

# Land Auction

**ACREAGE:**

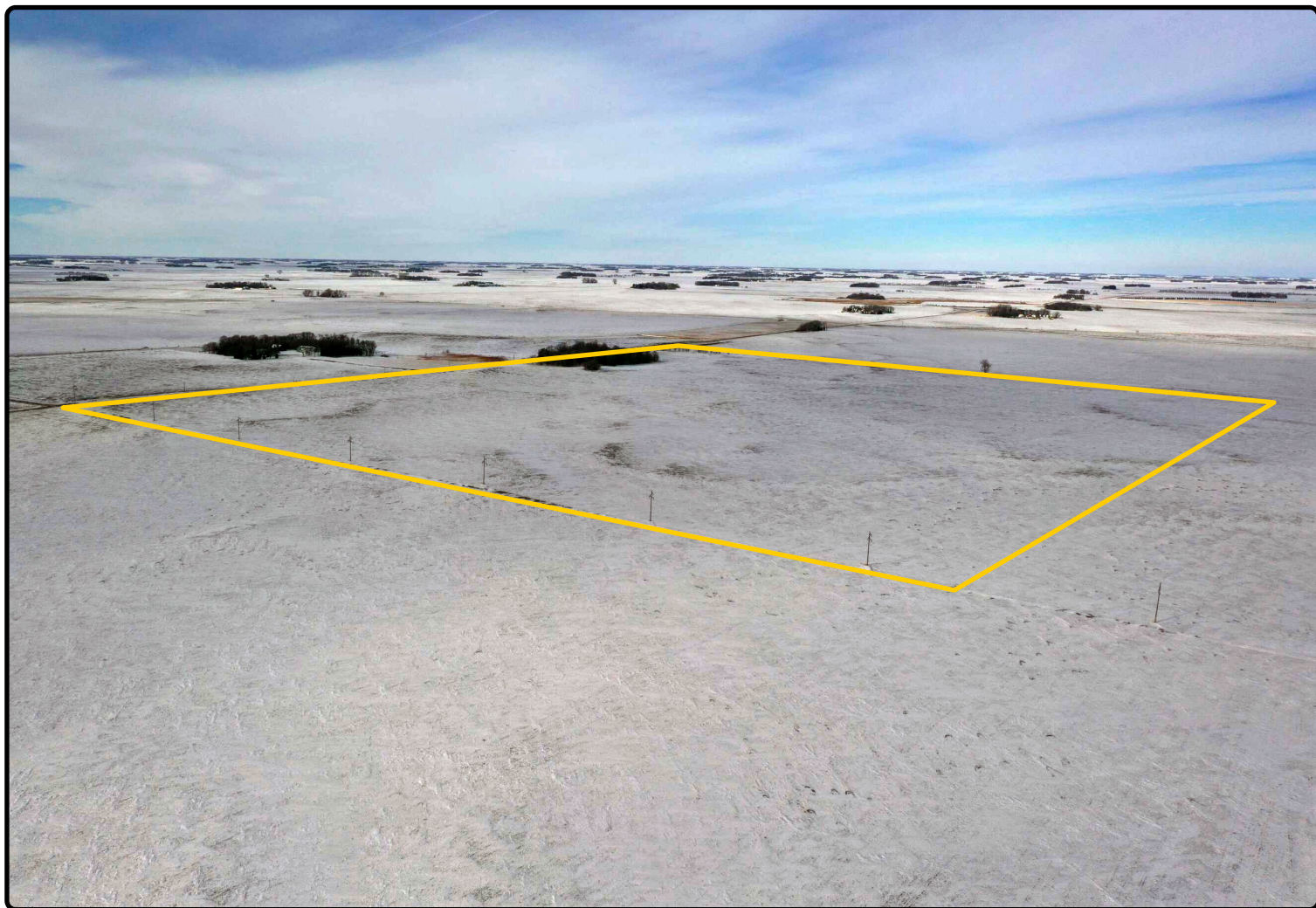
**160.00 Acres, m/l**  
Redwood County, MN

