

# Sealed Bid Auction

**ACREAGE:**

**144.91 Acres, m/l**  
Blue Earth County, MN

**DATE:**

**February 11, 2022**  
**1:00 p.m.**  
Registered Bidders Only

**LOCATION:**

**Main Street Plaza  
Community Center**  
Pemberton, MN



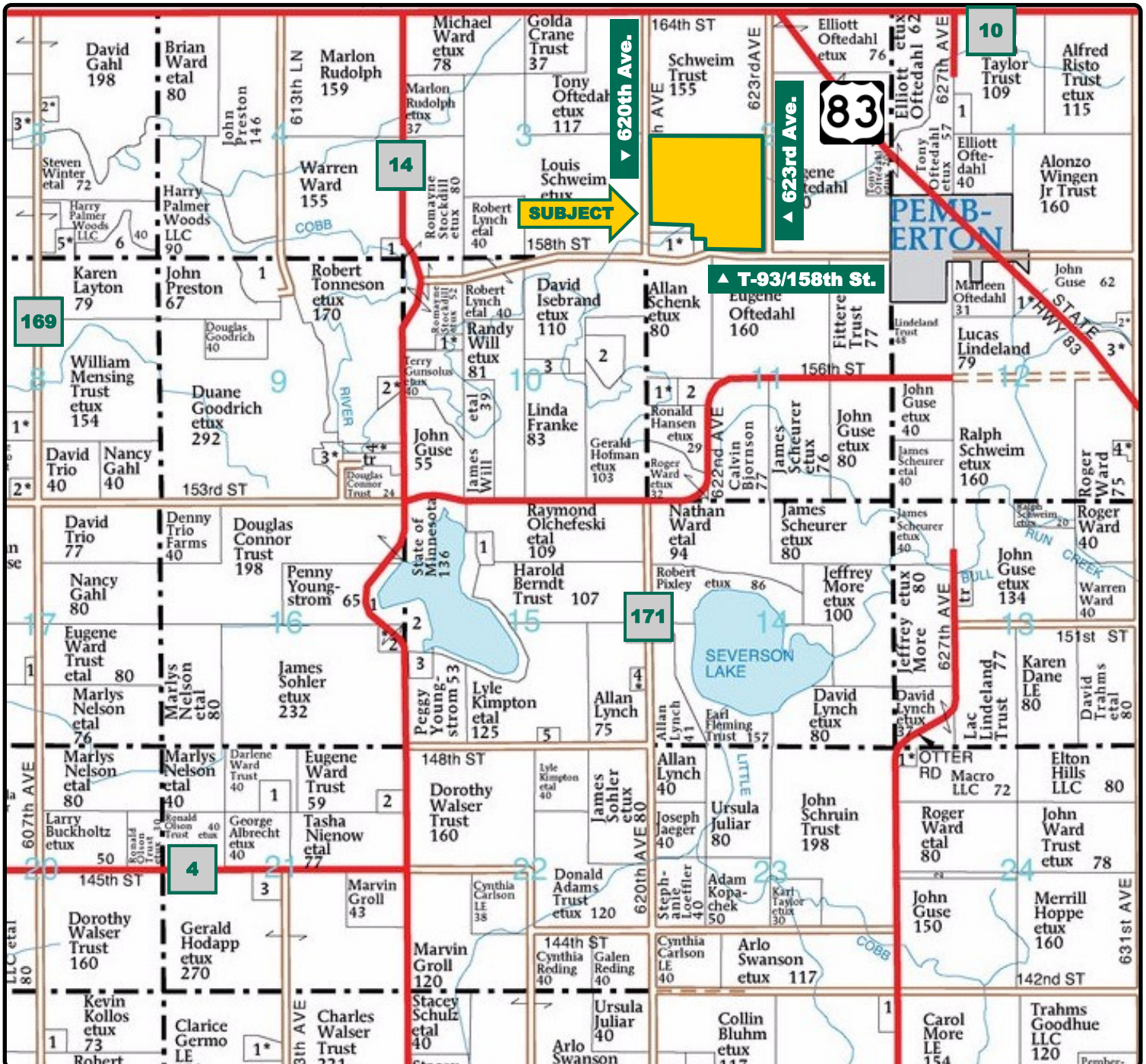
## Property Key Features

- Betty Oftedahl Spangenberg Family Farm
- Quality Soils with 83.20 CPI on 136.16 Est. FSA/Eff. Crop Acres
- System Tiled December 2012 & January 2013; Private Open Ditch Outlet

