

Sealed Bid Auction

ACREAGE:

134.30 Acres, m/l
In 2 parcels
Faribault County, MN

DATE:

March 3, 2022
10:30 a.m.
Registered Bidders Only

LOCATION:

Wells Community Building
Wells, MN



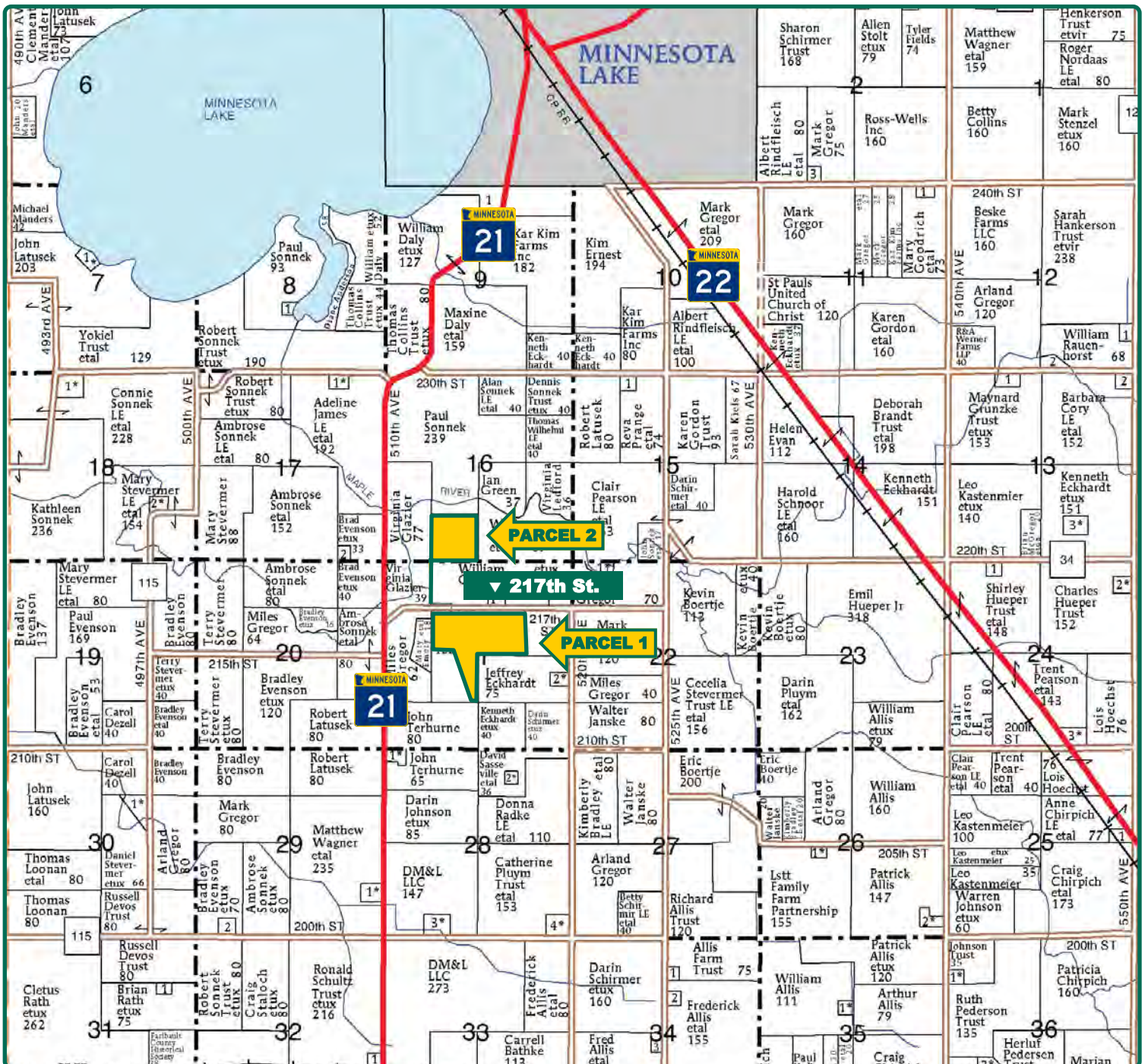
Property Key Features

- Marion Jones Family Farm
- Productive Soils with 87.30 CPI on Parcel 1 & 82.90 CPI on Parcel 2
- Great Drainage Outlets and Access; Slough Ground for Hunting

