

Land Auction

ACREAGE:

229.95 Acres, m/l
In 3 parcels
Watonwan County, MN

DATE:

March 4, 2022
1:30 p.m.
Register to Attend

LOCATION:

St. James Eagles Club
St. James, MN

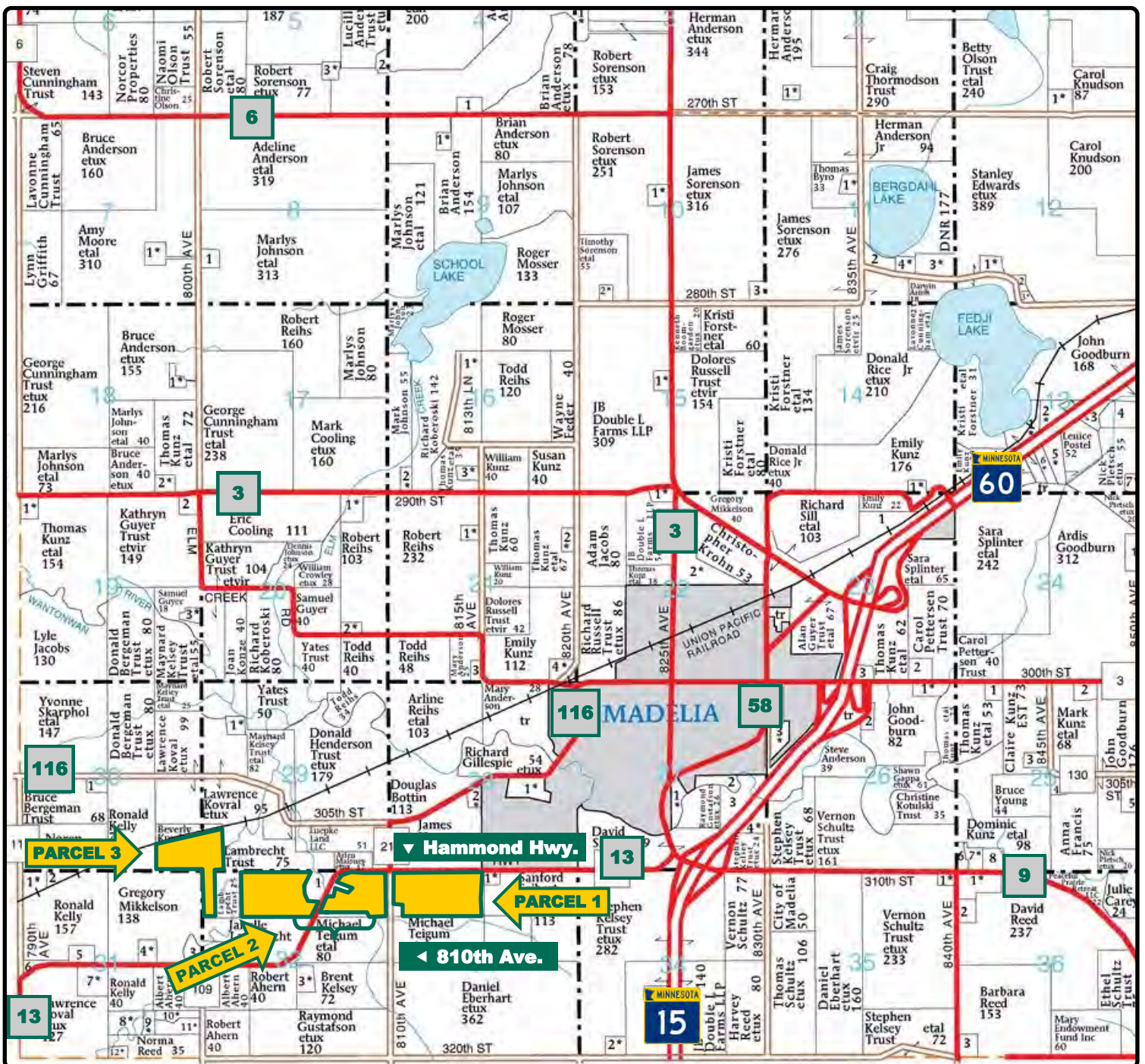


Property Key Features

- Mather Family Farm
- Productive Farms with Quality Soils; Additional CRP Income on Parcel 3
- Private Drainage to Creek

Darrell Hylén, ALC
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Parcel 1

FSA/Eff. Crop Acres: 66.80*
Corn Base Acres: 50.70*
Bean Base Acres: 16.10*
Soil Productivity: 79.60 CPI

**Acres are estimated.*

Parcel 1 Property Information 72.84 Acres, m/l

Location

From Madelia: go west on Hammond Hwy for 1½ miles. The property is on the south side of the highway at 810th Ave.

