

Sealed Bid Auction

ACREAGE:

81.00 Acres, m/l
Brown County, MN

DATE:

January 13, 2022
10:00 a.m.
Registered Bidders Only

LOCATION:

Madelia Golf Course
Madelia, MN



Property Key Features

- Kent & Deb Williams Farm
- 10.29 CRP Acres Offer Additional Annual Income
- Direct Drainage Outlets Along North & West Boundaries

Nick Meixell
Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

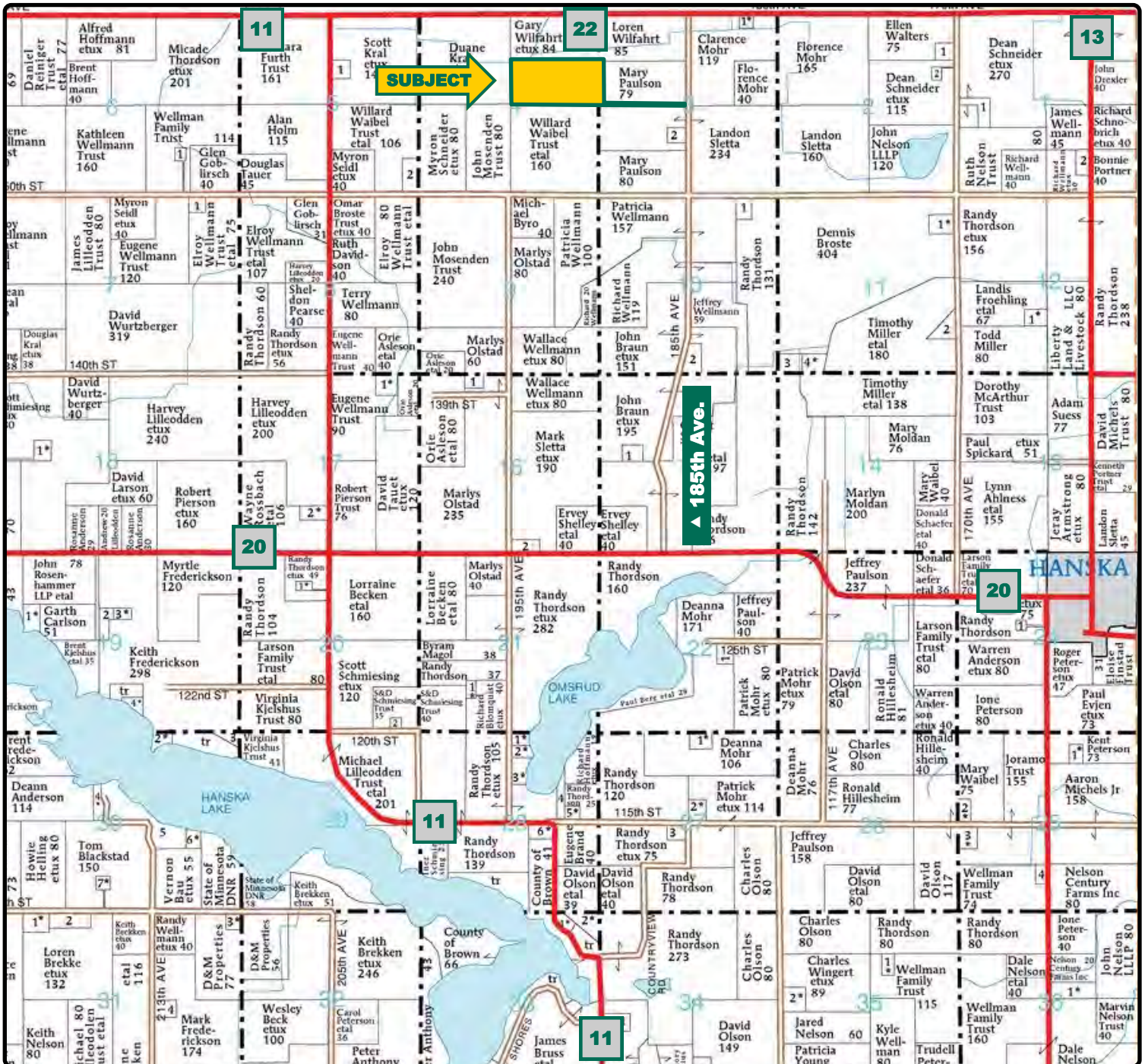
507-345-5263
151 Saint Andrews Ct. Ste., 1310
Mankato, MN 56001
www.Hertz.ag

is now



Plat Map

Lake Hanska Township, Brown County, MN



Map reproduced with permission of Farm & Home Publishers, Ltd.