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Aerial Photo

Parcel 1 - 92.80 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres:	57.86
Corn Base Acres:	33.93
Bean Base Acres:	16.41
Wheat Base Acres:	7.51
Soil Productivity:	87.30 CPI

Parcel 1 Property Information 92.80 Acres, m/l

Location

From Minnesota Lake: go south on State Hwy 21 for approximately 2½ miles and then east on 217th St. for ½ mile. The property is on the south side of the road.

Legal Description

East 12.80 acres, m/l, NE¼ SW¼, SE¼ NW¼, SW¼ NE¼, Section 21, Township 104 North, Range 25 West of the 5th P.M., Faribault Co., MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$3,298.00*
Net Taxable Acres: 92.80*

Tax per Net Taxable Acre: \$35.54*
Tax Parcel ID #s: R13.021.0700 & R13.021.0500

**Taxes are estimated pending tax parcel split. Faribault County Assessor/ Treasurer will determine final tax figures.*

Lease Status

Leased through the 2022 crop year. Open lease for 2023 crop year.

FSA Data

Farm Number 7097, Tracts 7625, 7626
FSA/Eff. Crop Acres: 57.86
Corn Base Acres: 33.93
Corn PLC Yield: 122 Bu.
Bean Base Acres: 16.41
Bean PLC Yield: 37 Bu.
Wheat Base Acres: 7.51
Wheat PLC Yield: 38 Bu.

NRCS Classification

Tract 7625

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

Tract 7626

HEL: Highly Erodible Land.
Tract contains a wetland or farmed wetland that is considered slough. Parts of the slough can be farmed for hay.

Soil Types/Productivity

Main soil types are Marna and Kamrar.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.30. See soil map for details

Mineral Rights

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

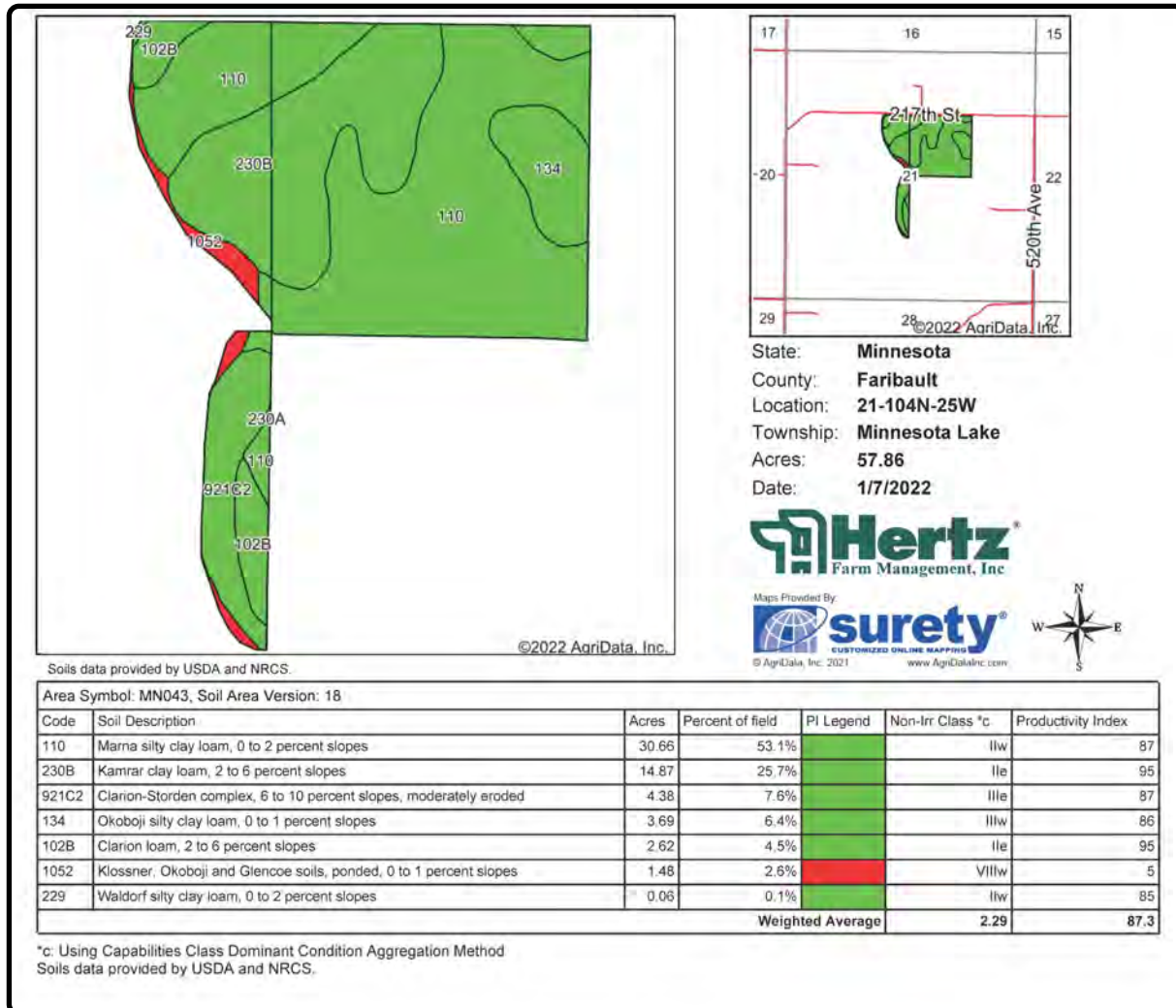
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Soil Map