Legal Description

Part of N½ NW¼, Section 33, Township 107 North, Range 30 West of the 5th P.M., Watonwan Co., MN.

Real Estate Tax

Proposed Taxes Payable in 2022
 Ag Hmstd Taxes: \$1,536.00*
 Gross Acres: 72.84
 Net Taxable Acres: 67.84
 Tax per Net Taxable Acre: \$22.64

Tax Parcel ID #: R06.033.0200

**There is a Cell Tower located in the northwest corner of the farm. The Cell Tower Company pays the real estate taxes on this 5.00 acres. Tax Parcel Id: R06.033.0205. Taxes are estimated. Watonwan County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 6115, Tract 4307
 FSA/Eff. Crop Acres: 66.80*
 Corn Base Acres: 50.70*
 Corn PLC Yield: 166 Bu.
 Bean Base Acres: 16.10*
 Bean PLC Yield: 43 Bu.
**Acres are estimated pending*

reconstitution of farm by the Watonwan County FSA Office.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster and Clarion-Estherville. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 79.60. See soil map for details

Mineral Rights

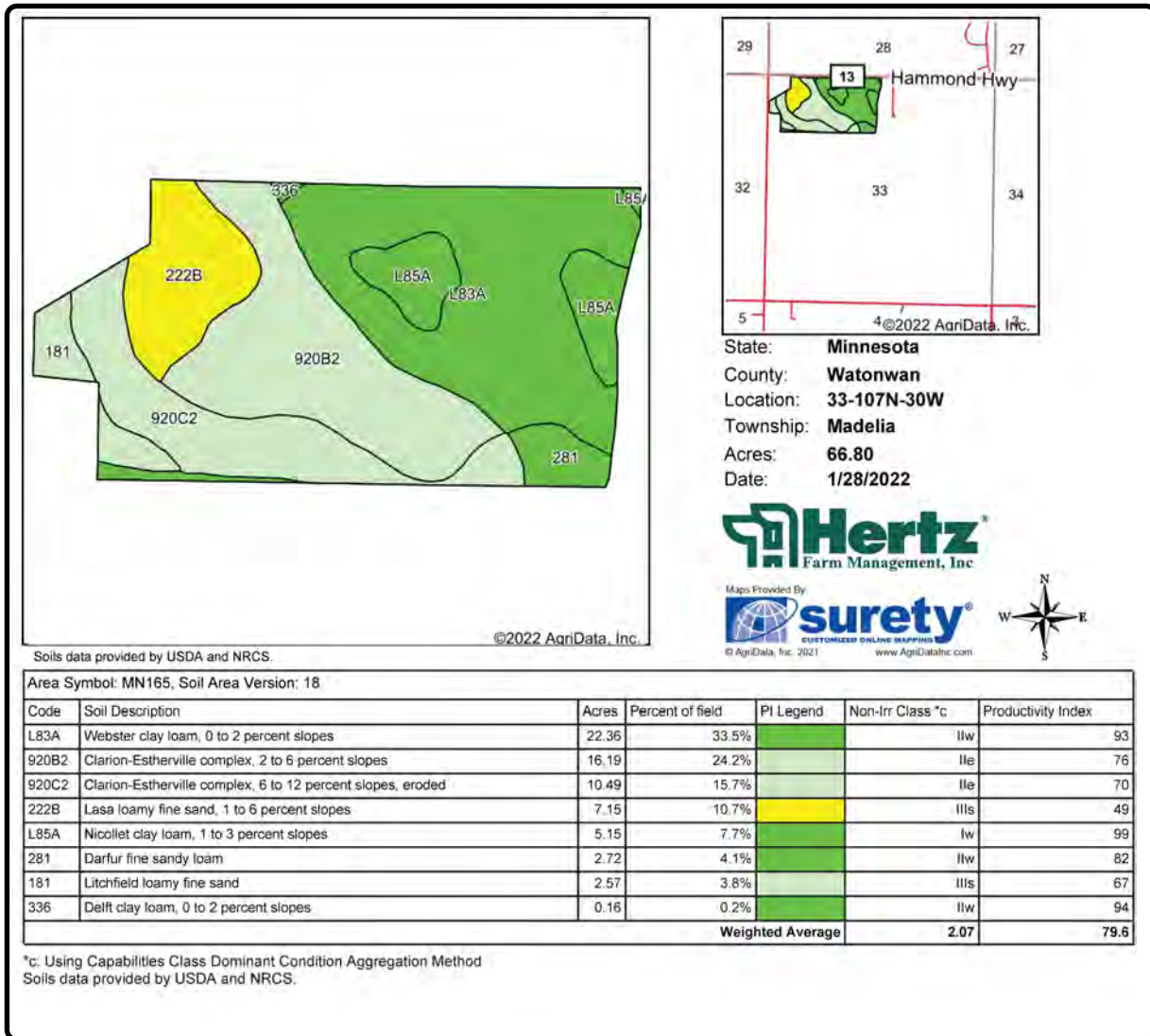
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

