

# Sealed Bid Auction

**ACREAGE:**

**151.44 Acres, m/l**  
In 2 parcels  
Nicollet County, MN

**DATE:**

**February 9, 2022**  
**4:00 p.m.**  
Registered Bidders Only

**LOCATION:**

**Pioneer Bank**  
Mankato, MN



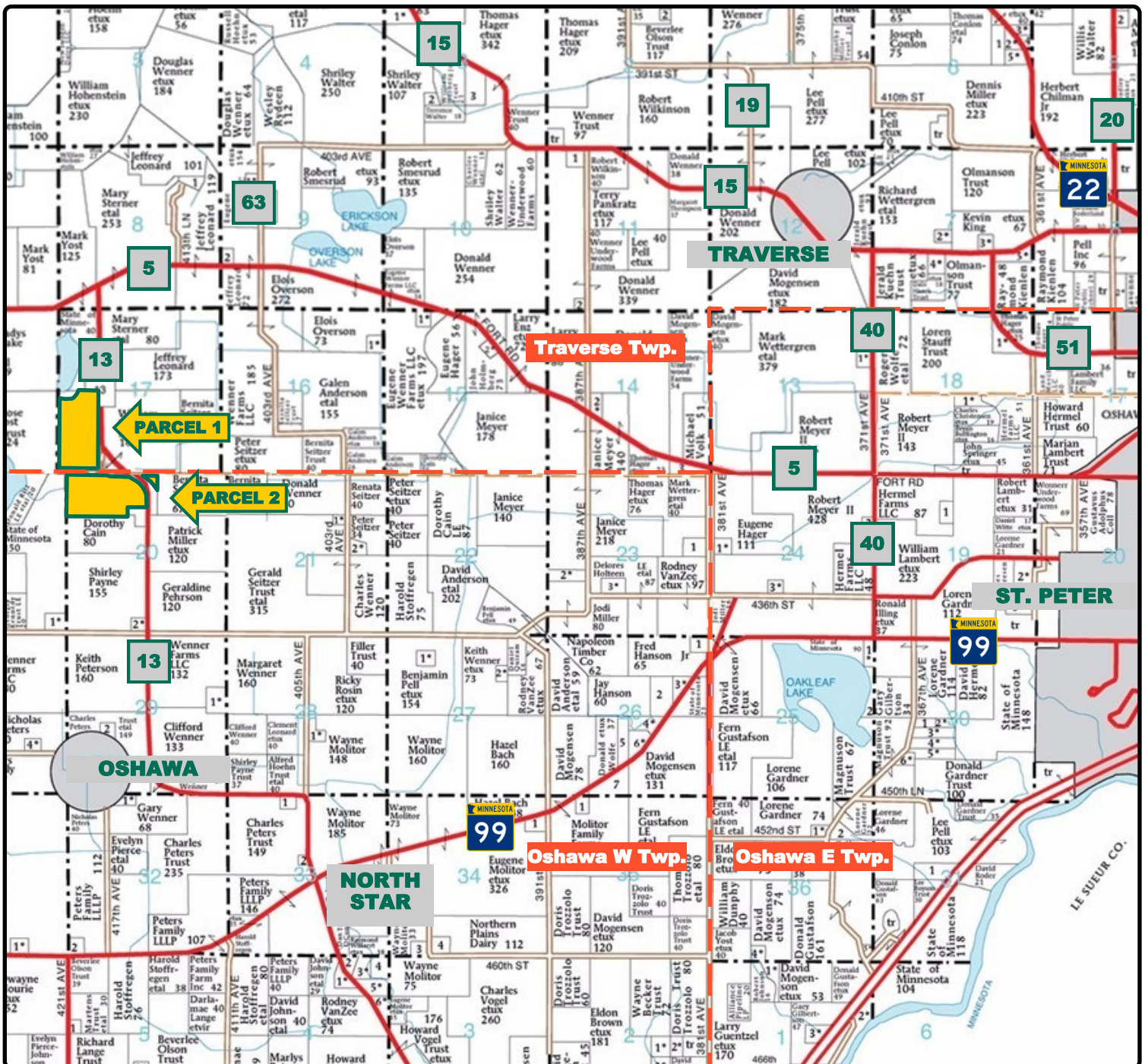
### Property Key Features

- Raymond Cain Trust
- Substantial System Tiling Present on Both Parcels
- High-Quality Soils with CPI Ratings of 93.10 and 92.10