Parcel 1 - 57.86 FSA/Eff. Crop Acres



Land Description

Level to rolling. Directly adjacent to a wetland.

Drainage

Natural with some tile.
2,180 feet of 10", 1,270 feet of 8", 2,510 feet of 5". See tile map.

Water & Well Information

None.

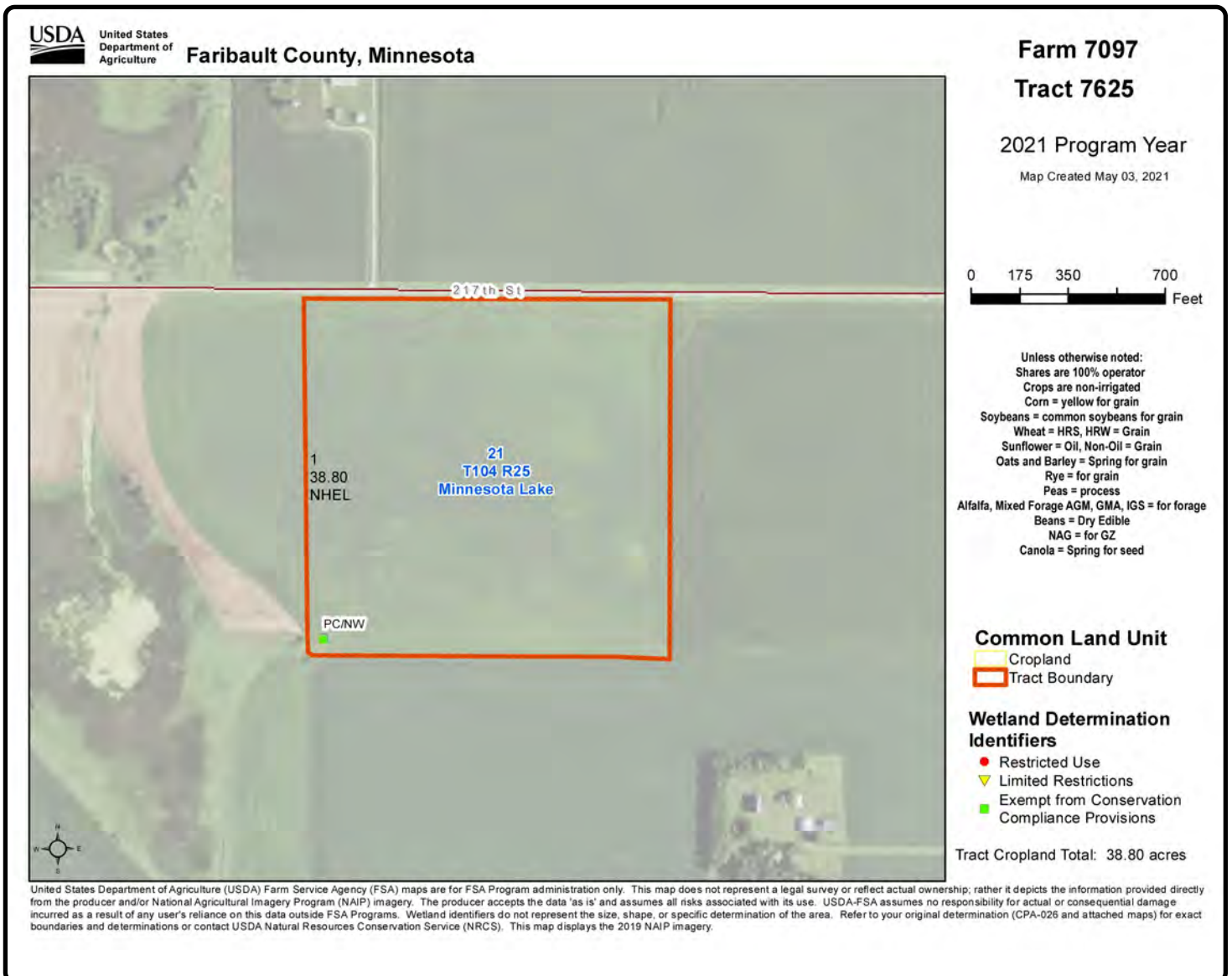
Comments

Excellent outlets for drainage, wetland for hunting.