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Drainage

Some tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

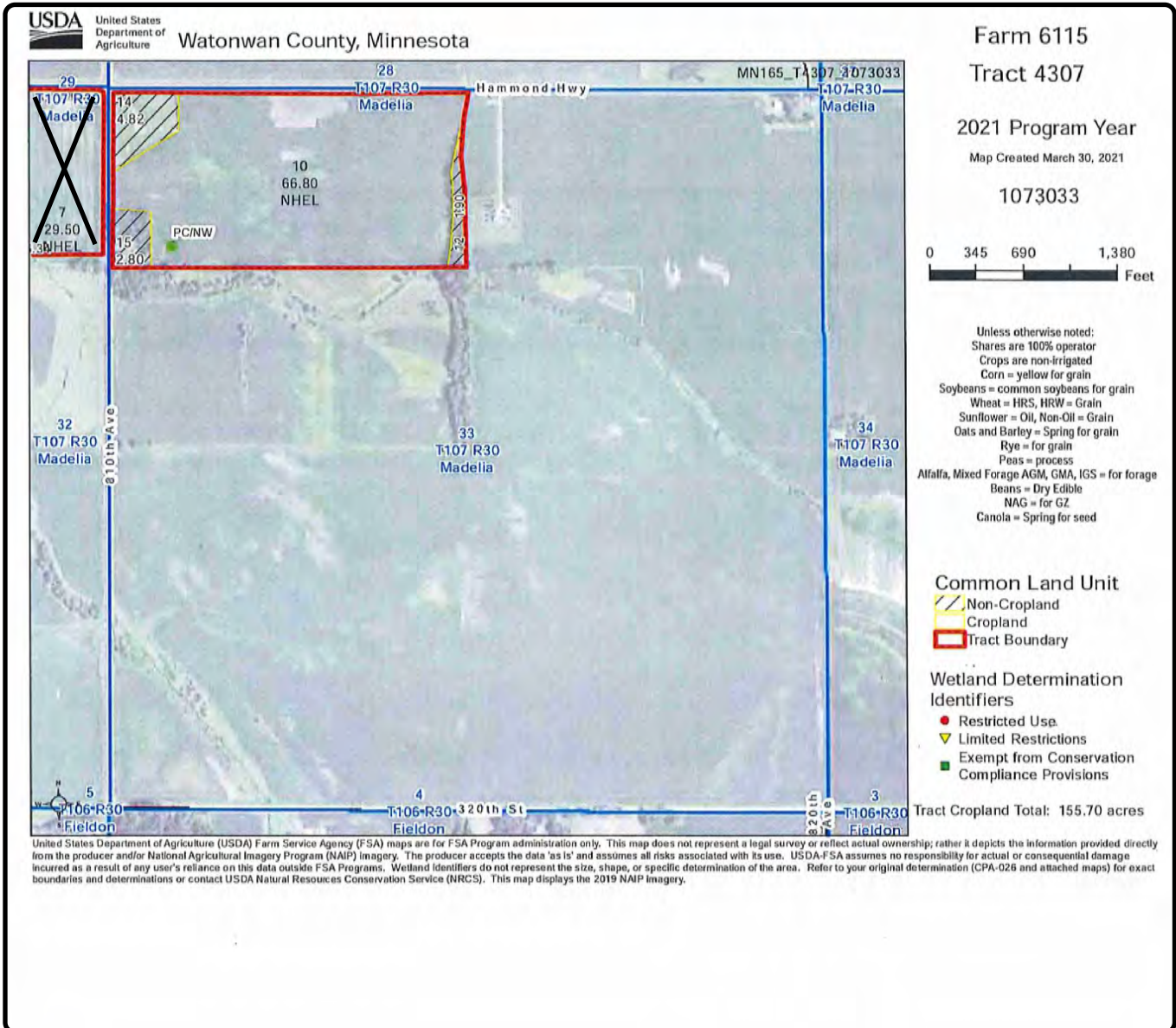
None.

