

Land Auction

ACREAGE:

144.05 Acres, m/l
Watonwan County, MN

DATE:

March 2, 2022
11:00 a.m.
Register to Attend

LOCATION:

Eagles Club
St. James, MN



Property Key Features

- Thomas Pals and Sara Pals Farm
- Productive Farm with 90.90 CPI Rating and Outlet to Watonwan River
- Open Lease for the 2022 Crop Year

Darrell Hylen, 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



FSA/Eff. Crop Acres: 139.58*

CRP Acres: 1.99

Corn Base Acres: 145.58*

Soil Productivity: 90.90 CPI

**Acres are estimated.*

Property Information

144.05 Acres, m/l

Location

From Darfur: go north on Hwy. 4 for 2½ miles, then east on 270th St. for 1 mile. Turn south on 630th Ave. for 1 mile. Farm is on the east side of 630th Ave.

Legal Description

NE¼ NW¼ Section 16, S½ NW¼ and the South 24.05 acres of the N½ SW¼ Section 9, Township 107 North, Range 33 West of the 5th P.M., Watonwan County, MN.
Updated abstract to govern.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Proposed Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$6,297.00*
Surveyed Acres: 144.05
Net Taxable Acres: 139.99*
Tax per Net Taxable Acre: \$44.98*
Tax Parcel ID #s: 01.009.0500, 01.016.0200, and Part of 01.009.0400
**Taxes are estimated pending tax parcel split. Watonwan County Treasurer/ Assessor will determine final tax figures*

FSA Data

Part of Farm Number 5349, Tract 6219
FSA/Eff. Crop Acres: 139.58*
CRP Acres: 1.99
Corn Base Acres: 145.58*
Corn PLC Yield: 150 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-Wetland.

CRP Contracts

There are 1.99 acres enrolled in a CP-21 contract that pays \$213.00/acre or \$424.00 annually and expires 9/30/29.

Soil Types/Productivity

Main soil types are Amiret-Swanlake, Webster, and Coland. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 90.90. See soil map for details.