**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)

**Darrell Hylan, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
[DarrellH@Hertz.ag](mailto:DarrellH@Hertz.ag)



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

**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**

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



**FSA/Eff. Crop Acres: 136.16\***

**Corn Base Acres: 68.00\***

**Bean Base Acres: 68.00\***

**Soil Productivity: 83.20 CPI**

*\*Acres are estimated.*

## Property Information

### 144.91 Acres, m/l

### Location

**From Pemberton:** go west on T-93/158th St. for ½ mile. The farm is northwest of the T-93 and 623rd Ave. intersection.

### Legal Description

SW¼ except 15.08 acre building site in the southwest corner, Section 2, Township 106 North, Range 25 West of the 5th P.M., Blue Earth County, MN.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes and Special Assessments Payable in 2021

Ag Non-Hmstd Taxes: \$5,992.00\*

Gross Acres: 146.91

Net Taxable Acres: 144.91\*

Tax per Net Taxable Acre: \$41.35\*

Tax Parcel ID #: R46.20.02.300.006

*\*Taxes are estimated due to recent survey and tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Farm Number 10995

Tracts 3604, 10116, & 14590

FSA/Eff. Crop Acres: 136.16\*

Corn Base Acres: 68.00\*

Corn PLC Yield: 161 Bu.

Bean Base Acres: 68.00\*

Bean PLC Yield: 45 Bu.

*\*Acres are estimated pending reconstitution of farm by the Blue Earth County FSA Office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetland.

### Soil Types/Productivity

Main soil types are Minnetonka, Cordova, and Nicollet. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 83.20. See soil map for details.

### Mineral Rights

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

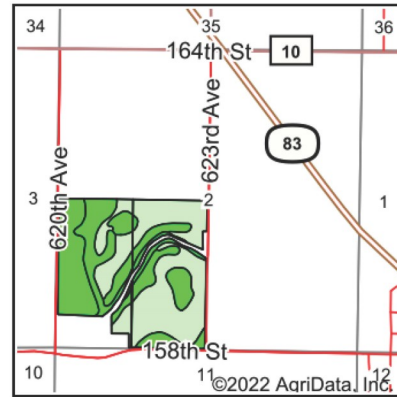
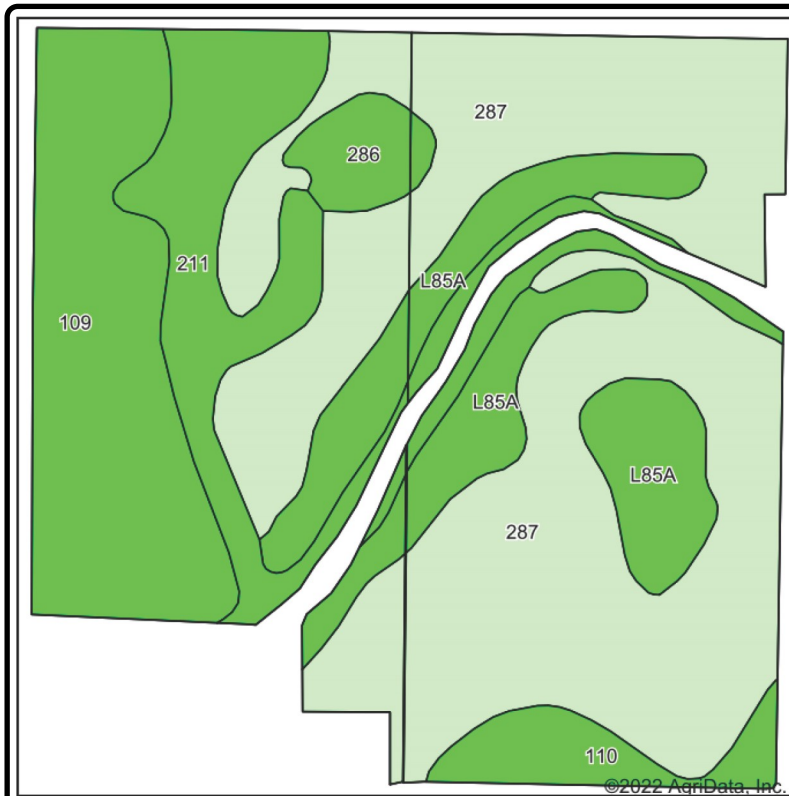
### Land Description

Slight roll to middle of farm and open ditch.

**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**

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



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **2-106N-25W**  
 Township: **Medo**  
 Acres: **136.16**  
 Date: **1/6/2022**



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



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
287	Minnetonka silty clay loam	66.01	48.5%		IIw	77
109	Cordova clay loam, 0 to 2 percent slopes	23.59	17.3%		IIw	87
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.44	14.3%		Iw	99
211	Lura silty clay, 0 to 1 percent slopes	18.85	13.8%		IIIw	81
110	Marna silty clay loam, 0 to 2 percent slopes	4.83	3.5%		IIw	87
286	Shorewood silty clay loam, 1 to 6 percent slopes	3.44	2.5%		Ile	95
<b>Weighted Average</b>					<b>2.00</b>	<b>83.2</b>

### Drainage

Outlet: Private open ditch into Cobb River. Tile: System tiled, see tile map.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Survey

The property offered for sale is an estimated 144.91 acres, m/l. The excepted building site has been surveyed as 15.08 acres.