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

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

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

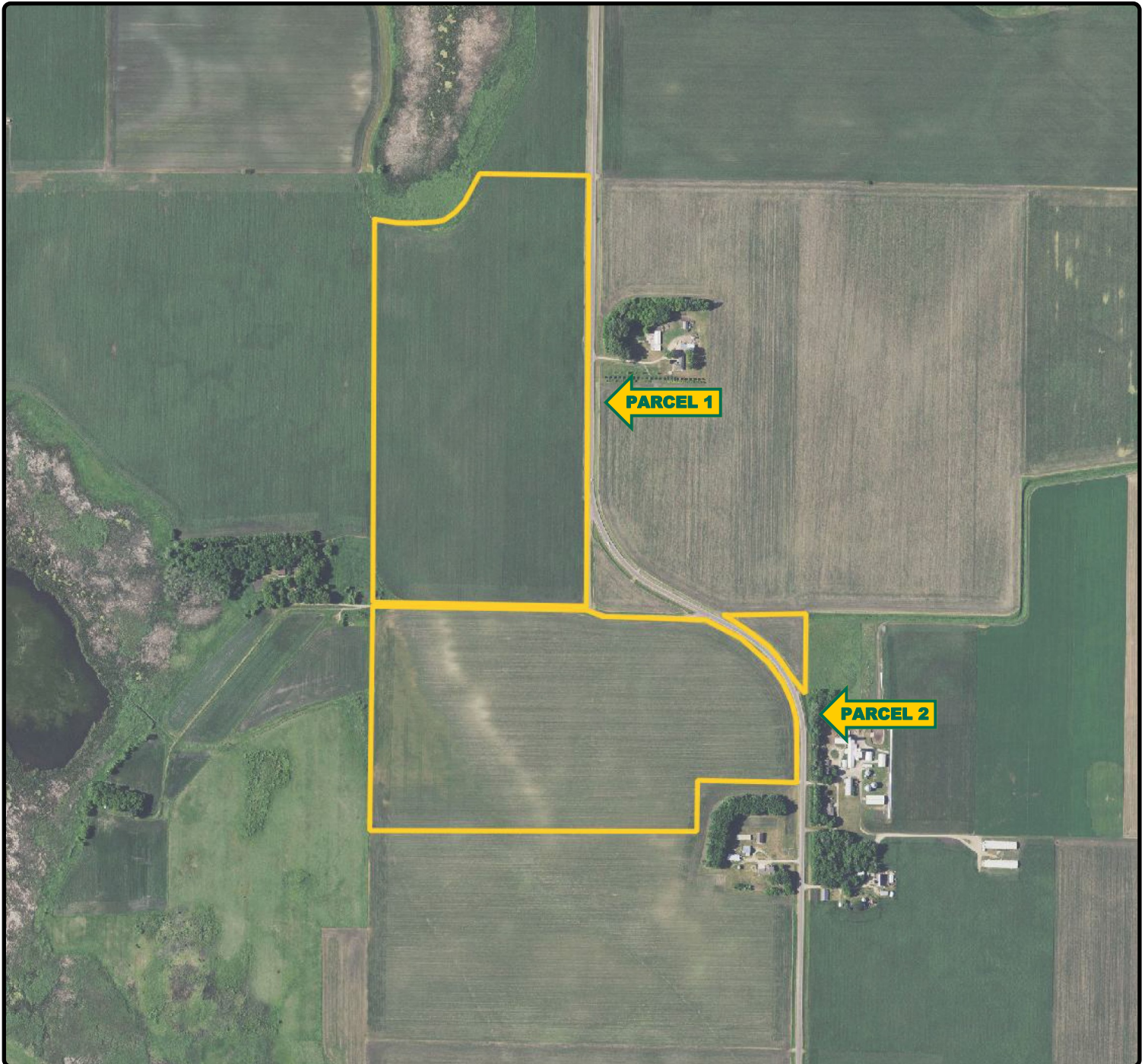


Map reproduced with permission of Farm & Home Publishers, Ltd.

<p><b>Charles Wingert, ALC</b> Licensed Broker in MN &amp; IA <b>507-381-9790</b> CharlesW@Hertz.ag</p>	<p><b>507-345-5263</b> 151 Saint Andrews Ct. Ste., 1310 Mankato, MN 56001 <b>www.Hertz.ag</b></p>	<p><b>Geoff Mead, ALC</b> Licensed Salesperson in MN <b>218-232-2561</b> GeoffM@Hertz.ag</p>
---	---	--