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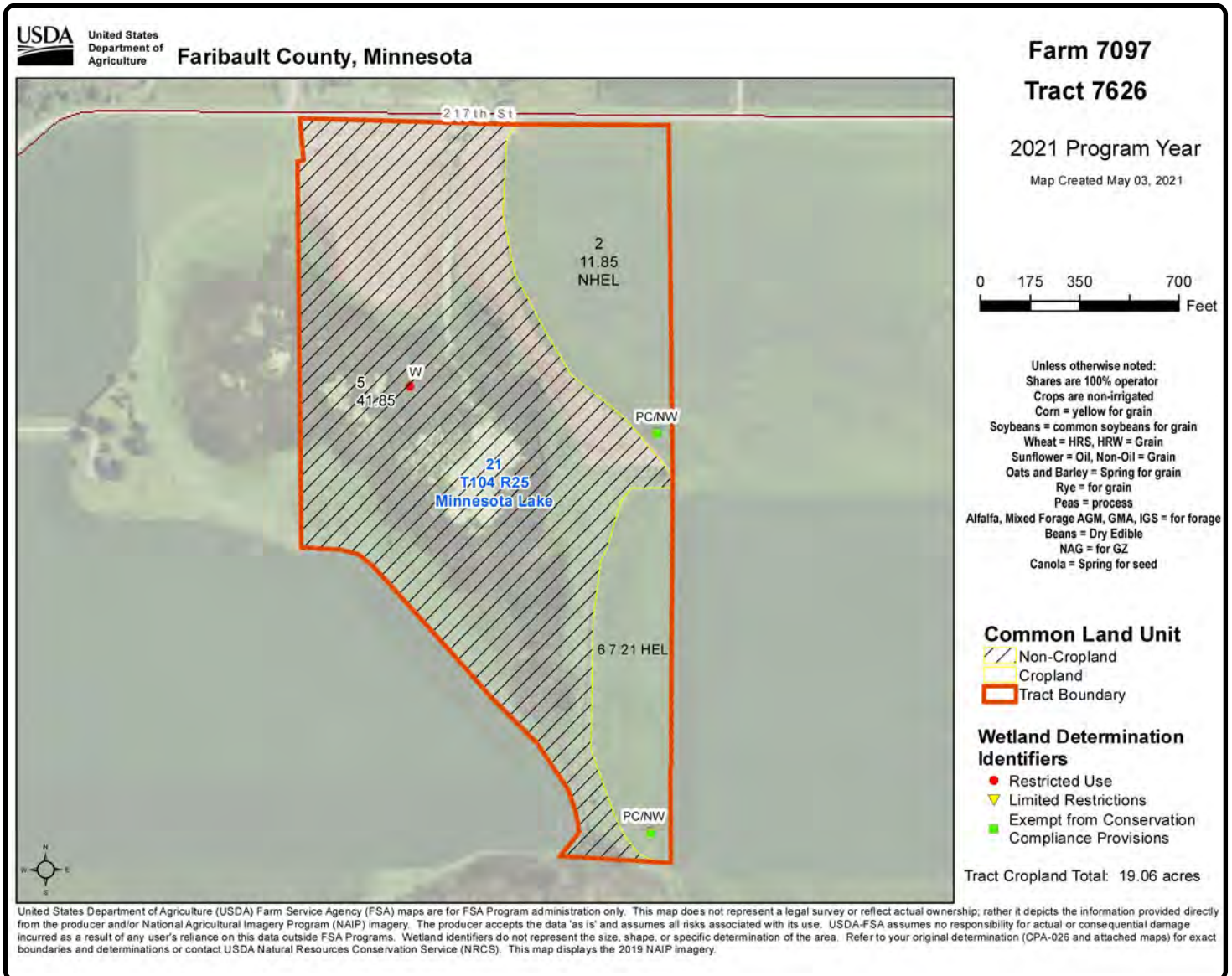
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