

# Land Auction

**ACREAGE:**

**344.00 Acres, m/l**  
In 4 parcels  
Jackson County, MN

**DATE:**

**March 18, 2022**  
**10:00 a.m.**  
Register to Attend

**LOCATION:**

**Windom  
Community Center**  
Windom, MN



### Property Key Features

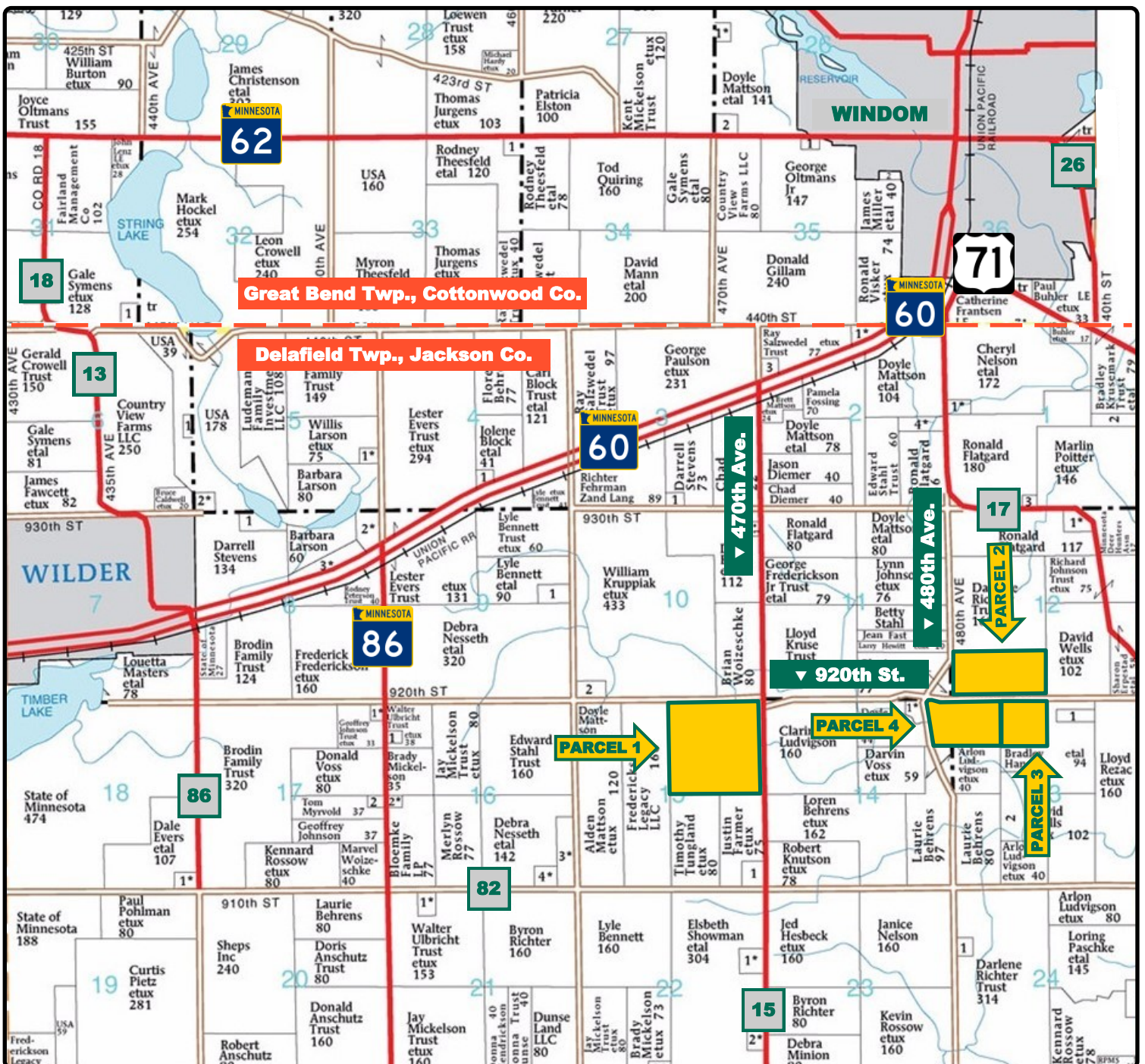
- Orville M. & Ione M. Graue Trust Farms Located 2 Miles South of Windom, MN
- Includes Quality Farmland, Potential Building Site, & Recreational Parcel
- Highly Productive Soils with High CPI Ratings