# Aerial Map

**151.44 Acres. m/l** — In 2 Parcels, Nicollet County, MN



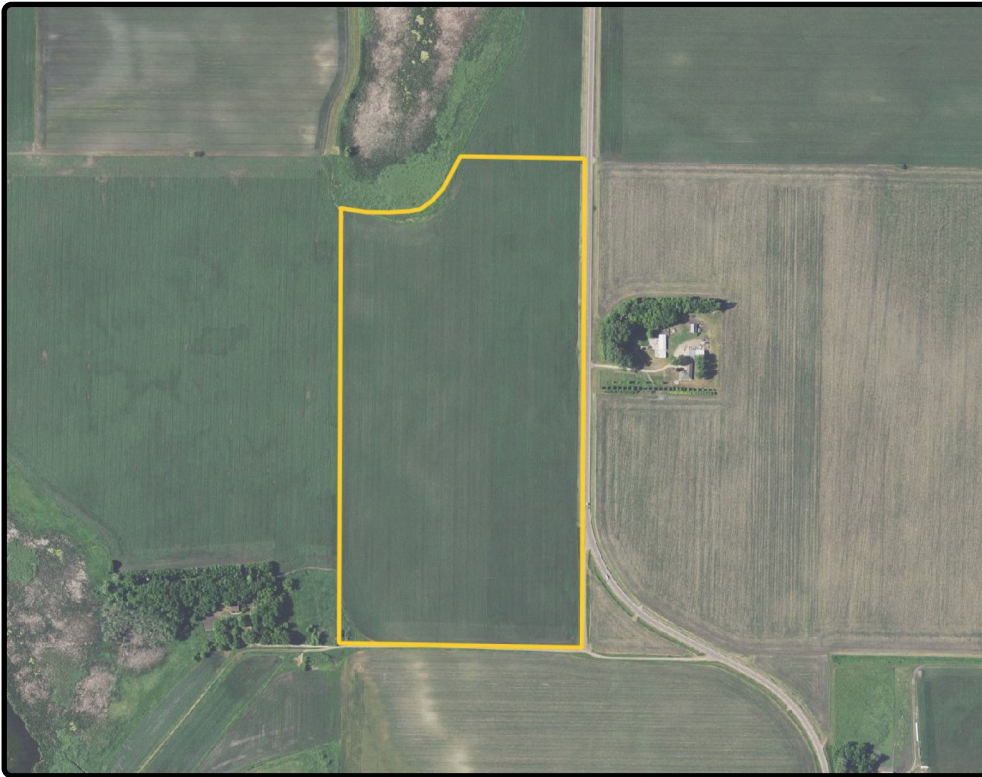
**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
[CharlesW@Hertz.ag](mailto:CharlesW@Hertz.ag)

**507-345-5263**  
151 Saint Andrews Ct. Ste., 1310  
Mankato, MN 56001  
[www.Hertz.ag](http://www.Hertz.ag)

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
[GeoffM@Hertz.ag](mailto:GeoffM@Hertz.ag)

# Aerial Photo

**Parcel 1** - 75.93 Acres, m/l



## Parcel 1

**FSA/Eff. Crop Acres:** 72.04  
**Corn Base Acres:** 41.60\*  
**Bean Base Acres:** 30.28\*  
**Soil Productivity:** 93.10 CPI

*\*Acres are estimated.*

## Parcel 1 Property Information 75.93 Acres, m/l

### Location

From St. Peter: go west on Old Fort Rd./ County Rd. 5 for 7 miles, then south on County Rd. 13 for 1 mile. Farm is on the west side of the road.

### Legal Description

Government Lot 6 and SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 17, Township 110 North, Range 27 West of the 5th P.M., Nicollet County, MN.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Proposed Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$4,036.00\*  
Surveyed Acres: 75.93  
Taxable Acres: 77.00\*  
Tax per Net Taxable Acre: \$52.42\*  
Parcel ID #: 12.017.0510 = \$2,112.00\*  
Parcel ID #: 12.017.0500 = \$1,924.00\*  
*\*Taxes listed are proposed and estimated for 2022 as parcels are transitioning from Homestead to Ag Non-Homestead in 2022, and there has been a recent survey of property. Nicollet County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Farm Number 973, Part of Tract 10887  
FSA/Eff. Crop Acres: 72.04  
Corn Base Acres: 41.60\*  
Corn PLC Yield: 167 Bu.

Bean Base Acres: 30.28\*  
Bean PLC Yield: 51 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Wetland determination not completed.

### Soil Types/Productivity

Main soil types are Webster, Canisteo-Glencoe and Nicollet. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.10. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

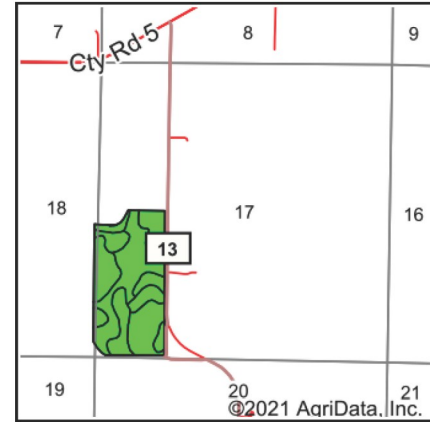
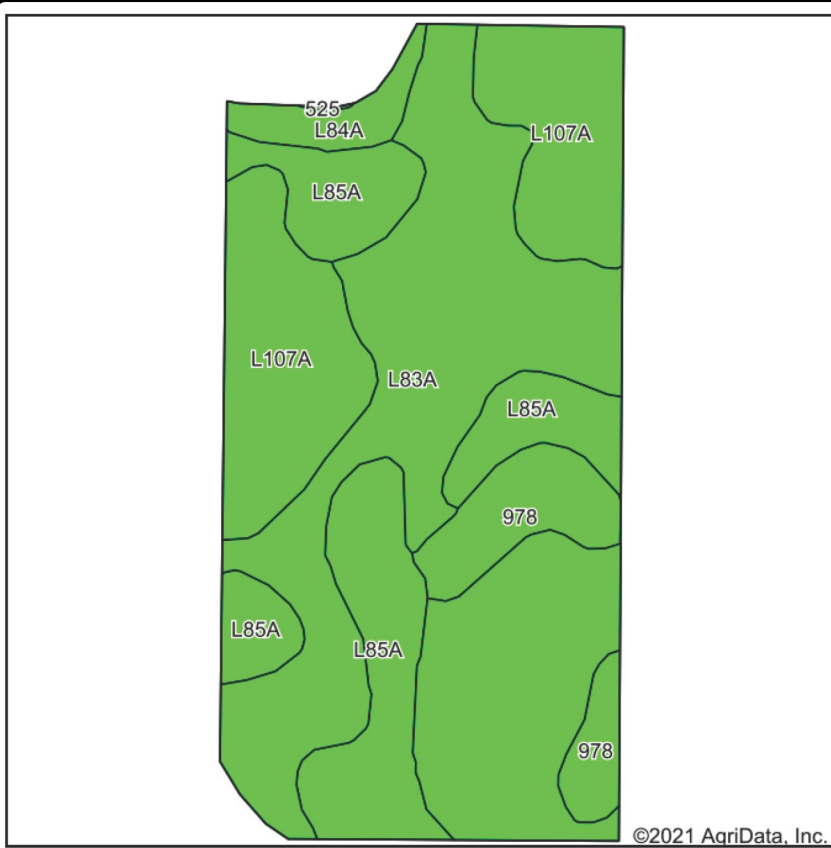
**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