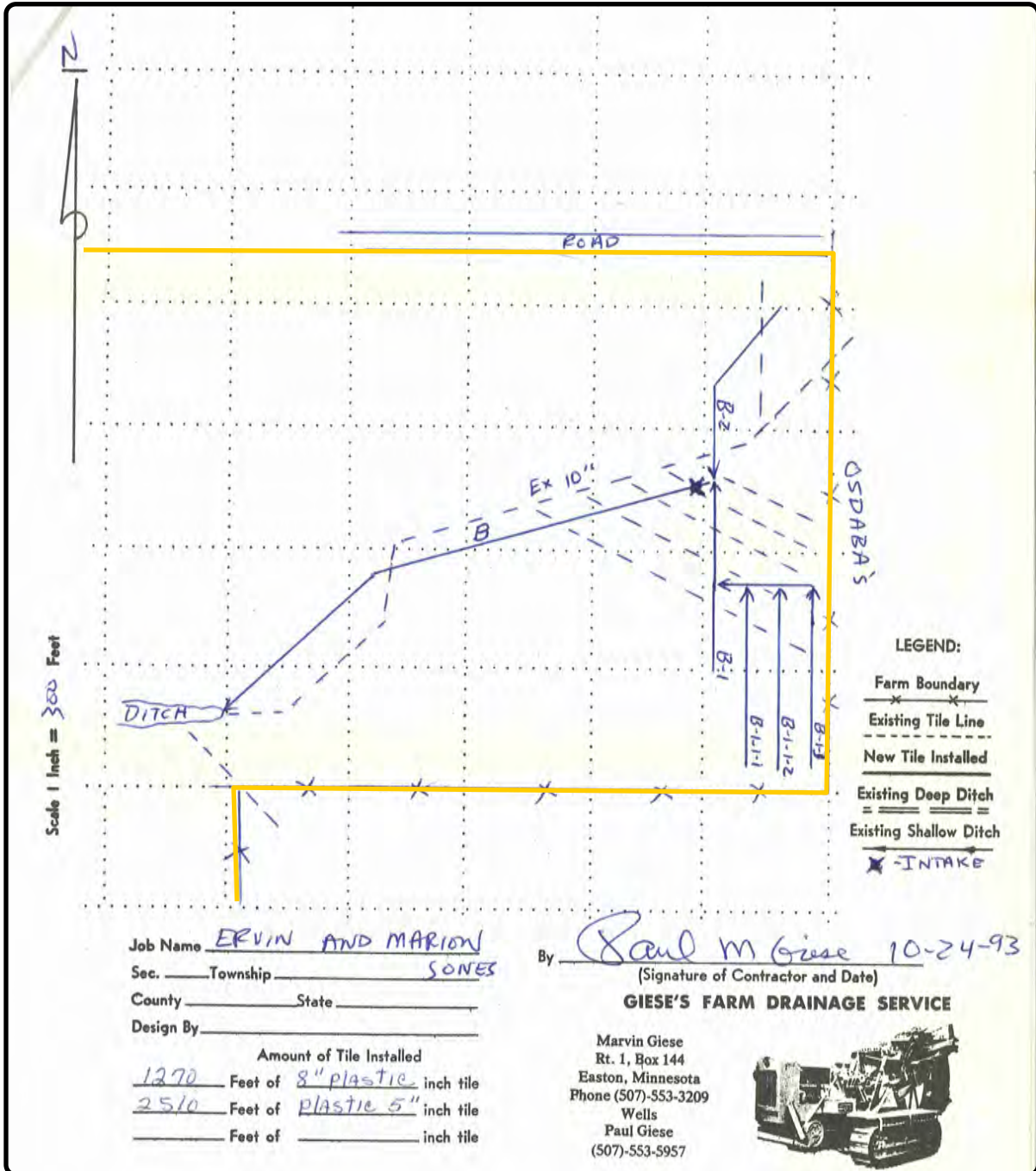
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Tile Map