**DATE:**

**March 8, 2022**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Springfield Area**  
**Community Center**  
Springfield, MN



## Property Key Features

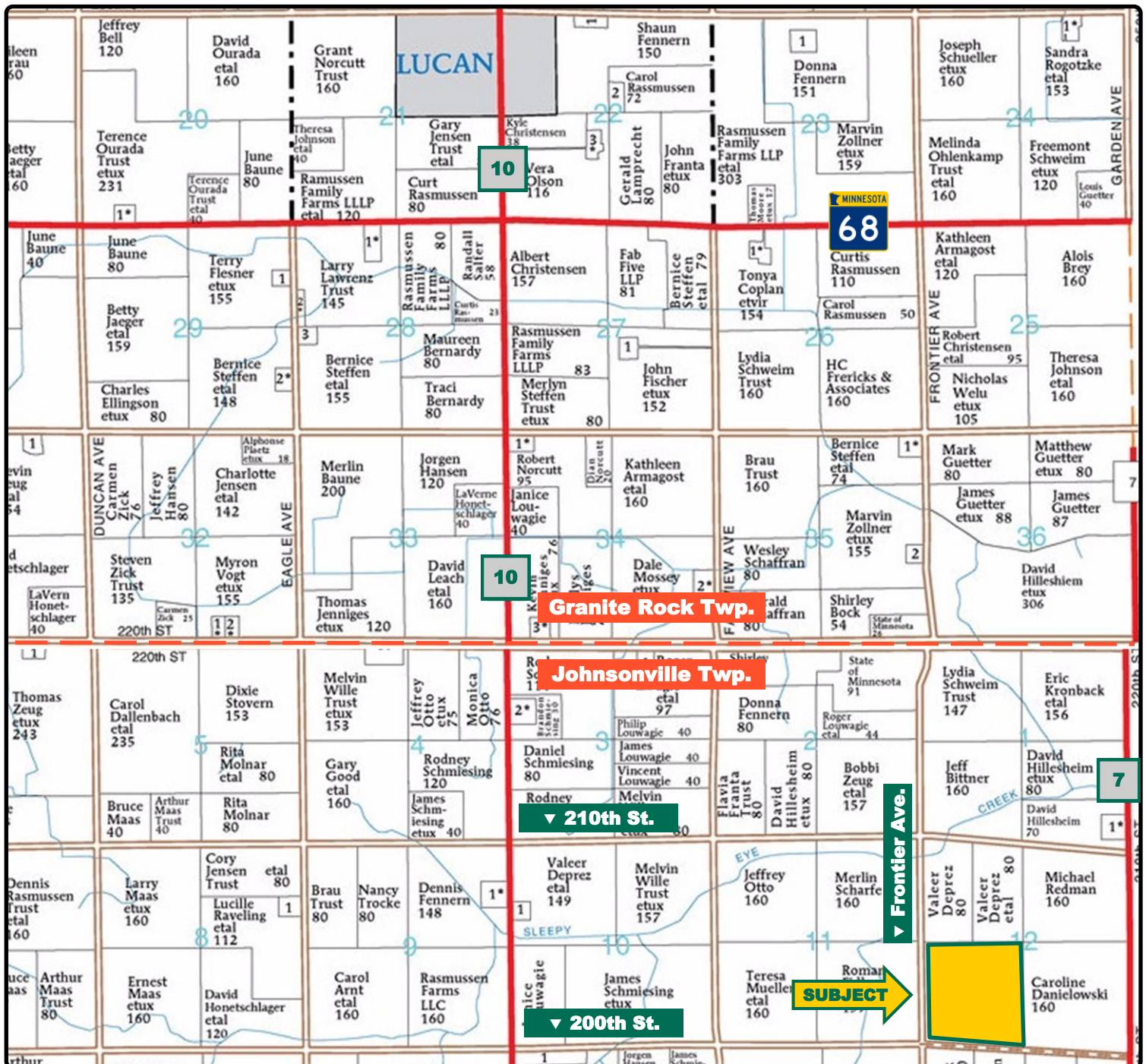
- Gregg M Bittner Farm
- Quality Redwood County Farm with a 92.00 CPI
- County Ditch and Mains for Expansion Tile