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

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

# Soil Map

**Parcel 1** - 72.04 FSA/Eff. Crop Acres



State: **Minnesota**  
County: **Nicollet**  
Location: **17-110N-27W**  
Township: **Traverse**  
Acres: **72.04**  
Date: **12/30/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: MN103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	33.97	47.2%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	15.32	21.3%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.14	21.0%		Iw	99
978	Cordova-Rolfe complex, 0 to 2 percent slopes	5.55	7.7%		IIw	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.06	2.9%		IIIw	86
<b>Weighted Average</b>					<b>1.82</b>	<b>93.1</b>

## Land Description

Level to gently rolling.

## Buildings/Improvements

None.

## Drainage

Outlet: Pump station. Tile: system and random tile. See tile map.

## Water & Well Information

No known wells.

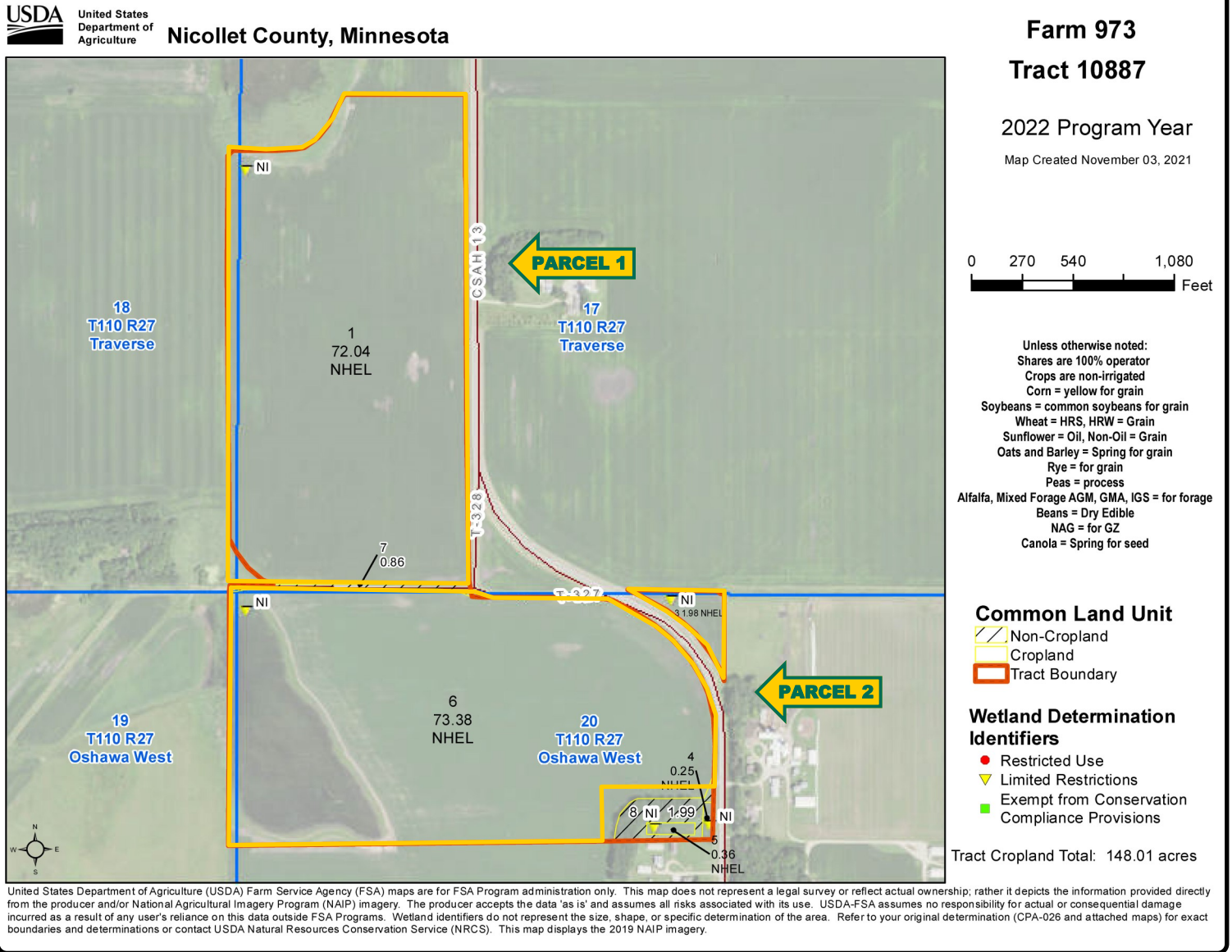
**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

