

Land Auction

ACREAGE:

154.90 Acres, m/l
Watonwan County, MN

DATE:

March 1, 2022
11:00 a.m.
Register to Attend

LOCATION:

Eagles Club
St. James, MN



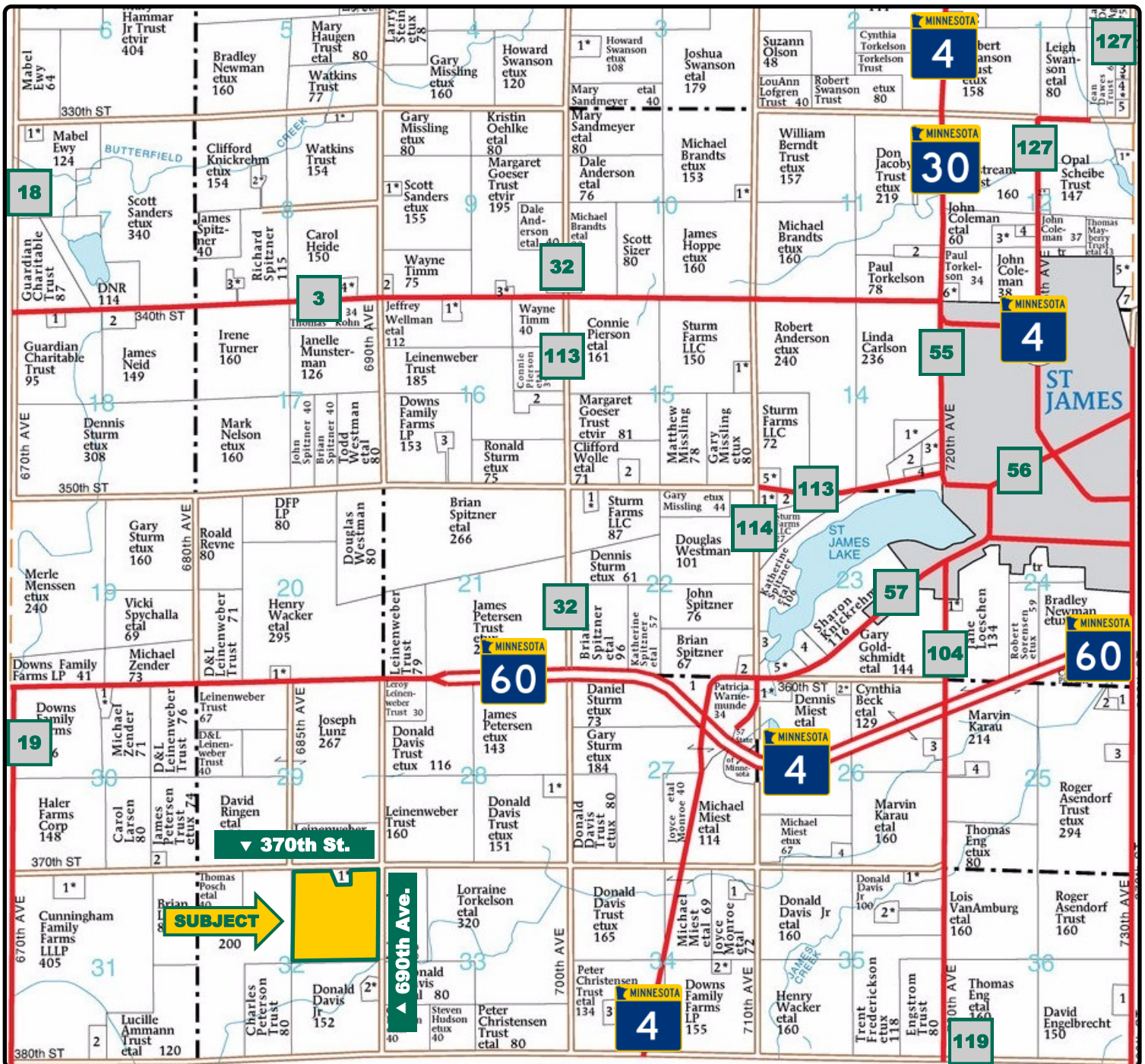
Property Key Features

- Posch Family Farm
- Quality Soils with 92.69 CPI on 150.00 FSA/Eff. Crop Acres
- Outlets to Judicial Ditch No. 14 & North Branch of St. James Creek