Comments

Quality Watonwan County farm with productive soils.

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Parcel 2

FSA/Eff. Crop Acres: 88.90*
Corn Base Acres: 67.69*
Bean Base Acres: 26.20*
Soil Productivity: 85.20 CPI

**Acres are estimated.*

Parcel 2 Property Information 94.43 Acres, m/l

Location

From Madelia: go west on Hammond Hwy for 1¼ miles. The property is on the west and east side of the highway.

Legal Description

Part of N½ NE¼ and N½ NW¼, Section 32, Township 107 North, Range 30 West of the 5th P.M., Watonwan Co., MN.

Real Estate Tax

Proposed Taxes Payable in 2022
 Ag-Hmstd Taxes: \$1,811.00*
 Net Taxable Acres: 94.43
 Tax per Net Taxable Acre: \$19.18*
 Tax Parcel ID #: R06.032.0205

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

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 6115, Tract 4307
 FSA/Eff. Crop Acres: 88.90*
 Corn Base Acres: 67.69*
 Corn PLC Yield: 166 Bu.
 Bean Base Acres: 26.20*
 Bean PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Watonwan County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
 The east tract contains a farmed wetland north of the creek. The west tract has no wetlands.
 PCNW: Prior Converted Non-Wetlands

Soil Types/Productivity

Main soil types are Truman, Darfur and Madelia. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 85.20. See soil map for details

Mineral Rights

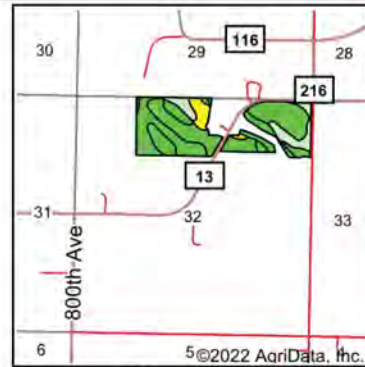
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Land Description

Level to rolling. Drains to river and creek.

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State: **Minnesota**
 County: **Watonwan**
 Location: **32-107N-30W**
 Township: **Madelia**
 Acres: **88.90**
 Date: **1/28/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
101B	Truman silt loam, 2 to 6 percent slopes	25.09	28.2%		IIe	99
281	Darfur fine sandy loam	18.83	21.2%		IIw	82
136	Madelia silty clay loam, 0 to 2 percent slopes	17.69	19.9%		IIw	94
181	Litchfield loamy fine sand	11.14	12.5%		IIIs	67
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.98	6.7%		IIw	83
222B	Lasa loamy fine sand, 1 to 6 percent slopes	5.62	6.3%		IIIs	49
909C2	Bold-Truman silt loams, 5 to 12 percent slopes, eroded	4.47	5.0%		IIe	81
Weighted Average					2.24	85.2

