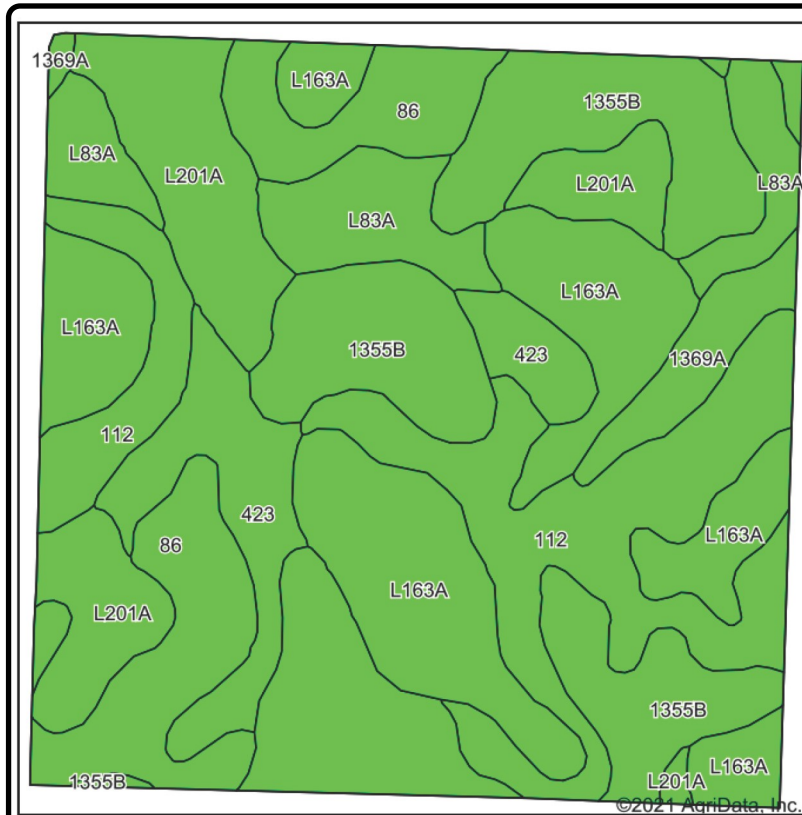
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Soil Map

159.23 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Renville**
Location: **16-114N-36W**
Township: **Flora**
Acres: **159.23**
Date: **11/15/2021**



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

Area Symbol: MN129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	35.61	22.4%		Ile	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	32.49	20.4%		IIIw	86
112	Harps clay loam, 0 to 2 percent slopes	26.78	16.8%		IIw	90
L201A	Normania loam, 1 to 3 percent slopes	18.68	11.7%		Ie	99
86	Canisteo clay loam, 0 to 2 percent slopes	16.85	10.6%		IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	12.05	7.6%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	11.72	7.4%		IIs	95
1369A	Crooksford silt loam, 1 to 3 percent slopes	5.05	3.2%		I	100
Weighted Average					2.06	91.9

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Sugar beets have never been grown on the farm.

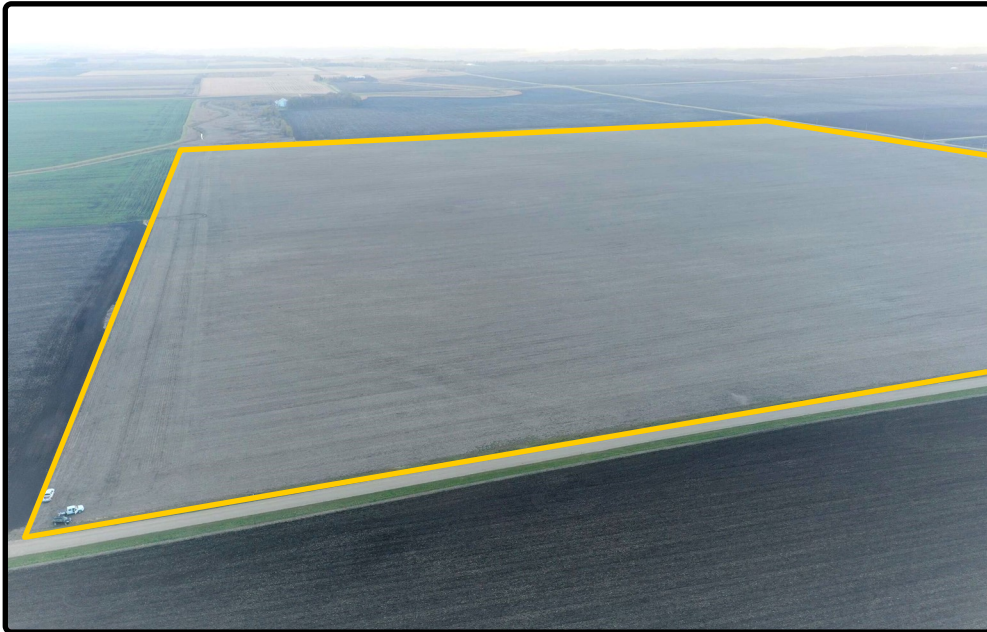
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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North Looking South



Southeast Looking Northwest



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Dec. 13, 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. 14, 2021**

Time: **10:00 a.m.**

Site: **Max's Grill
2425 W Lincoln Ave.
Olivia, MN 56277**

Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Monday, December 13**, 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

Kramin Farms

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Shari Fischer
Fischer 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 January 25, 2022, 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

160.00 Acres in 1 Parcel - Renville 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 13**, to attend auction.

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



Acres

Parcel 1 - 160.00 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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