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

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

# FSA Map

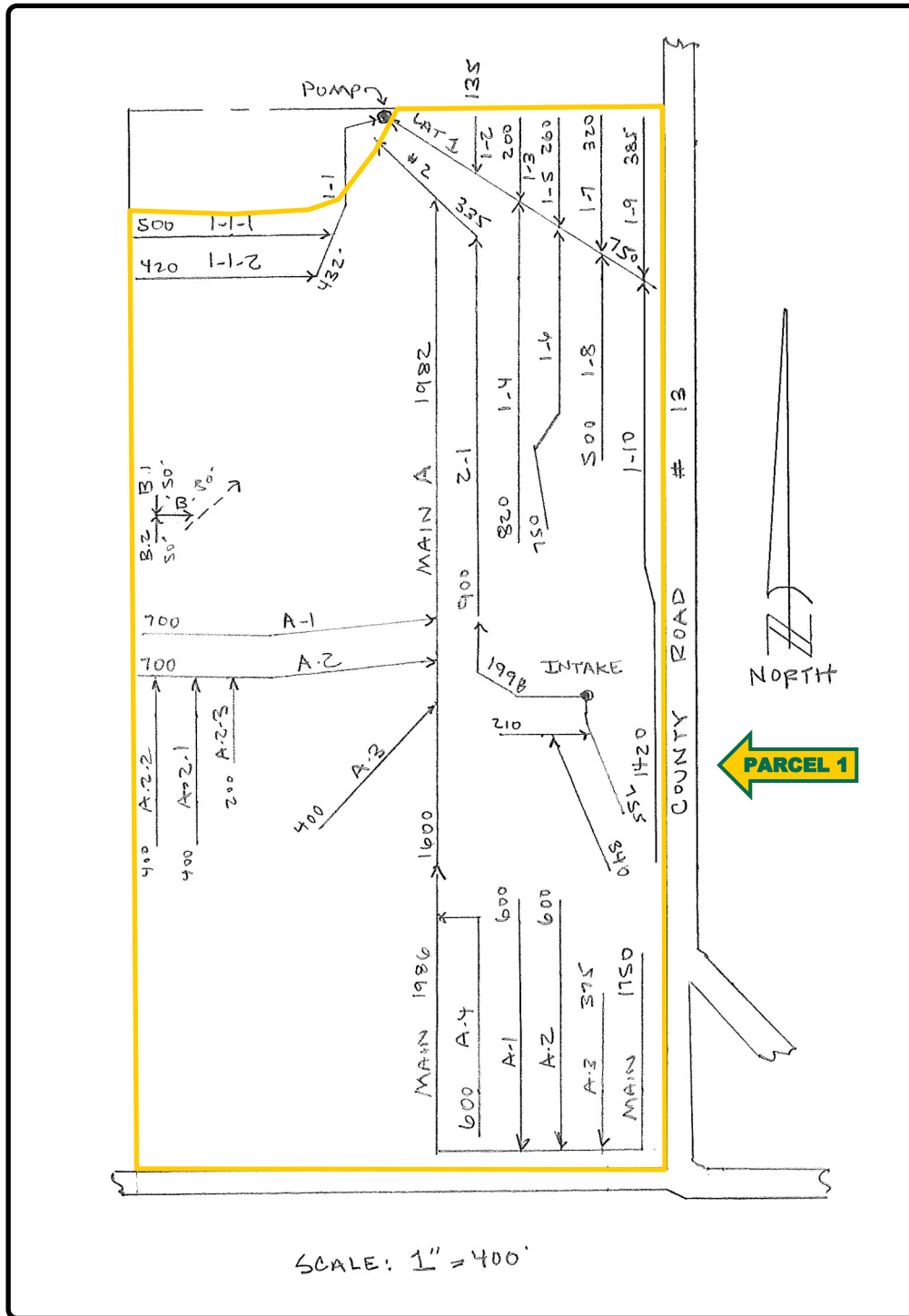
**Parcel 1** - 72.04 FSA/Eff. Crop Acres  
**Parcel 2** - 74.00 Est. FSA/Eff. Crop Acres