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

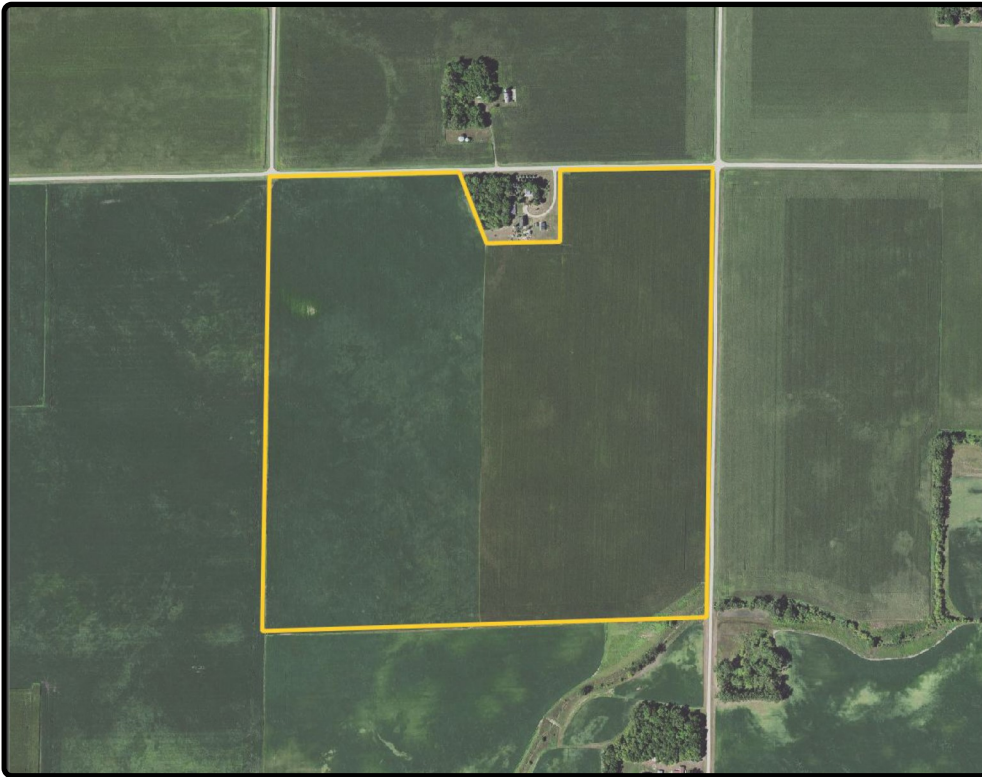
507-345-5263
151 Saint Andrews Ct. Ste., 1310
Mankato, MN 56001
www.Hertz.ag

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



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<p>Darrell Hylén, ALC Licensed Salesperson in MN 507-381-3843 DarrellH@Hertz.ag</p>	<p>507-345-5263 151 Saint Andrews Ct. Ste., 1310 Mankato, MN 56001 www.Hertz.ag</p>	<p>Nick Meixell Licensed Salesperson in MN 507-380-7638 NickM@Hertz.ag</p>
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FSA/Eff. Crop Acres:	150.00
Corn Base Acres:	75.00
Bean Base Acres:	74.50
Soil Productivity:	92.69 CPI

Property Information

154.90 Acres, m/l

Location

From St. James: go south on Hwy. 4 for 3.3 miles, turn west on 370th St. for 1.7 miles. Farm is on the south side of 370th St.