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

Drainage

Some tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

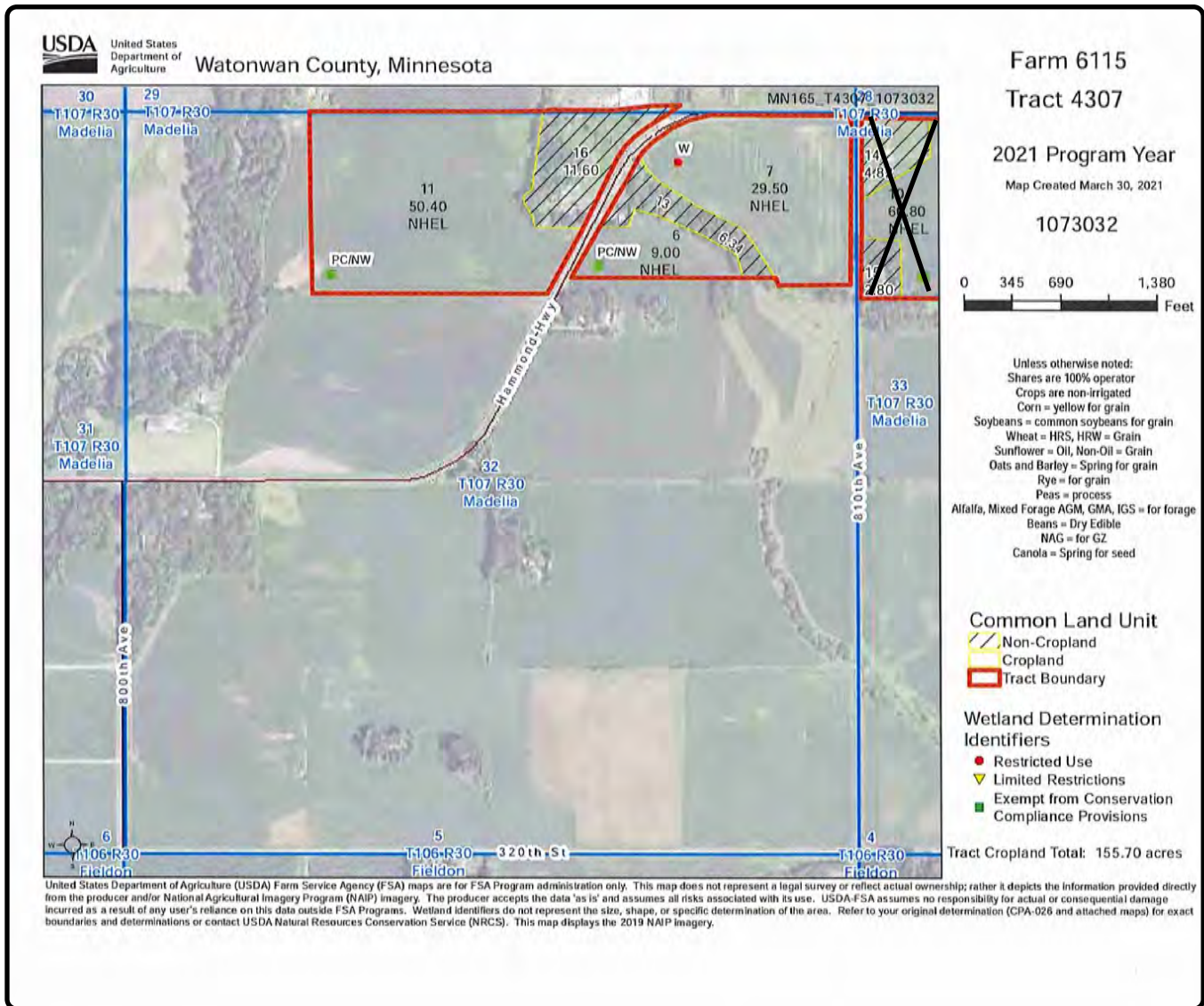
None.

Comments

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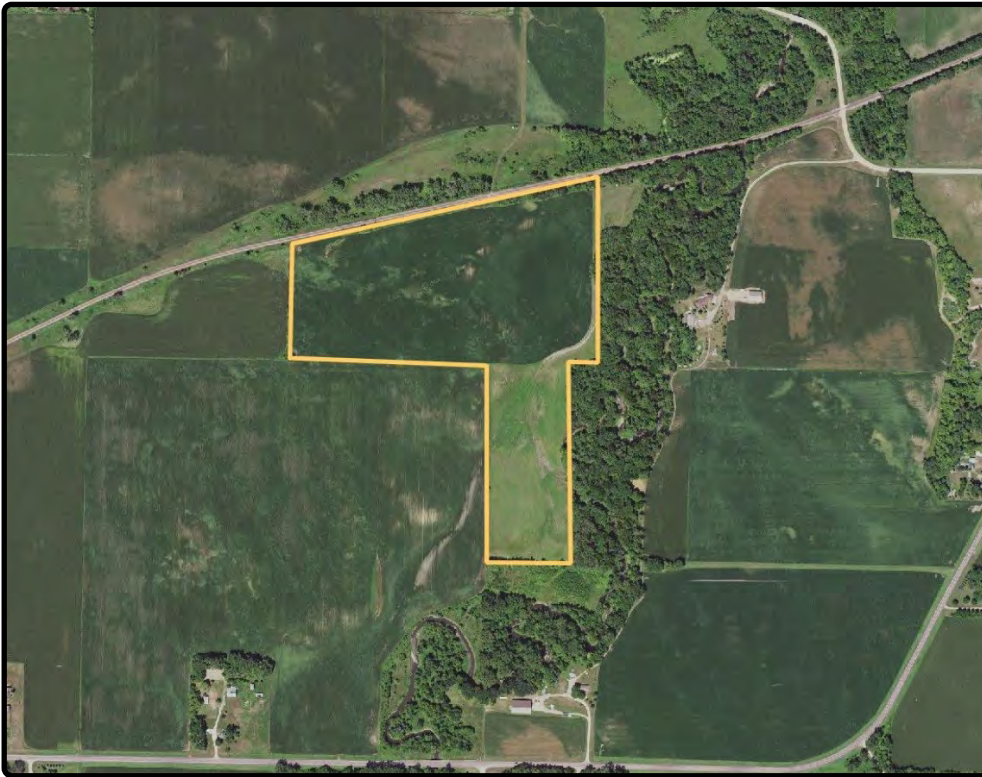
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Parcel 3