Mineral Rights

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

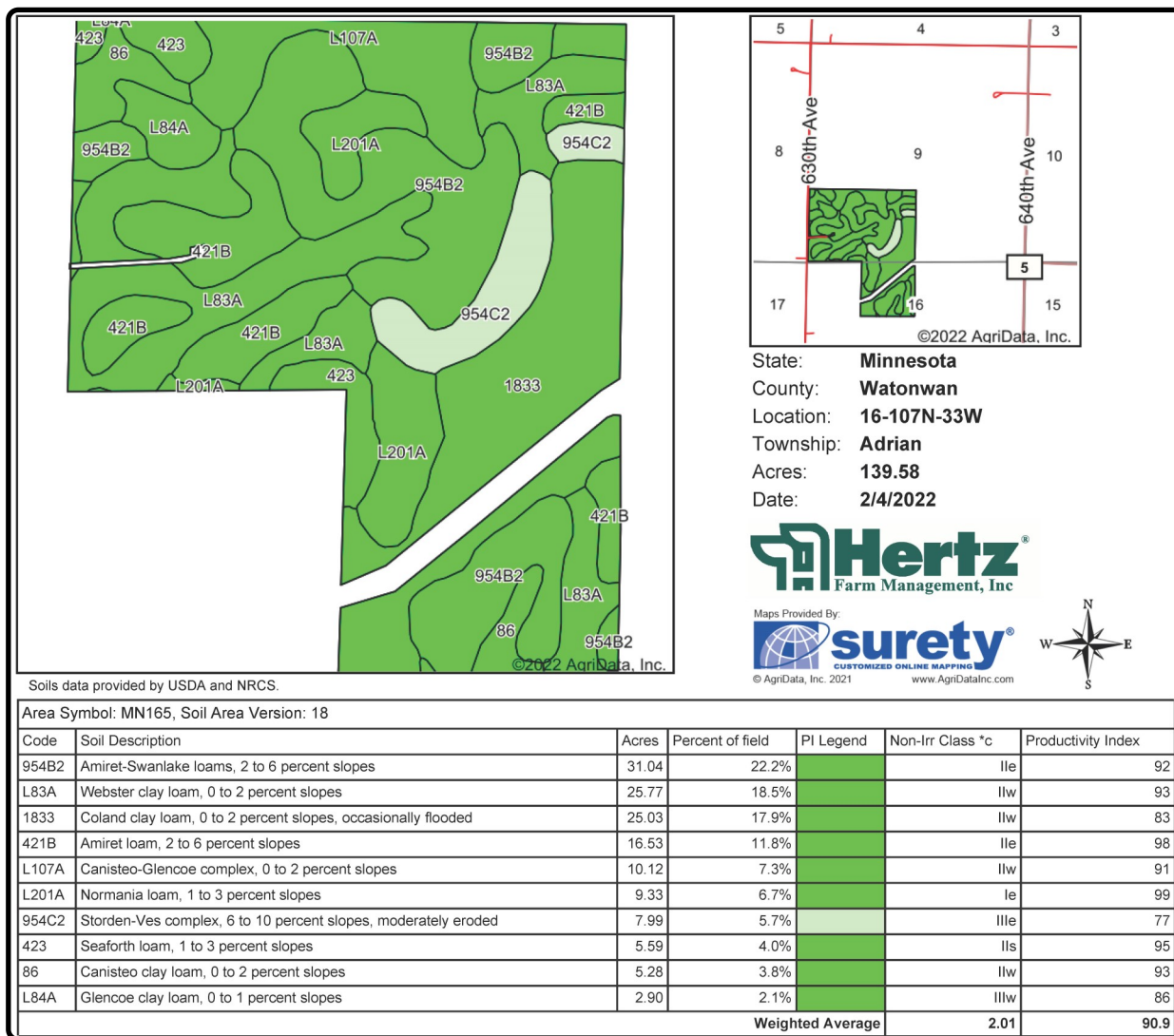
Land Description

Level to slightly rolling.

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Drainage

Some tile. No maps available. A drainage agreement will be drafted to allow access to the North branch of the Watonwan River.

Buildings/Improvements

None.

Water & Well Information

There is an existing well in the well house. Buyers are responsible to seal it or keep it open.

Access Easement

A 100 year lease allows egress and ingress from 630th Ave. to the 22.09 acres m/l, on the south side of the Watonwan River.

Comments

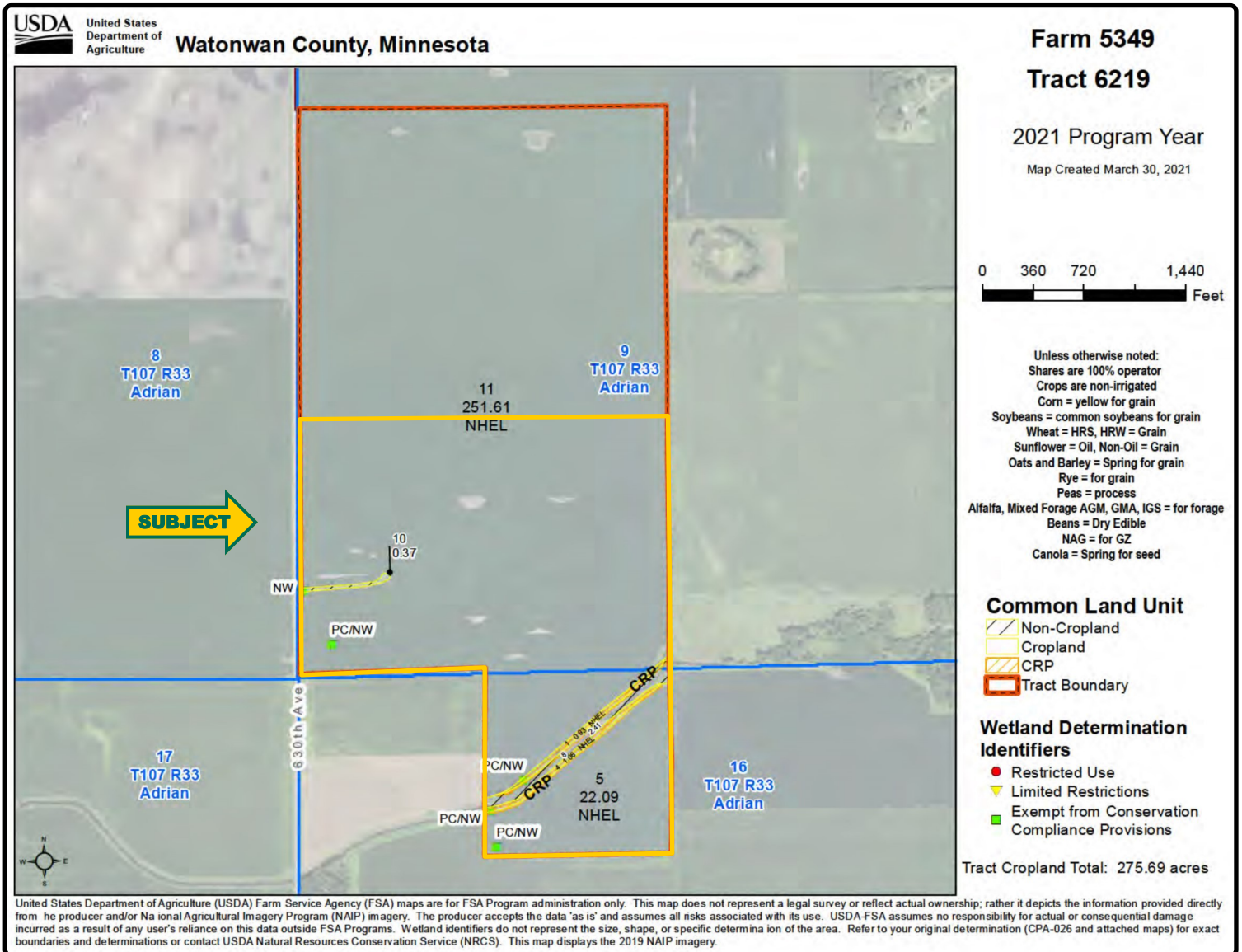
Opportunity to invest in high-quality Watonwan farmland with high CPI rating.