Nick Meixell
 Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

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



FSA/Eff. Crop Acres:	67.67
CRP Acres:	10.29
Corn Base Acres:	32.20
Bean Base Acres:	32.20
Soil Productivity:	66.30 CPI

Property Information

81.00 Acres, m/l

Location

From Hanska: go west on County Rd. 20 for 2 miles, then north on 185th Ave. for 2½ miles to the access road. The access road is on the west side of 185th Ave.

Legal Description

S½ NE¼ Section 4, and S one rod S½ NW¼ Section 3, all in Township 108 North, Range 31 West of the 5th P.M., Brown Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
 Ag Hmstd Taxes: \$1,299.40
 Special Assessments: \$2,410.60, Buffer 68
 Total 2021 Real Estate Taxes: \$3,710.00

Net Taxable Acres: 81.00
 Tax per Net Taxable Acre: \$45.80
 Tax Parcel ID #s: R160.004.001.08.020 and R160.003.002.05.080

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 5694, Tract 2167
 FSA/Eff. Crop Acres: 67.67
 CRP Acres: 10.29
 Corn Base Acres: 32.20
 Corn PLC Yield: 134 Bu.
 Bean Base Acres: 32.20
 Bean PLC Yield: 41 Bu.

NRCS Classification

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

CRP Contracts

There are 10.29 acres enrolled in a CP-21 contract that pays \$233.30/acre or \$2,401.00 annually and expires 9/30/31.

Soil Types/Productivity

Main soil types are Hansksa, Lemond, and Linder. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 66.30. 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.

Drainage

County Ditch #68, Branch #2. Some tile. No maps available.

Nick Meixell

Licensed Salesperson in MN

507-380-7638

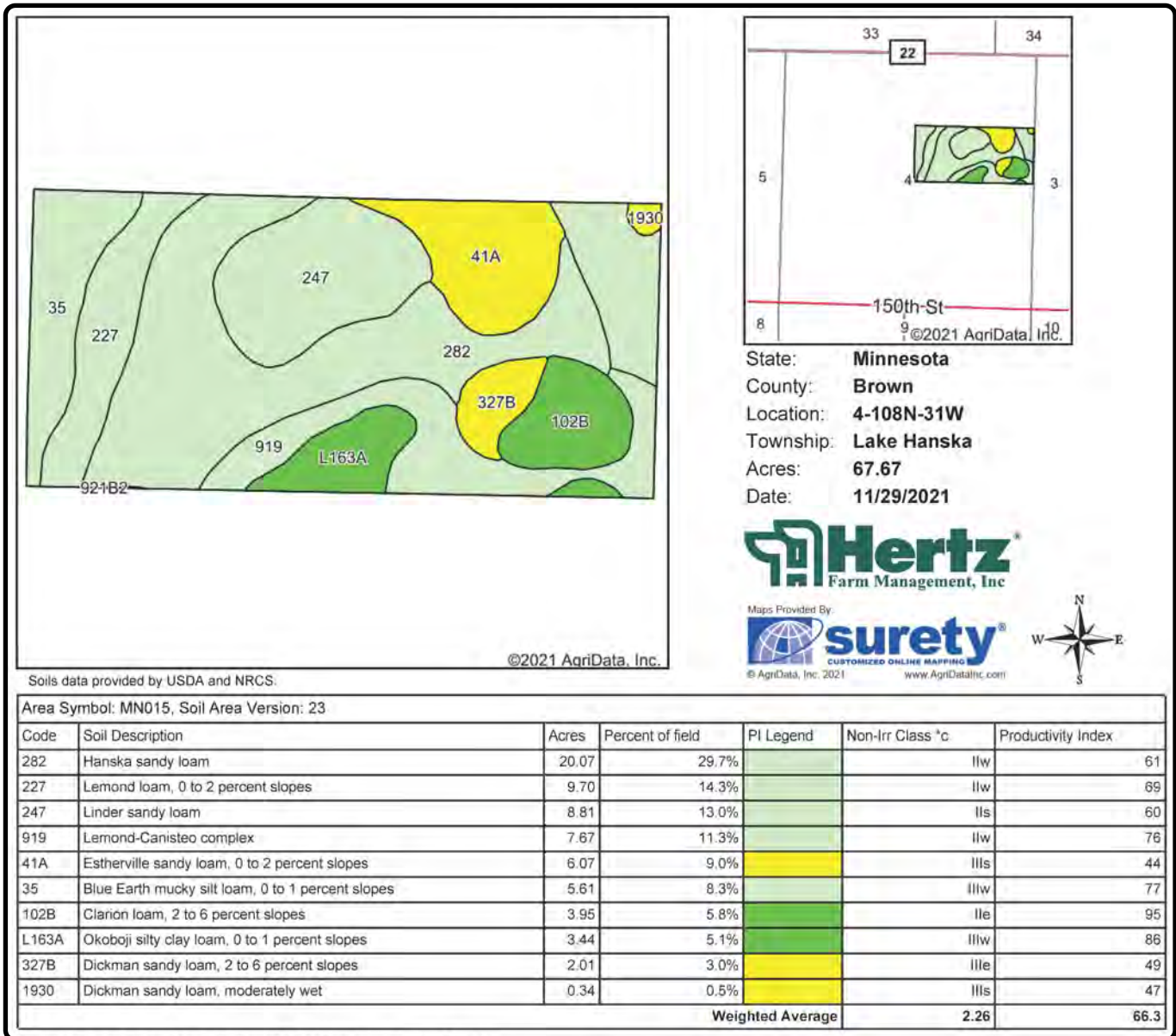
NickM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag



Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

The owned access road from 185th Ave. is 1 acre m/l.

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.

Nick Meixell

Licensed Salesperson in MN

507-380-7638

NickM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag

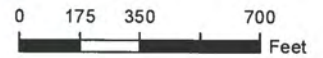
USDA United States Department of Agriculture
Brown County, Minnesota

Farm 5694

Tract 2167

2021 Program Year

Map Created April 05, 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

- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 77.96 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.

Nick Meixell
 Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

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

Northwest Looking Southeast



Northeast Looking Southwest



Nick Meixell
Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

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

East Looking West



North Looking South, West Side CRP



Northwest Looking East, North Side CRP



Nick Meixell
Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

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

Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Jan. 12, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Thurs., Jan. 13, 2022**

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

Site: **Madelia Golf Course
519 Christensen Drive
Madelia, MN 56062**

Sealed Bid Auction Instructions

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

Kent and Deb Williams

Agency

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

Auctioneer

Nick Meixell

Attorney

Christopher M. Roe
Blethen Berens

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 February 10, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. Seller will pay real estate taxes and special assessments 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.

Nick Meixell

Licensed Salesperson in MN

507-380-7638

NickM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag

Registration & Bidding Form

81.00 Acres in 1 Parcel - Brown 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.

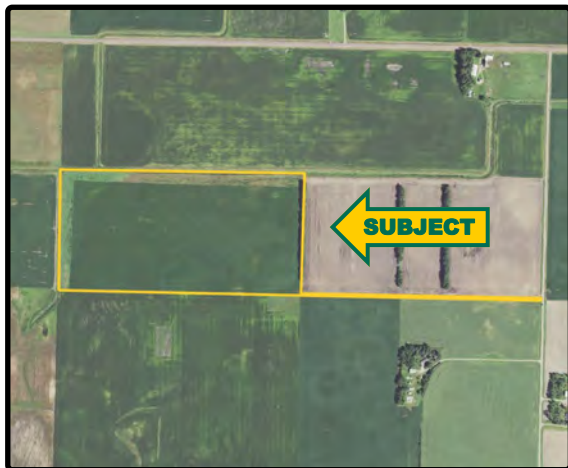
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, January 12**, to attend auction.

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



Acres

Parcel 1 - 81.00 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).

Nick Meixell
 Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Nick Meixell
Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

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