Parcel 1 - NE $\frac{1}{4}$



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Aerial Photo

Parcel 2 - 41.50 Acres, m/l



© Ortho Imagery: 2019

Parcel 2

FSA/Eff. Crop Acres:	38.85
Corn Base Acres:	22.70
Bean Base Acres:	10.99
Wheat Base Acres:	5.09
Soil Productivity:	82.90 CPI

Parcel 2 Property Information 41.50 Acres, m/l

Location

From Minnesota Lake: go south on State Hwy 21 for approximately 2½ miles and then east on 217th St. for ½ mile. The property is on the north side of the road.

Legal Description

40 acres, m/l, in Section 16 AND 1.5 acre access road on the east side of NW¼ NW¼ of Section 21 all in Township 104 North, Range 25 West of the 5th P.M., Faribault Co., MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$1,736.00*
Net Taxable Acres: 41.50*
Tax per Net Taxable Acre: \$41.83*
Tax Parcel ID #s: R13.016.0600 & R13.021.0700

**Taxes are estimated pending tax parcel split. Parcel split is 1.5 acre driveway currently assigned to the south parcel. Faribault County Assessor/Treasurer will determine final tax figures.*

Lease Status

Leased through the 2022 crop year. Open lease for the 2023 crop year.

FSA Data

Farm Number 7097, Tract 3016
FSA/Eff. Crop Acres: 38.85

Corn Base Acres: 22.70
Corn PLC Yield: 122 Bu.
Bean Base Acres: 10.99
Bean PLC Yield: 37 Bu.
Wheat Base Acres: 5.09
Wheat PLC Yield: 38

NRCS Classification

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

Soil Types/Productivity

Main soil type is Coland. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 82.90. See soil map for details