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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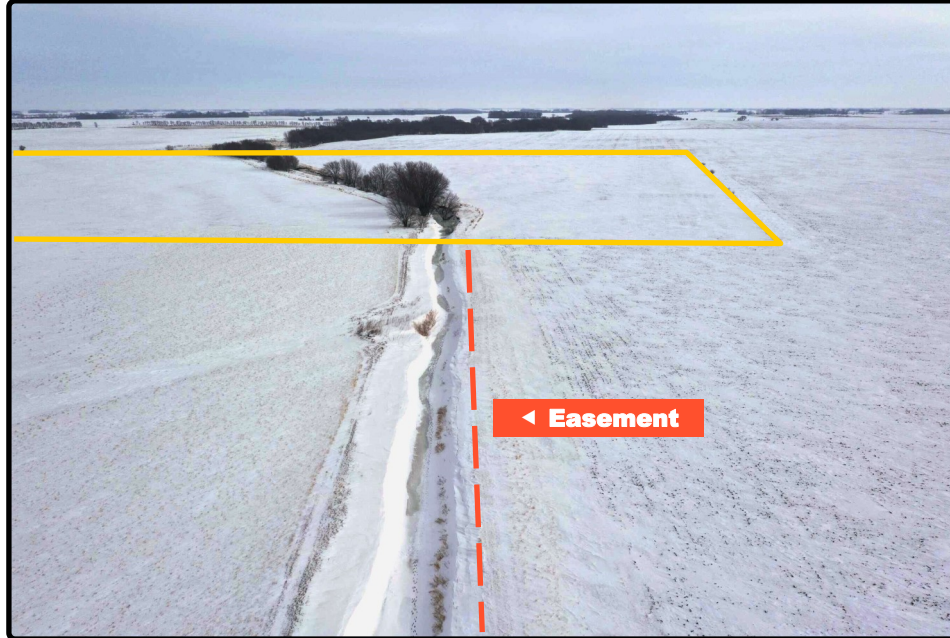
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West Looking East towards the Watonwan River



Southeast Looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., March 1, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Wed., March 2, 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 Tuesday, March 1**, 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

Pals Family Farm

Agency

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

Auctioneer

Nick Meixell

License No. 07-21-07

Attorney

Don L. Johnson

Shuttleworth & Ingersoll, P.L.C

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 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 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. Due to tax parcel split, all 2022 real estate taxes have been paid; buyer is responsible for 2022 real estate reimbursement.

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

144.05 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.

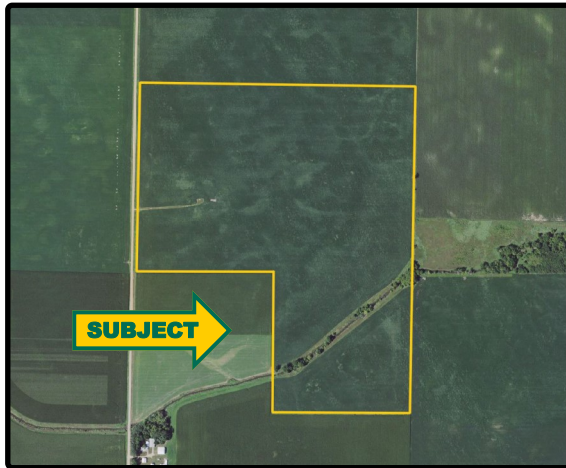
X _____
Signature

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 Tuesday, March 1**, to attend auction.

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



Acres

Parcel 1 - 144.05 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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Make the Most of Your Farmland Investment

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