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

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

**Rick Hauge, ALC**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**





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

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

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

**Rick Hauge, ALC**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>158.51</b>
<b>Wheat Base Acres:</b>	<b>6.80</b>
<b>Corn Base Acres:</b>	<b>33.90</b>
<b>Bean Base Acres:</b>	<b>117.80</b>
<b>Soil Productivity:</b>	<b>92.00 CPI</b>

## Property Information

### 160.00 Acres, m/l

### Location

**From Lucan:** go south on Co. Hwy 10 for 3 miles to 210th St., then 2 miles east to Frontier Ave., then ½ mile south. The property is on the east side of the road.

### Legal Description

SW¼, Section 12, Township 110 North, Range 38 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$5,822.00  
Net Taxable Acres: 160.00  
Tax per Net Taxable Acre: \$36.39  
Tax Parcel ID #: 56-012-3020

### Lease Status

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

### FSA Data

Farm Number 6808, Tract 1427  
FSA/Eff. Crop Acres: 158.51  
Wheat Base Acres: 6.80  
Wheat PLC Yield: 37 Bu.  
Corn Base Acres: 33.90  
Corn PLC Yield: 165 Bu.  
Bean Base Acres: 117.80  
Bean PLC Yield: 43 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Canisteo and Amiret-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.00. 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 flat with a slight roll.

### Drainage

Some tile. See tile map.

### Water & Well Information

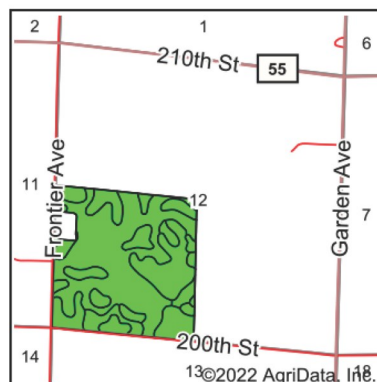
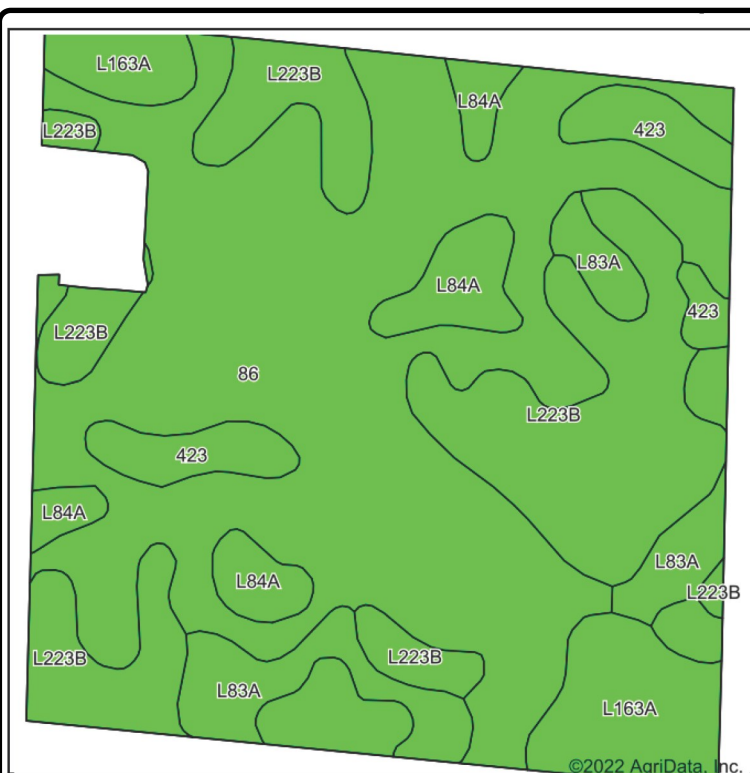
None.