Legal Description

NE¼, except 5.10 acre building site, Section 32, Township 106 North, Range 32 West of the 5th P.M., Watonwan County, MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Proposed Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$8,290.00*
Net Taxable Acres: 154.90
Tax per Net Taxable Acre: \$53.51*
Tax Parcel ID #: R11.032.0110
**Taxes estimated pending release of official 2022 property tax statement. Watonwan County Assessor will determine final tax figures.*

FSA Data

Farm Number 738, Tract 793
FSA/Eff. Crop Acres: 150.00
Corn Base Acres: 75.00
Corn PLC Yield: 173 Bu.
Bean Base Acres: 74.50
Bean PLC Yield: 46 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Clarion, and Okoboji. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.69. 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.

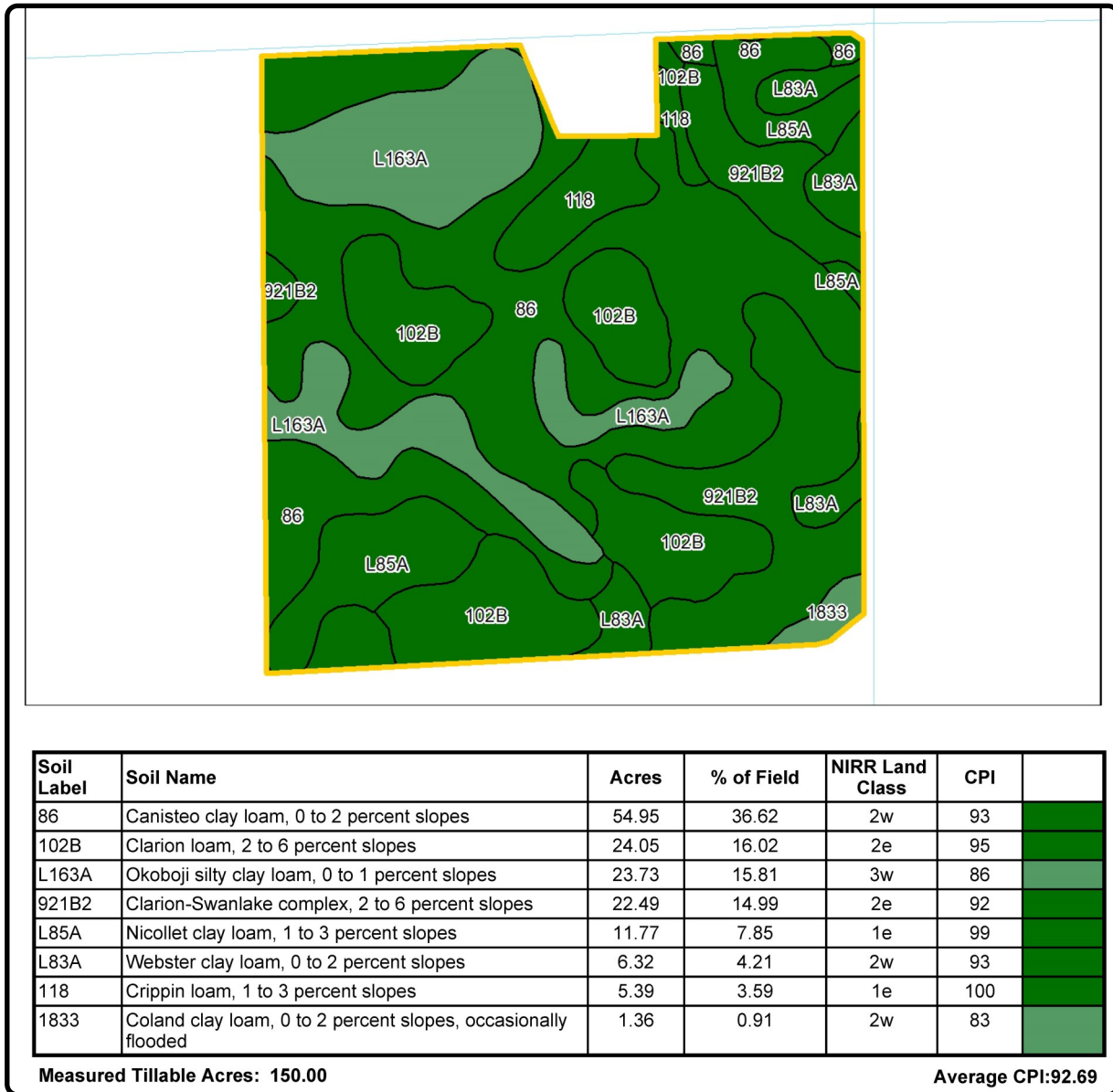
Drainage

Judicial Ditch No. 14 and North Branch of St. James Creek. See tile map, contact agent for details.

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Buildings/Improvements

None.

Water & Well Information

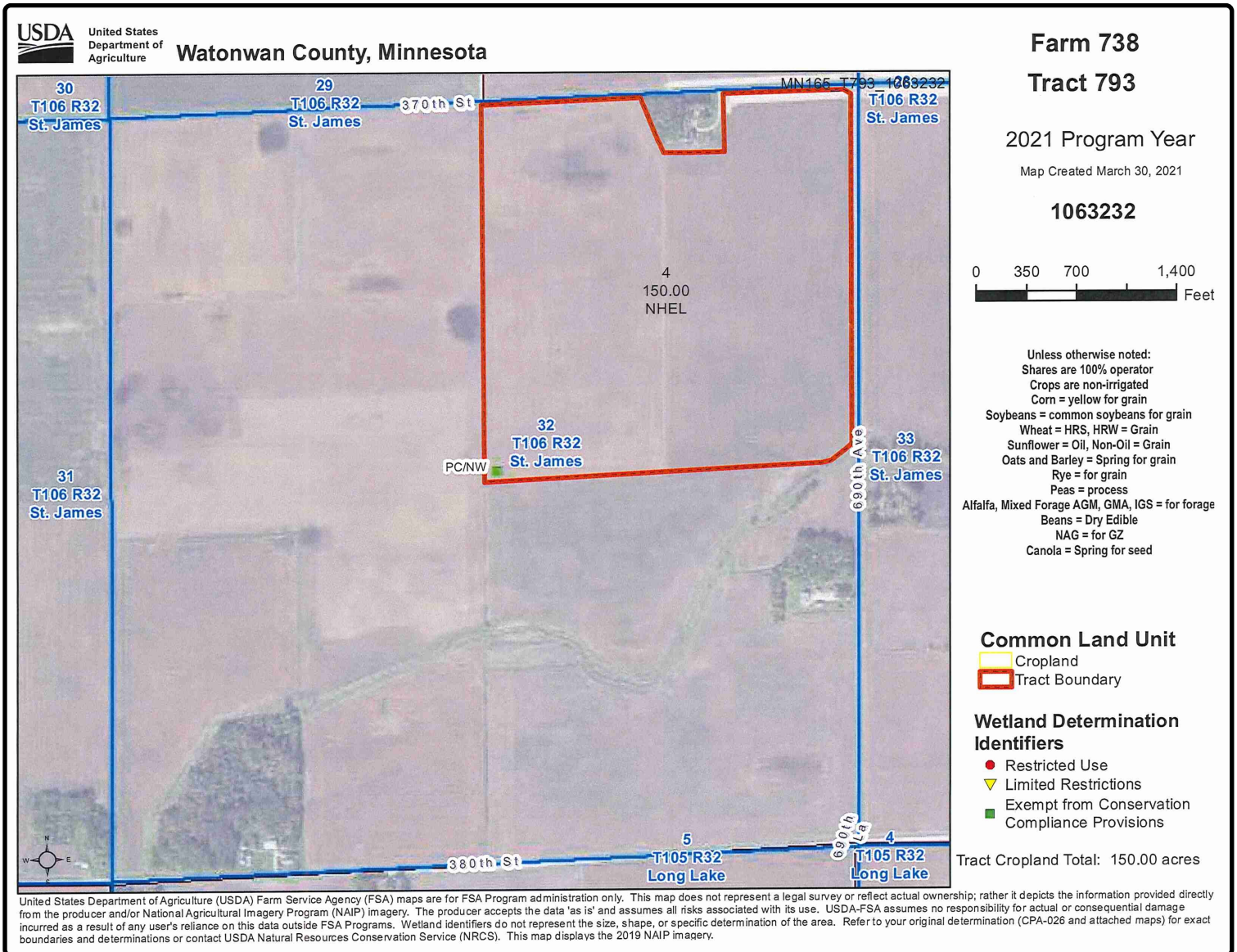
No known wells.