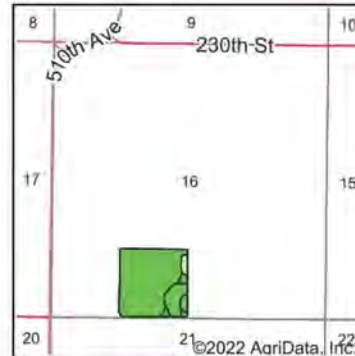
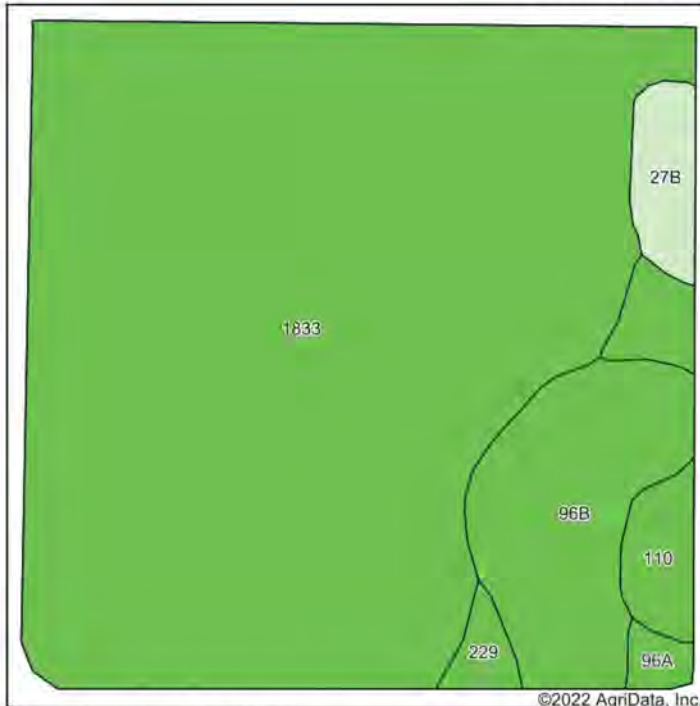
Mineral Rights

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State: **Minnesota**
County: **Faribault**
Location: **16-104N-25W**
Township: **Minnesota Lake**
Acres: **38.85**
Date: **1/7/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	31.20	80.3%		IIw	83
96B	Collinwood silty clay loam, 2 to 6 percent slopes	4.38	11.3%		IIe	86
110	Mama silty clay loam, 0 to 2 percent slopes	1.53	3.9%		IIw	87
27B	Dickinson fine sandy loam, 0 to 6 percent slopes	1.01	2.6%		IIle	60
229	Waldorf silty clay loam, 0 to 2 percent slopes	0.42	1.1%		IIw	85
96A	Collinwood silty clay loam, 1 to 3 percent slopes	0.31	0.8%		IIw	86
Weighted Average					2.03	82.9

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Land Description

Level to rolling. Subject to locational flooding.

Drainage

Natural with some tile.
20 feet of 10", 25 feet of 8",
2,675 feet of 5". See tile map.

Water & Well Information

None.

Comments

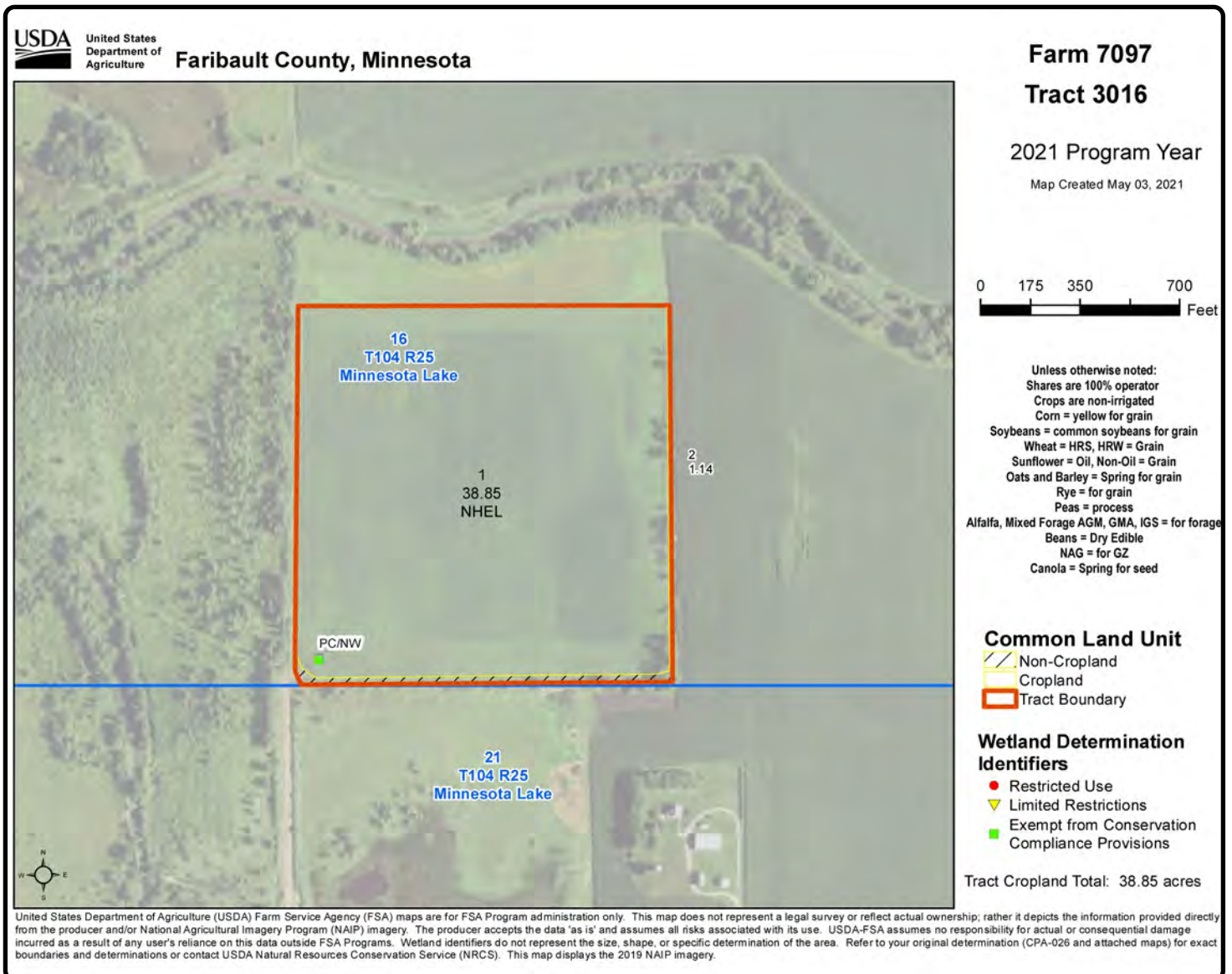
High CPI rating with good drainage makes this a good operating farm