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

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

**Rick Hauge, ALC**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**





State: **Minnesota**  
County: **Redwood**  
Location: **12-110N-38W**  
Township: **Johnsonville**  
Acres: **158.51**  
Date: **2/1/2022**



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



Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteco clay loam, 0 to 2 percent slopes	80.31	50.7%		IIw	93
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	39.09	24.7%		Ile	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	11.81	7.5%		IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	11.68	7.4%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.25	5.2%		IIIw	86
423	Seaforth loam, 1 to 3 percent slopes	7.37	4.6%		IIs	95
Weighted Average					2.13	92

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

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.

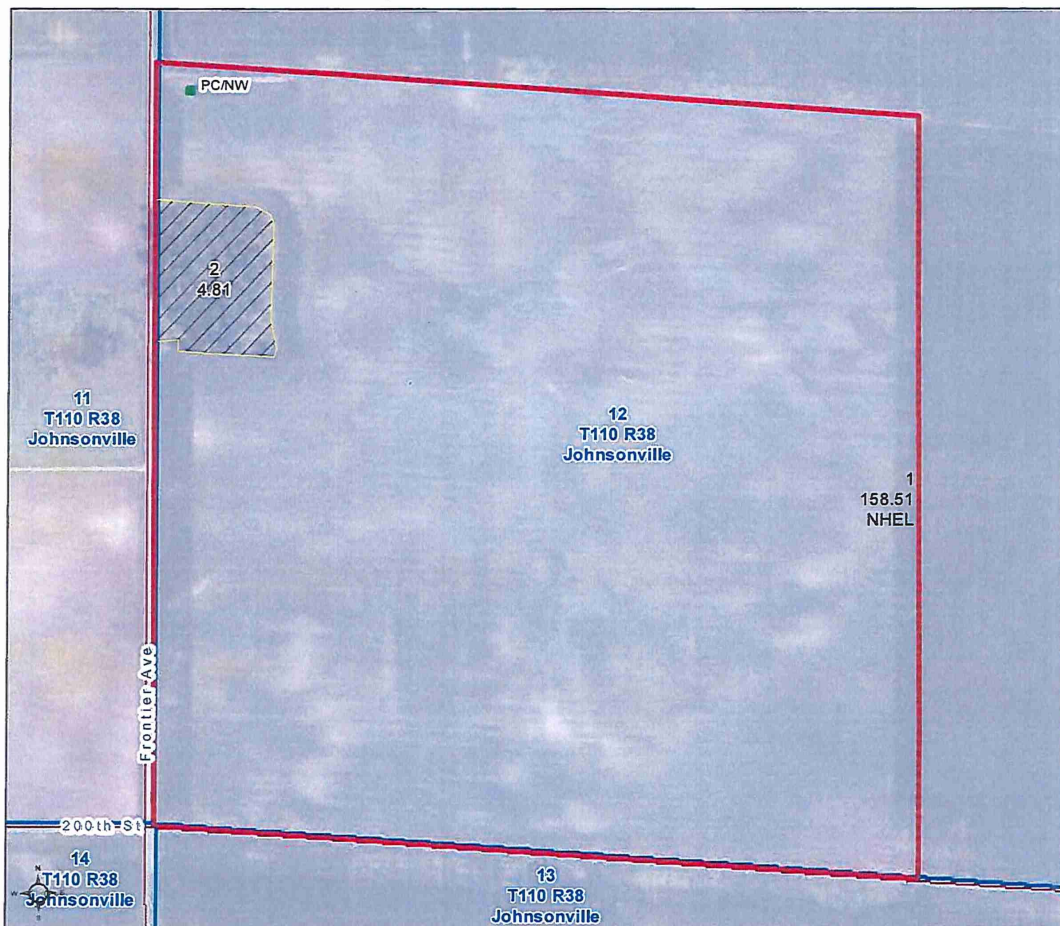
**Darrell Hylen, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
**DarrellH@Hertz.ag**