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.

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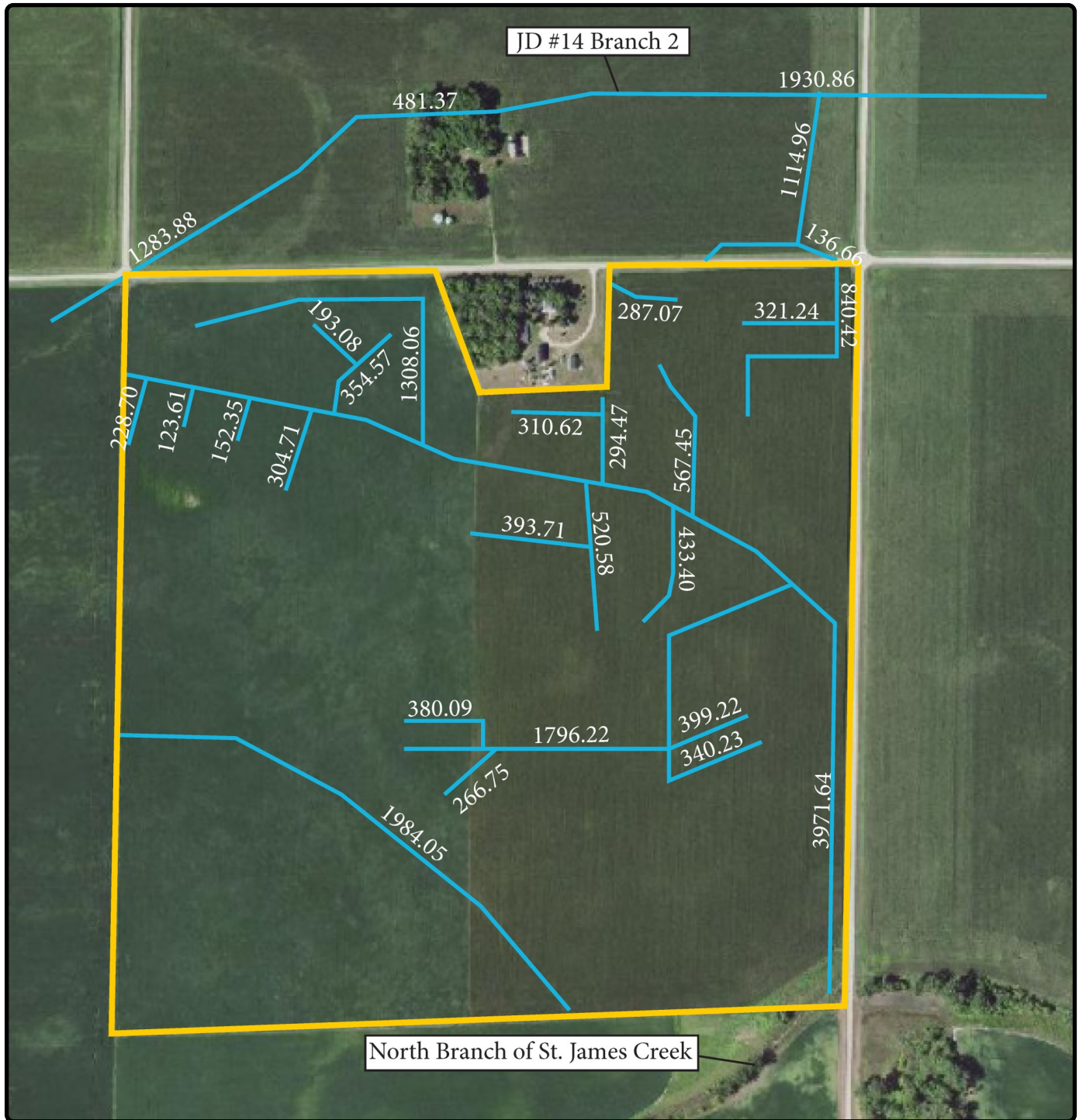
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This tile map has been re-created from two older maps for clarity. Original maps are available upon request.