**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
CharlesW@Hertz.ag

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

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



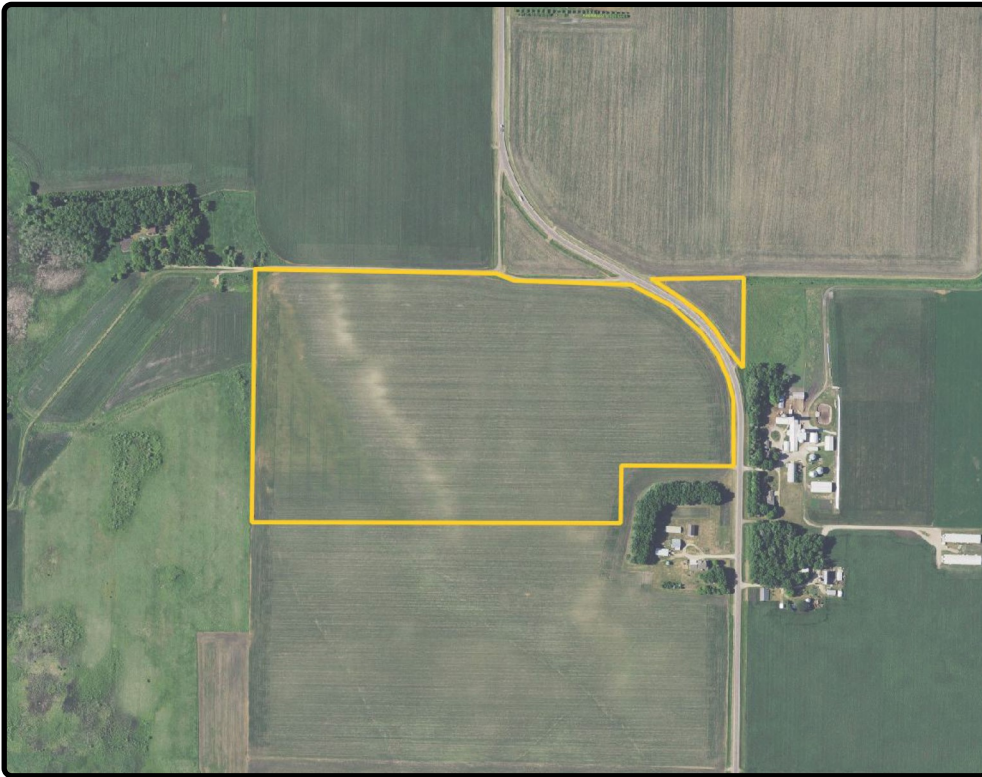
**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
CharlesW@Hertz.ag

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

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

# Aerial Photo

**Parcel 2** - 75.51 Acres, m/l



## Parcel 2

**FSA/Eff. Crop Acres: 74.00\***  
**Corn Base Acres: 42.73\***  
**Bean Base Acres: 31.11\***  
**Soil Productivity: 92.10 CPI**

*\*Acres are estimated.*

## Parcel 2 Property Information 75.51 Acres, m/l

### Location

From St. Peter: go west on Old Fort Rd./ County Rd. 5 for 7 miles, then south on County Rd. 13 for 1.3 miles. Farm is on the east and west sides of the road.

### Legal Description

N½ NW¼ excluding building site, Section 20, Township 110 North, Range 27 West of the 5th P.M., Nicollet County, MN.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Proposed Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$4,598.00\*  
Surveyed Acres: 75.51  
Taxable Acres: 75.87\*  
Tax per Net Taxable Acre: \$60.60\*  
Parcel ID #: 10.120.0120 = \$2,286.00\*  
Parcel ID #: 10.120.0100 = \$2,312.00\*  
*\*Taxes listed are proposed and estimated for 2022 as parcels are transitioning from Homestead to Ag Non-Homestead in 2022, and there has been a recent survey of property. Nicollet County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Farm Number 973, Part of Tract 10887  
FSA/Eff. Crop Acres: 74.00\*  
Corn Base Acres: 42.73\*  
Corn PLC Yield: 167 Bu.

Bean Base Acres: 31.11\*  
Bean PLC Yield: 51 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Wetland determination not completed.

### Soil Types/Productivity

Main soil types are Webster, Nicollet, and Muskego. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 92.10. See soil map for details.