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Feet
Scale 1 inch = 100 feet

LEGEND:
 Farm Boundary
 Existing Tile Line
 New Tile Installed
 Existing Deep Ditch
 Existing Shallow Ditch

forty Section 16

Job Name _____
 Sec. _____ Township _____
 County _____ State _____
 Design By _____

Amount of Tile Installed
2784 Feet of _____ inch tile
2700 Feet of plastic inch tile
 _____ Feet of _____ inch tile

By 10-24-93
 (Signature of Contractor and Date)
GIESE'S FARM DRAINAGE SERVICE
 Marvin Giese
 Rt. 1, Box 144
 Easton, Minnesota
 Phone (507)-553-3209
 Wells
 Paul Giese
 (507)-553-5957

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Parcel 1 - Tillable Acres Looking Northeast



Parcel 1 - Hay Ground & Slough



Parcel 1 - Looking Southwest



Parcels 1 & 2 - Looking West / Northwest



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Parcel 2 - Looking Northwest



Parcel 2 - Looking Southeast



Parcel 2 - Looking Northeast



Parcel 2 - Looking Northwest



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Mar. 2, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Thurs. March 3, 2022**

Time: **10:30 a.m.**

Site: **Wells Comm. Building**
189 2nd St. SE
Wells, MN 56097

Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wed., March 2, 2022** 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

- Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Charles E. Jones & Mary A. Olson

Agency

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

Auctioneer

Adam Knewton

Attorney

Robert Chesley
Chesley 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 5, 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 existing lease which expires December 31, 2022. Buyer will receive the full 2022 cash rent payment according to lease agreement on the day of closing. Terms of the lease agreement available upon request. Taxes will be due on the day of closing and paid by the Buyer.

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

134.30 Acres in 2 Parcels - Faribault 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 Wed., March 2, 2022** to attend auction.

Hertz Farm Management, Inc.
ATTN: Adam Knewton
151 Saint Andrews Ct., Ste. 1310
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Acres

Total Bid Amount (Nearest \$1,000.00)

Parcel 1 - 92.80 Ac., m/l	\$ _____
Parcel 2 - 41.50 Ac., m/l	\$ _____
Parcels 1 & 2 Combined, 134.30 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).

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