### Comments

This highly productive Blue Earth County farm is system tiled; private ditch drains into the Cobb River.

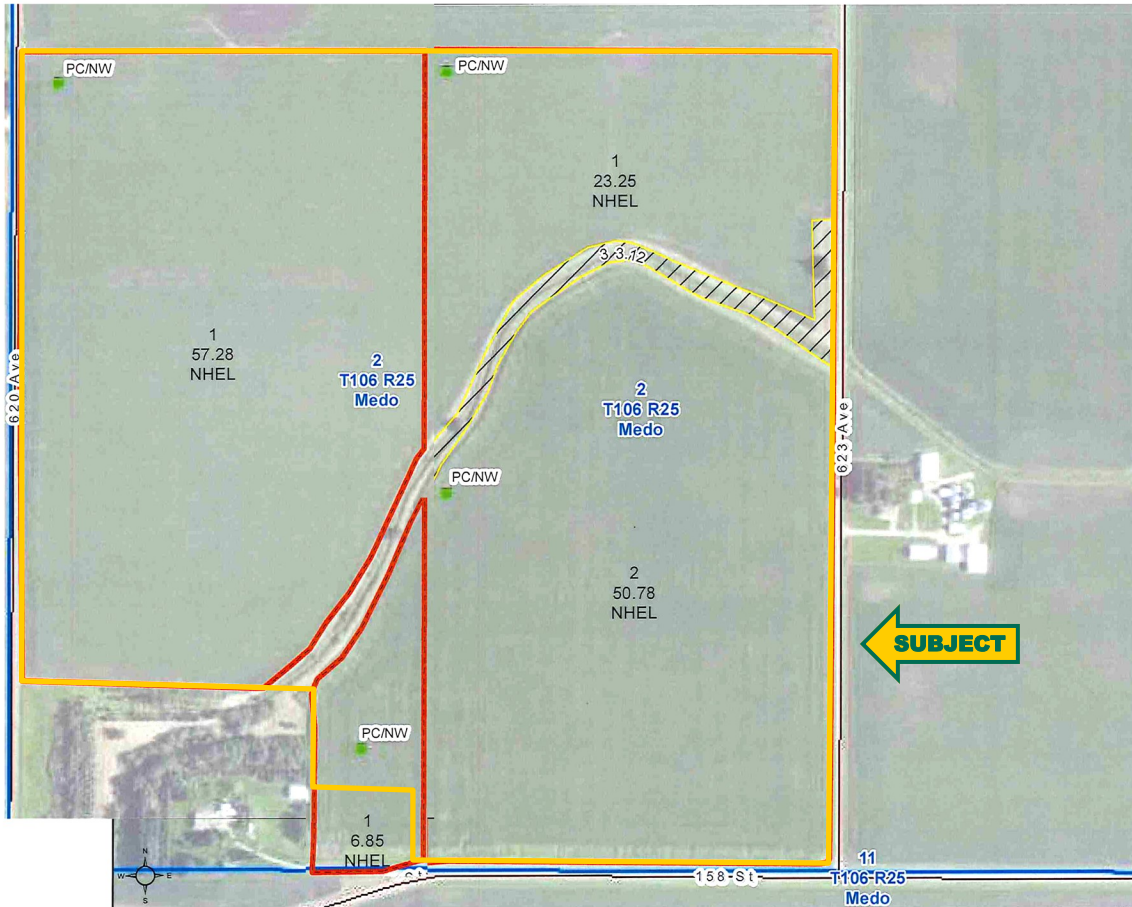
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information 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**

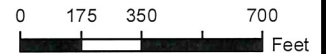
**Darrell Hylan, ALC**  
 Licensed Salesperson in MN  
**507-381-3843**  
 DarrellH@Hertz.ag