FSA/Eff. Crop Acres:	44.80
CRP Acres:	16.21
Corn Base Acres:	44.80
Soil Productivity:	85.60 CPI

Parcel 3 Property Information 62.68 Acres, m/l

Location

From Madelia: go west on Hammond Hwy for 1½ miles to 810th Ave., then north for ¼ mile to Co. Rd. 116, then 1¼ miles to the field driveway which is located on the south side of the road to the farm.

Legal Description

West 16 acres, N½ NW¼ in Section 32 and 19.34 acres, W½ SW¼, south of RR ROW in Section 29 and 27.34 acres, E½ SE¼, south of RR ROW in Section 30, all in Township 107 North, Range 30 West of the 5th P.M., Watonwan Co., MN.

Real Estate Tax

Proposed Taxes Payable in 2022
Ag-Hmstd Taxes: \$1,471.00*
Net Taxable Acres: 62.68
Tax per Net Taxable Acre: \$23.47
Tax Parcel ID #: R06.030.0700,
R06.029.0100 & Pt of R06.032.0205
**Taxes are estimated pending tax parcel split. Watonwan County Assessor/
Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 6115, Tract 3676
FSA/Eff. Crop Acres: 44.80
CRP Acres: 16.21
Corn Base Acres: 44.80
Corn PLC Yield: 166 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a farmed wetland.
PCNW: Prior Converted Non-Wetlands.

CRP Contracts

There are 16.21 acres enrolled in a CP-23A contract that pays \$3,454.00 annually and expires 9/30/2033.

Soil Types/Productivity

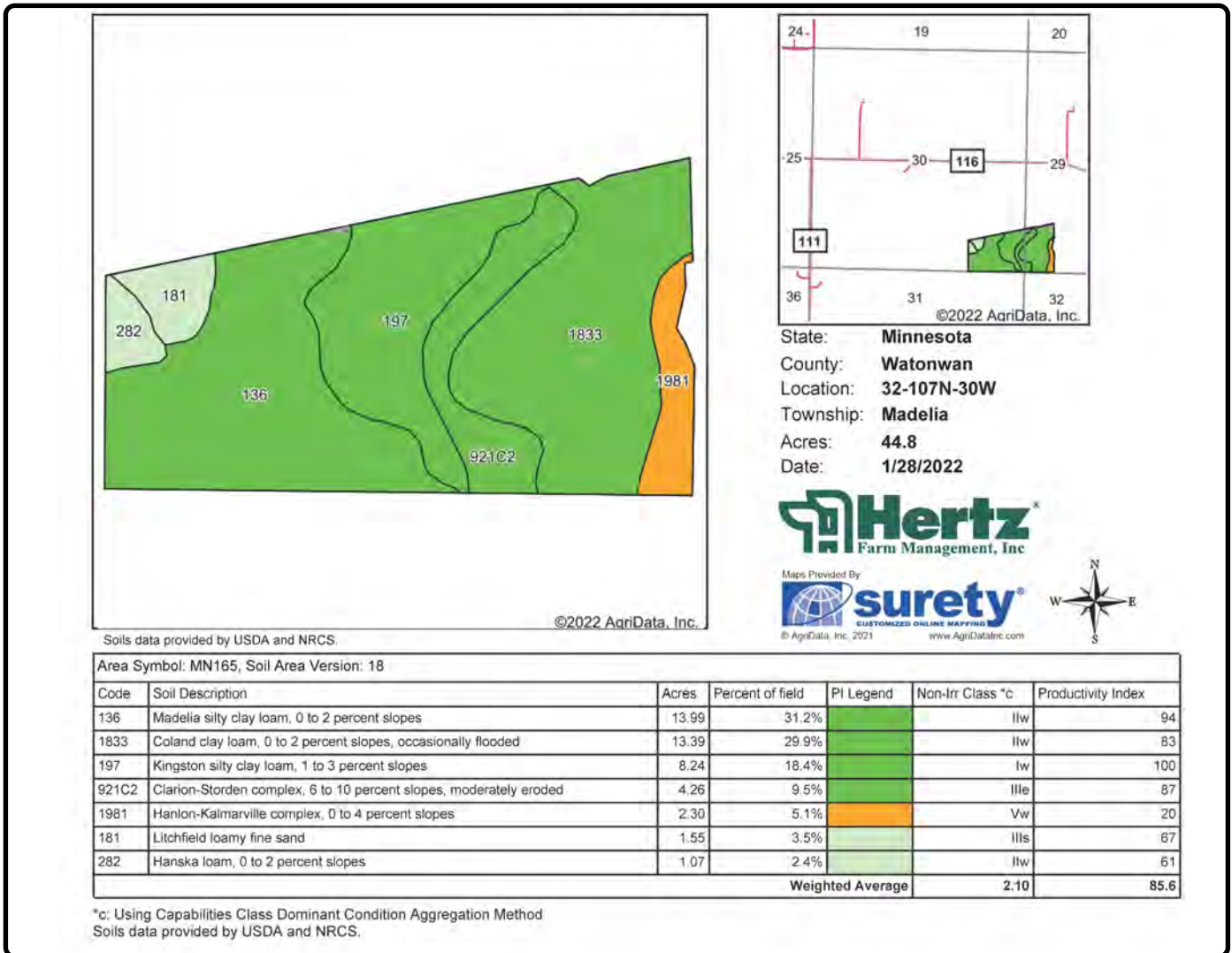
Main soil types are Madelia, Coland and Kingstone. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 85.60. See soil map for details