### Mineral Rights

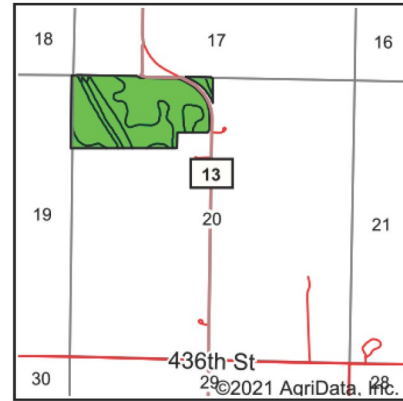
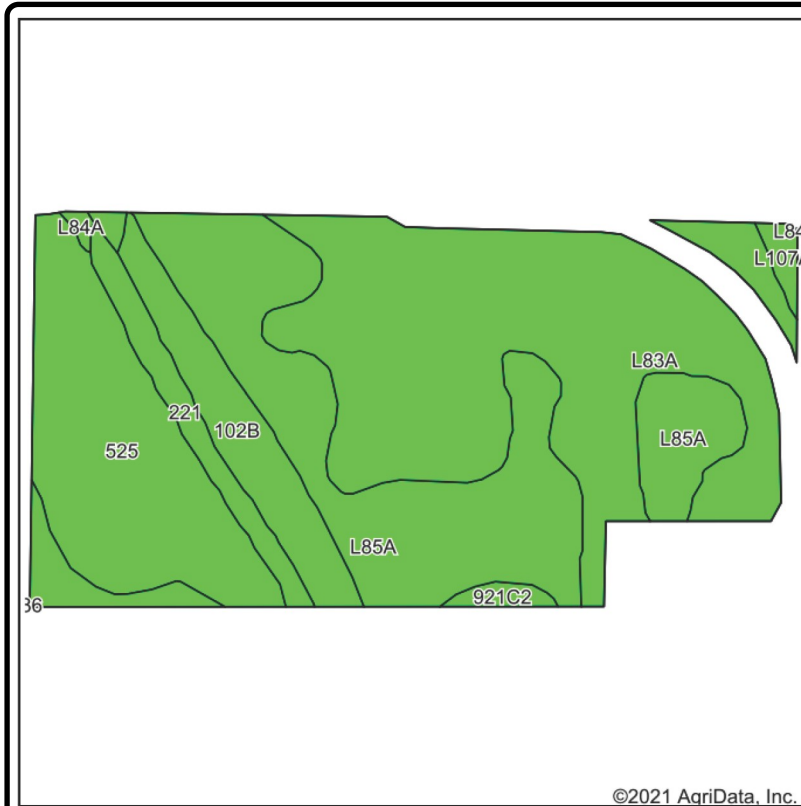
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

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

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





State: **Minnesota**  
County: **Nicollet**  
Location: **20-110N-27W**  
Township: **Oshawa**  
Acres: **74**  
Date: **12/30/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: MN103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	29.38	39.7%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.78	26.7%		Iw	99
525	Muskego soils, 0 to 1 percent slopes	13.53	18.3%		IIIw	81
102B	Clarion loam, 2 to 6 percent slopes	5.46	7.4%		Ile	95
221	Canisteo clay loam, depressional, 0 to 1 percent slopes	4.51	6.1%		IIIw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.58	0.8%		IIw	91
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.57	0.8%		IIIe	87
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.19	0.3%		IIIw	86
<b>Weighted Average</b>					<b>1.99</b>	<b>92.1</b>

### Land Description

Level to gently rolling.

### Drainage

Outlet: CD#13 and pump station. Tile: substantial system tiling. See tile map. Drainage agreement furnished upon request.

### Buildings/Improvements

None.

### Water & Well Information

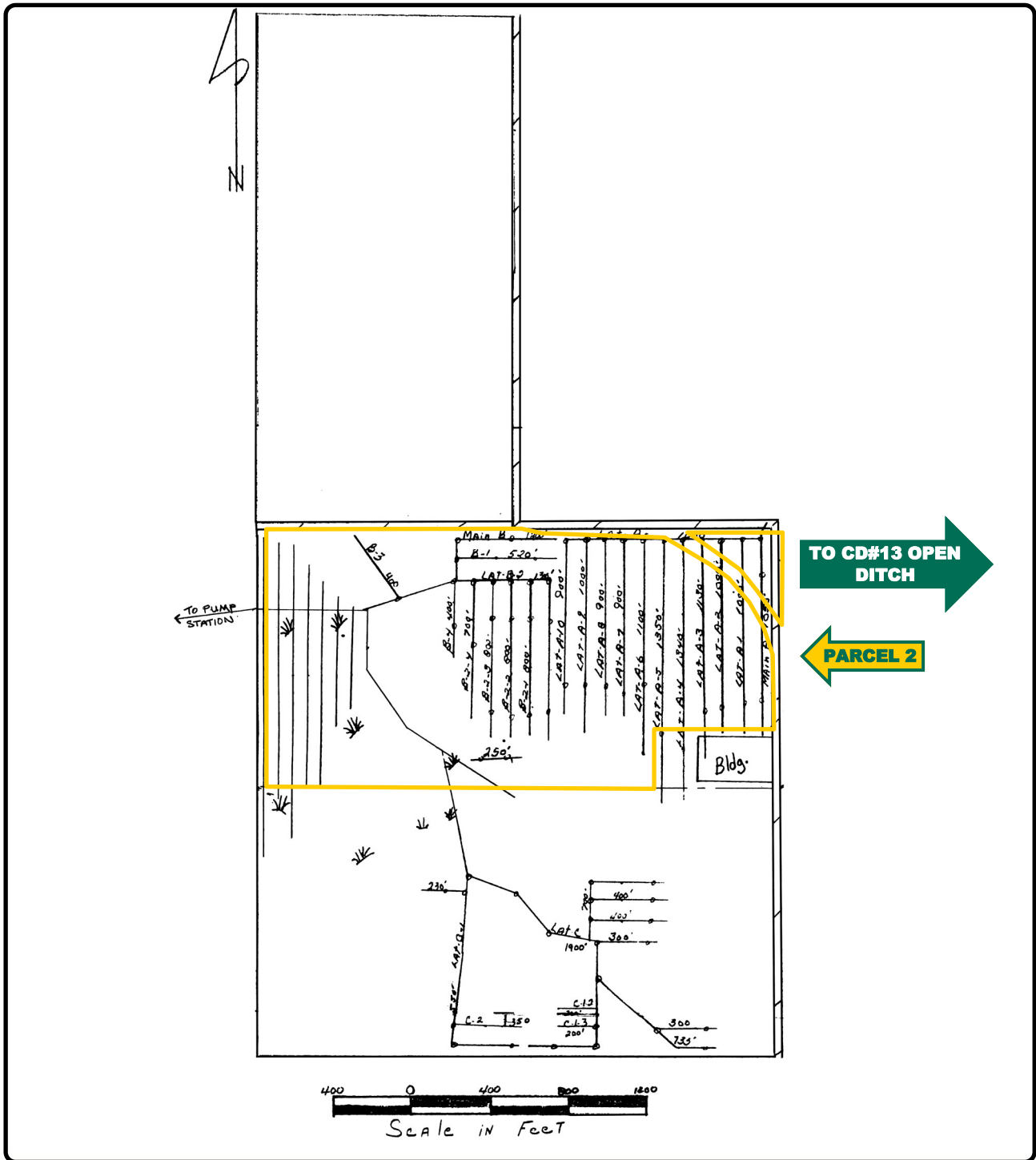
No known wells.