 United States Department of Agriculture  
**Blue Earth County, Minnesota**



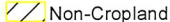


**Tract 10116**  
**14590 3604**  
 2021 Program Year

Map Created March 25, 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

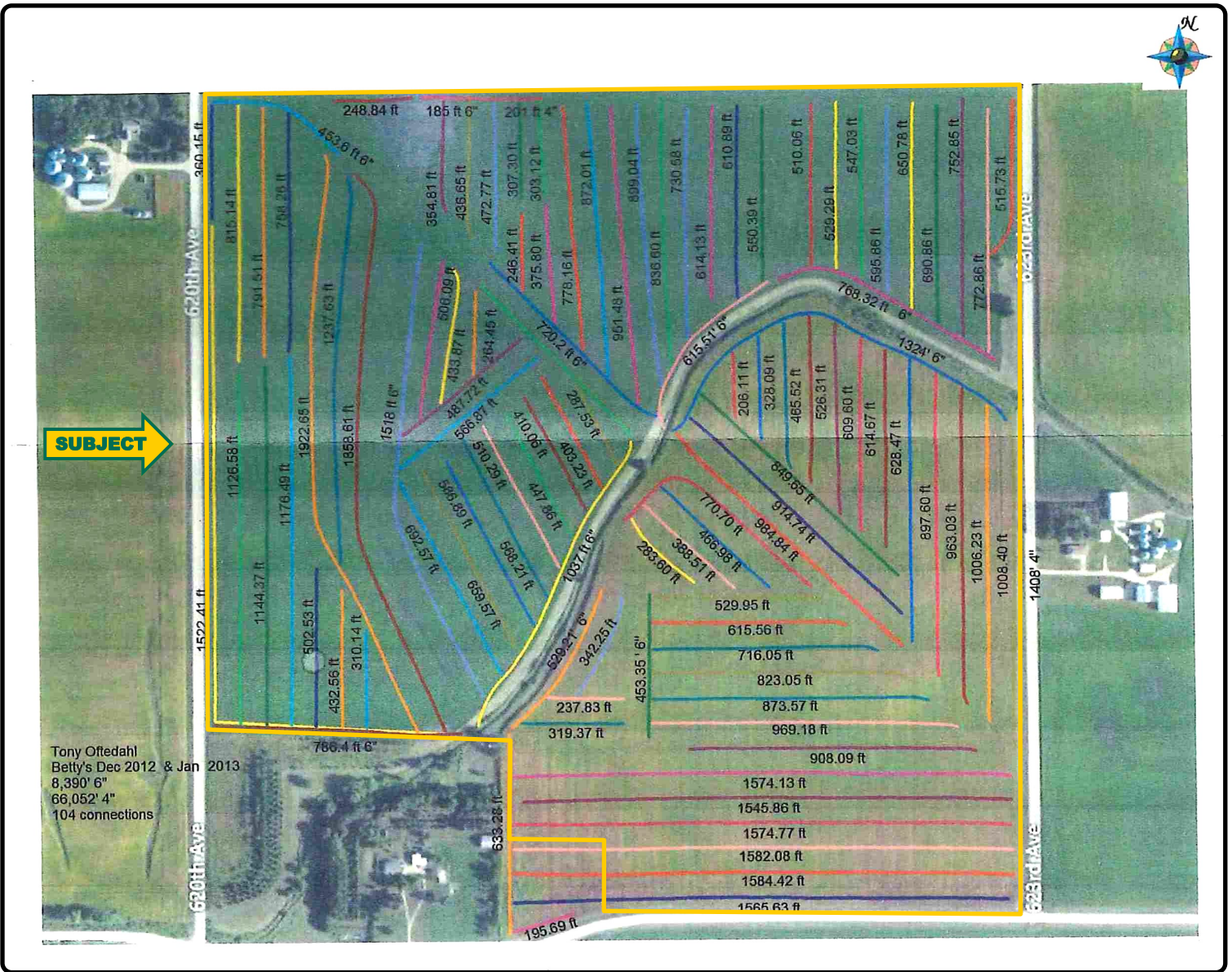
Tract Cropland Total: 74.03 acres

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.

**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**

**Darrell Hylen, ALC**  
 Licensed Salesperson in MN  
**507-381-3843**  
**DarrellH@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**

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

Southwest Looking Northeast



Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



**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)

**Darrell Hylan, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
[DarrellH@Hertz.ag](mailto:DarrellH@Hertz.ag)

## Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Feb 10, 2022  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Fri., Feb. 11, 2022**

Time: **1:00 p.m.**

Site: **Main Street Plaza  
Community Center  
141 4th Street  
Pemberton, MN 56078**

## Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, February 10** 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

Betty Oftedahl Spangenberg

## Agency

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

## Auctioneer

Charles Wingert, ALC

## Attorney

Andrew Willeart  
Gislason & Hunter LLP

## 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. The 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.

**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**

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



# Registration & Bidding Form

**144.91 Acres in 1 Parcel** - Blue Earth 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 Thursday, February 10** 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 - 144.91 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).**

<b>Charles Wingert, ALC</b> Licensed Broker in MN & IA <b>507-381-9790</b> <b>CharlesW@Hertz.ag</b>	<b>507-345-5263</b> 151 Saint Andrews Ct. Ste., 1310 Mankato, MN 56001 <b>www.Hertz.ag</b>	<b>Darrell Hylan, ALC</b> Licensed Salesperson in MN <b>507-381-3843</b> <b>DarrellH@Hertz.ag</b>
--	---	--

## 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**

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