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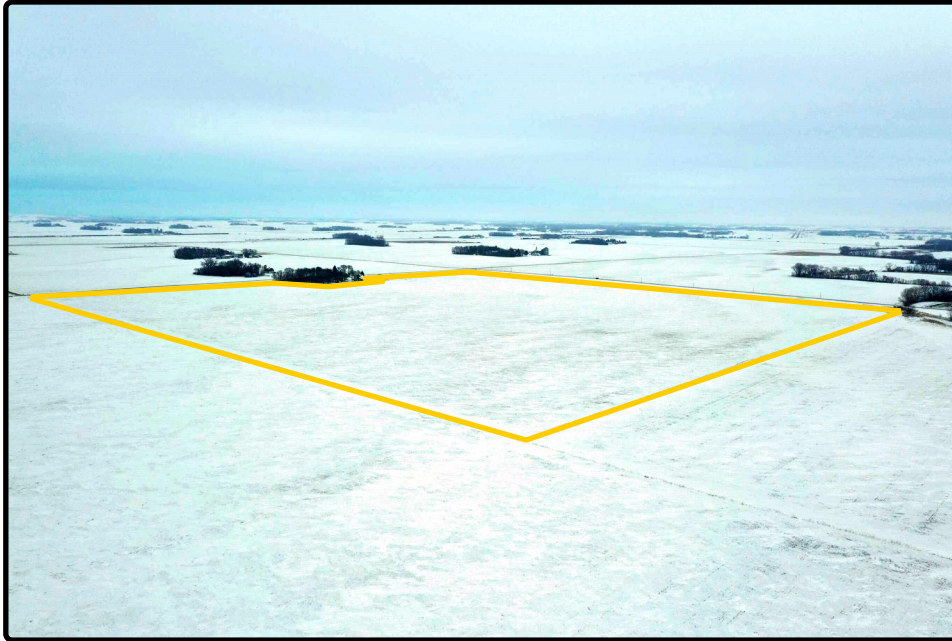


Darrell Hylan, ALC
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Southwest Looking Northeast