Mineral Rights

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Land Description

Level to rolling. CRP follows river

Drainage

Some tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

There is an easement with landowner to the north of this property to access public road.

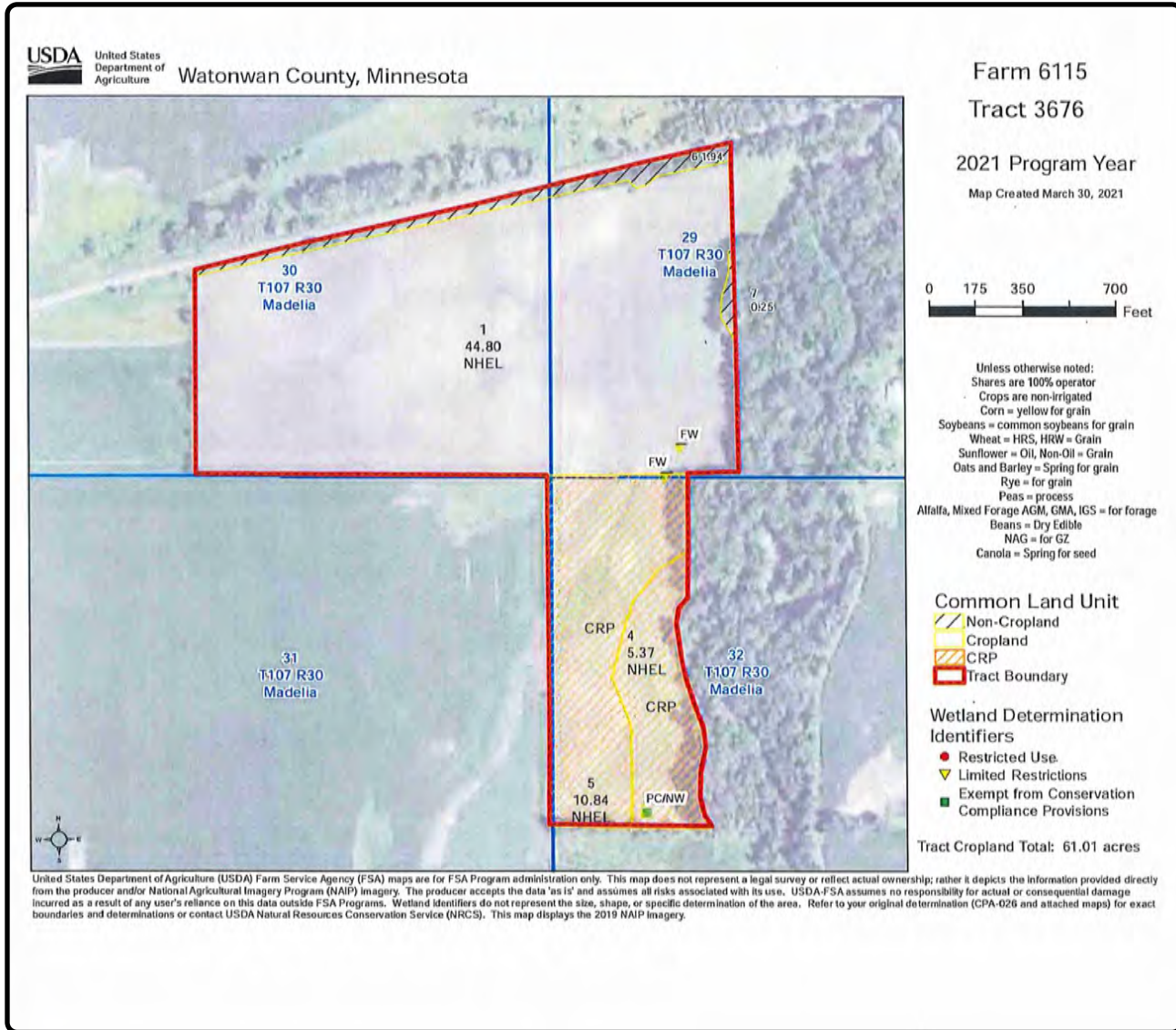
Comments

This is a quality Watonwan County farm with productive soils and additional income from CRP.

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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Parcel 1 - Northwest Looking Southeast



Parcel 1 - East Looking West



Parcel 1 - Southeast Looking Northwest



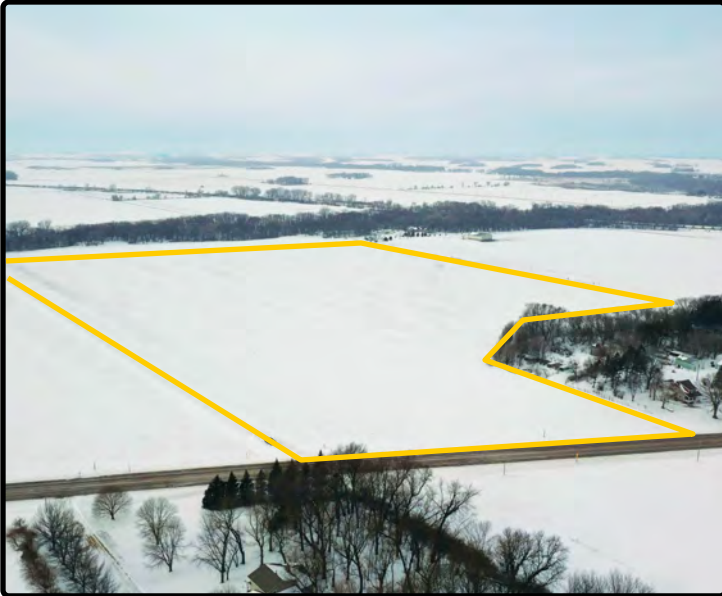
Parcel 2 - NW Looking SE; W of Hammond Hwy



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Parcel 2 - SE Looking NW; West of Hammond Hwy



Parcel 2 - Southwest Looking Northeast



Parcel 2 - SW Looking NE; East of Hammond Hwy



Parcel 3 - South Looking North



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Parcel 3 - CRP Acres



Parcel 3 - West Looking East