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

**Rick Hauge, ALC**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**



Redwood County, Minnesota

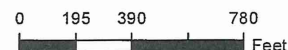


**Farm 6808**

**Tract 1427**

2021 Program Year

Map Created April 13, 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
- Minnesota\_Transparency\_Polygon\_02142019

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 158.51 acres

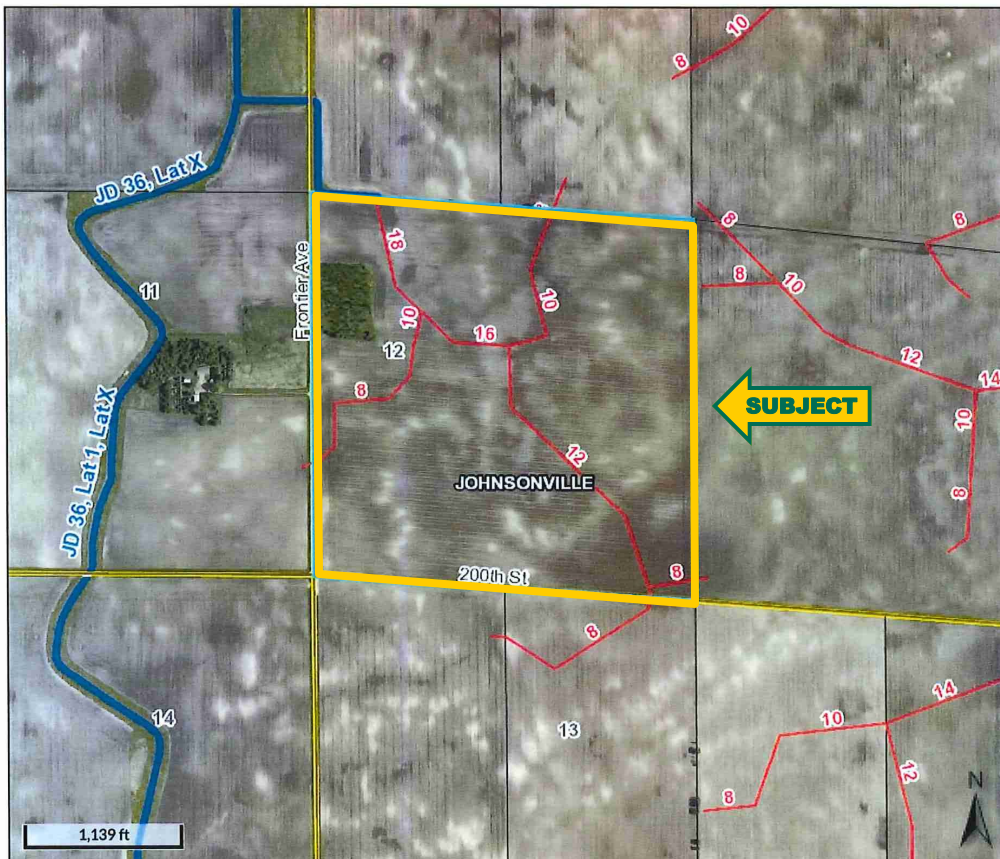
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

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

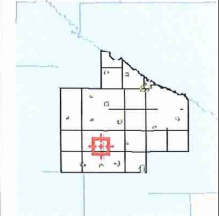
**507-345-5263**  
 151 St. Andrews Ct. Ste., 1310  
 Mankato, MN 56001  
**www.Hertz.ag**