Main Outlet to Judicial Ditch & St. James Creek in Southeast Corner

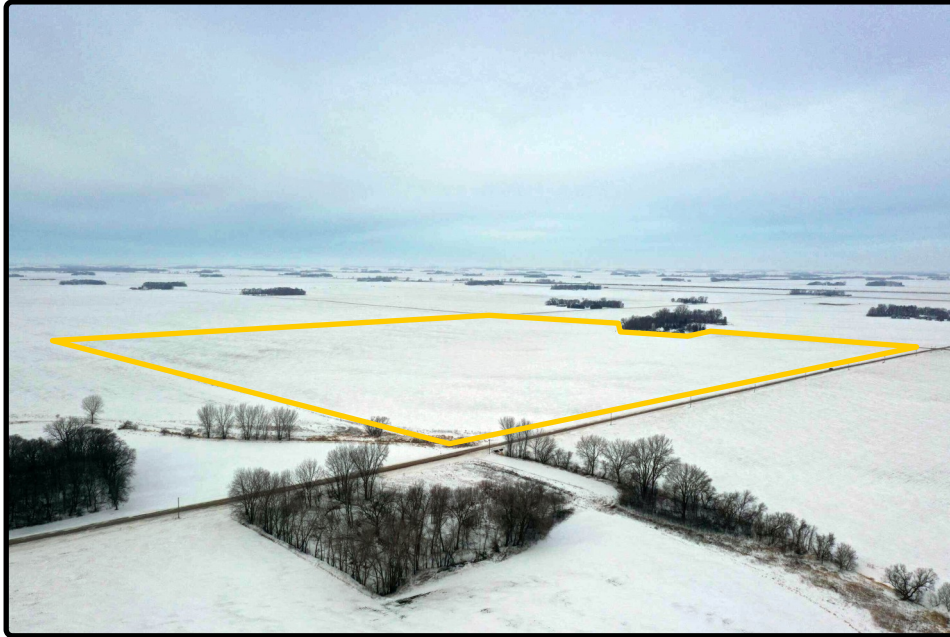


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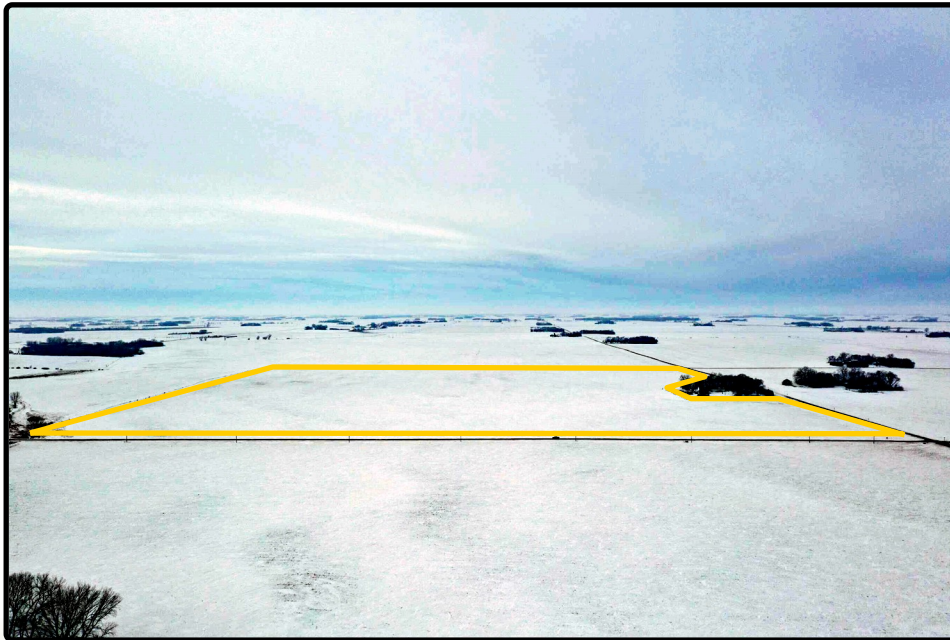
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Southeast Looking Northwest



East Looking West



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Feb. 28, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Tues., March 1, 2022**

Time: **11:00 a.m.**

Site: **St. James Eagles Club
701 1st Ave. S
St. James, MN 56081**

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Monday, February 28**, 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

Posch Family Farm

Agency

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

Auctioneer

Nick Meixell
License No. 07-21-07

Attorney

Zachary R. Strom
Sunde, Olson, Kirchner, & Zender PLC

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 April 8, 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 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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Bidder Registration Form

154.90 Acres in 1 Parcel - Watonwan 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, February 28**, to attend auction.

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



Acres

Parcel 1 - 154.90 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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