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Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Mar. 3, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Fri. Mar. 4, 2022**

Time: **1:30 p.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 Thursday, March 3, 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 not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Mather Family Farms

Agency

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

Auctioneer

Darrell Hylén, ALC

Attorney

Margaret Koberoski
Koberoski Law LLC

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 6, 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. 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

229.95 Acres in 3 Parcels - 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.

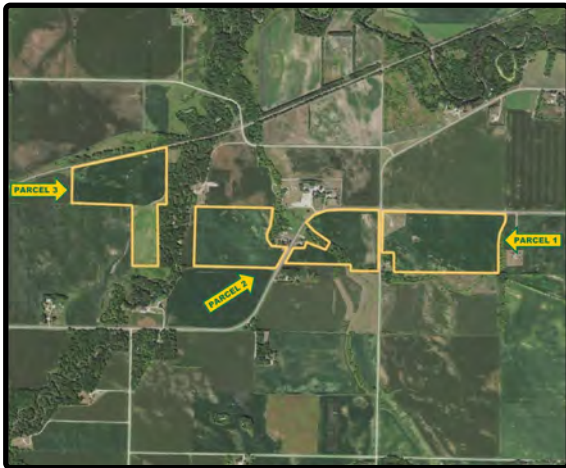
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Thursday, March 3, 2022** to attend auction.

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



Acres

Parcel 1 - 72.84 Ac., m/l
Parcel 2 - 94.43 Ac., m/l
Parcel 3 - 62.68 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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