**Rick Hauge, ALC**  
 Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**

**Beacon**™ Redwood County, MN



**Overview**



**Legend**

- Municipal Boundaries
- Surrounding Counties
- Townships
- Open Ditch
- Drain Tile
- Parcels
- Major Roads**
  - County/Twp/City
  - State/Federal
  - County
  - Minor Roads

Parcel ID 56-012-3020

Sec/Twp/Rng 12-110-38

Property Address

District n/a

Brief Tax Description SW1/4, 160.A

(Note: Not to be used on legal documents)

Alternate ID n/a

Class AGRICULTURE

Acreage 160

Owner Address BITTNER/GREGG

1021 11TH ST OCEAN

MARATHON FL 33050

Date created: 1/26/2022

Last Data Uploaded: 1/25/2022 9:38:54 PM

Developed by **Schneider**  
GEOSPATIAL

**Darrell Hylan, ALC**

Licensed Salesperson in MN

**507-381-3843**

**DarrellH@Hertz.ag**

**507-345-5263**

151 St. Andrews Ct. Ste., 1310

Mankato, MN 56001

**www.Hertz.ag**

**Rick Hauge, ALC**

Licensed Broker in MN

**507-829-5227**

**RickH@Hertz.ag**



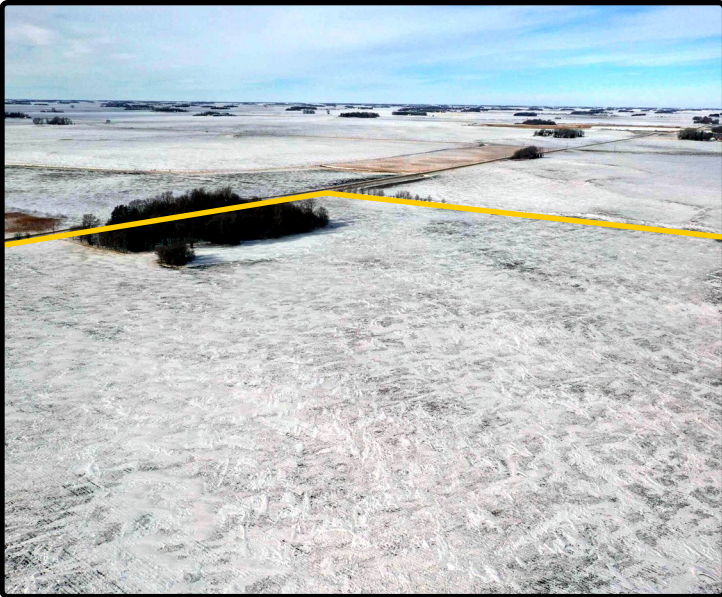
Southeast Looking Northwest



Northwest Looking Southeast



NW Corner; 4 Acres of Trees & Open Ditch



Southwest Looking Northeast



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

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

**Rick Hauge, ALC**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**

## Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Mar. 7, 2022**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Tues. Mar. 8, 2022**

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

Site: **Springfield Area**  
**Community Center**  
**33 S. Cass Ave.**  
**Springfield, MN 56087**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Monday, March 7, 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

## Seller

Gregg M Bittner

## Agency

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

## Auctioneer

Darrell Hylen, License No. 07-22-01

## Attorney

Jeff Whitmore  
Passe & Whitmore, P.A.

## 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 settlement. The Seller will pay the real estate taxes due and payable in 2021; Buyer will pay the 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.

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

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

**Rick Hauge, ALC**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**



# Bidder Registration Form

**160.00 Acres in 1 Parcel** - Redwood 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, March 7, 2022** to attend auction.

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



### Acres

Parcel 1 - 160.00Ac., 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).**

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

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

**Rick Hauge, ALC**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**

## **Make the Most of Your Farmland Investment**

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

---

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

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