*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.*

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

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

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



**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
CharlesW@Hertz.ag

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

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

**Parcel 1** - Northwest Looking Southeast



**Parcel 1** - Northeast Looking Southwest



**Parcel 1** - Southwest Looking Northeast



**Parcel 2** - Northwest Looking Southeast



**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
[CharlesW@Hertz.ag](mailto:CharlesW@Hertz.ag)

**507-345-5263**  
151 Saint Andrews Ct. Ste., 1310  
Mankato, MN 56001  
[www.Hertz.ag](http://www.Hertz.ag)

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
[GeoffM@Hertz.ag](mailto:GeoffM@Hertz.ag)

# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Feb. 8, 2022**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Wed., Feb. 9, 2022**

Time: **4:00 p.m.**

Site: **Pioneer Bank**  
**1450 Adams Street**  
**Mankato, MN 56001**

## Sealed Bid Auction Instructions

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

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

## Seller

Raymond J. Cain Trust

## Agency

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

## Auctioneer

Geoff Mead  
License No. 07-20-11

## Attorney

Steven Fink  
Farrish Johnson Law Office

## 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 March 11, 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. Buyer will pay taxes and receive all income for 2022.

## 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.

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

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

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

# Registration & Bidding Form

**151.44 Acres in 2 Parcels** - Nicollet 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.

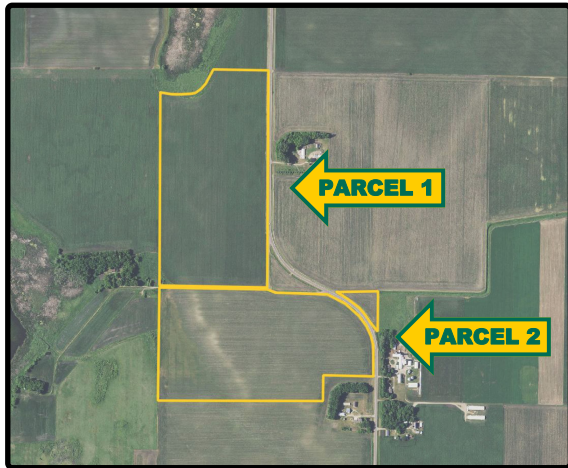
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 Tuesday, February 8**, to attend auction.

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



Acres	Total Bid Amount (Nearest \$1,000.00)
Parcel 1 - 75.93 Ac., m/l	\$ _____
Parcel 2 - 75.51 Ac., m/l	\$ _____

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).**

<p><b>Charles Wingert, ALC</b> Licensed Broker in MN &amp; IA <b>507-381-9790</b> <b>CharlesW@Hertz.ag</b></p>	<p><b>507-345-5263</b> 151 Saint Andrews Ct. Ste., 1310 Mankato, MN 56001 <b>www.Hertz.ag</b></p>	<p><b>Geoff Mead, ALC</b> Licensed Salesperson in MN <b>218-232-2561</b> <b>GeoffM@Hertz.ag</b></p>
--	---	---

## Make the Most of Your Farmland Investment

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

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

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

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