**Jerry Kopel**  
Licensed Salesperson in MN  
**507-514-0674**  
**JerryK@Hertz.ag**

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

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**





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

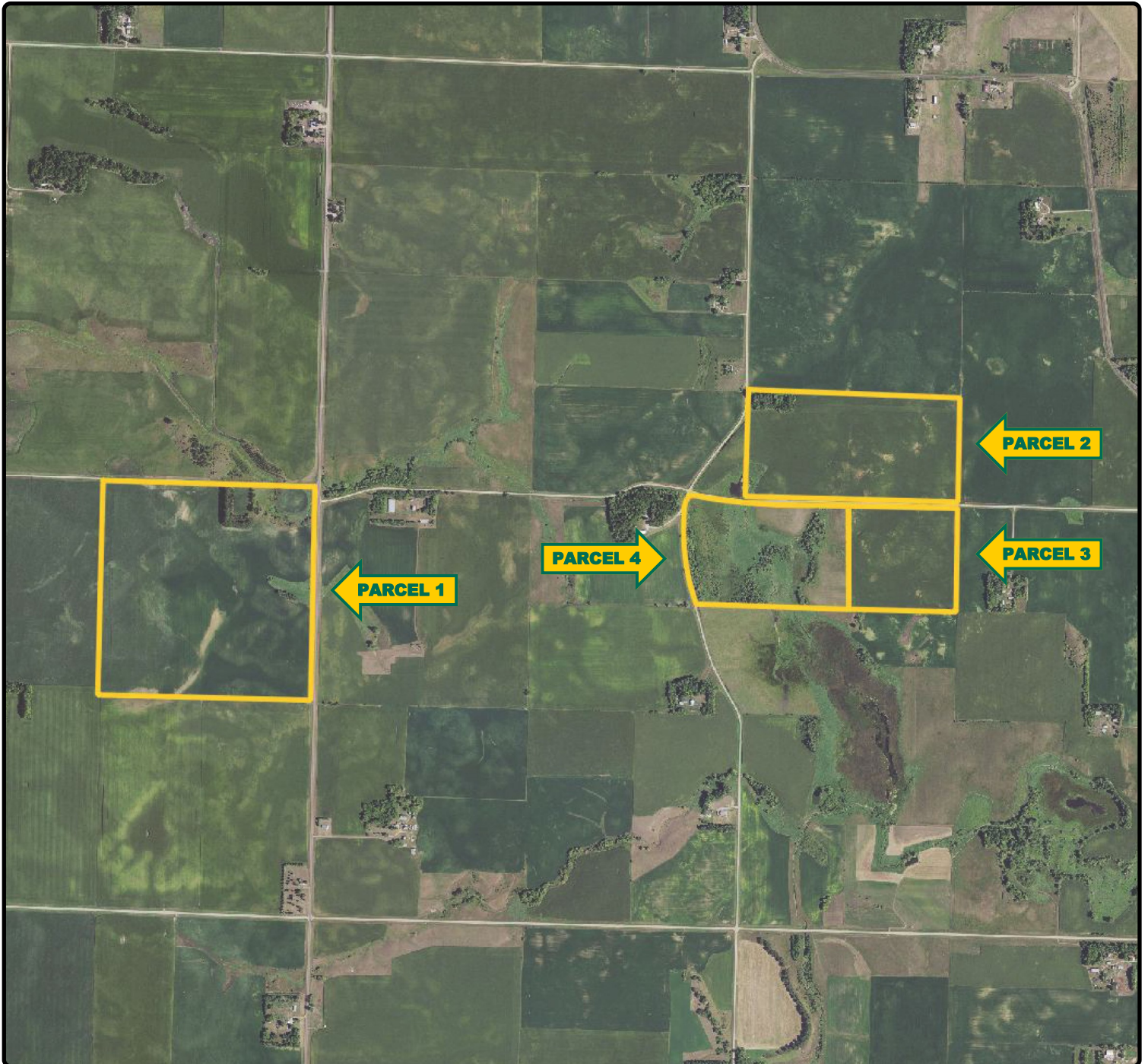
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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>145.31</b>
<b>Corn Base Acres:</b>	<b>75.00</b>
<b>Bean Base Acres:</b>	<b>70.20</b>
<b>Soil Productivity:</b>	<b>81.80 CPI</b>

## Parcel 1 Property Information 160.00 Acres, m/l

### Location

**From Windom:** go west on State Hwy. 60 for 1.2 miles, then go south on 470th Ave./Co. Rd. 15 for 1.6 miles. Turn west on 920th St. Parcel 1 is southwest of the 470th Ave. and 920th St. intersection.

### Legal Description

NE¼, Section 15, Township 104 North, Range 36 West of the 5th P.M., Jackson County, MN.

### Real Estate Tax

Taxes and Special Assessments Payable in 2021  
 Ag Non-Hmstd Taxes: \$4,634.90  
 Special Assessments: \$105.10  
 Total 2021 Real Estate Taxes: \$4,740.00  
 Net Taxable Acres: 160.00  
 Tax per Net Taxable Acre: \$29.63  
 Tax Parcel ID #s: R04.015.0100

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 8385, Tract 470  
 FSA/Eff. Crop Acres: 145.31  
 Corn Base Acres: 75.00  
 Corn PLC Yield: 152 Bu.  
 Bean Base Acres: 70.20  
 Bean PLC Yield: 46 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
 HEL: Highly Erodible Land.  
 Tract contains a Wetland.

### Soil Types/Productivity

Main soil types are Delft, Dickman, and Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 81.80. 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

Natural.

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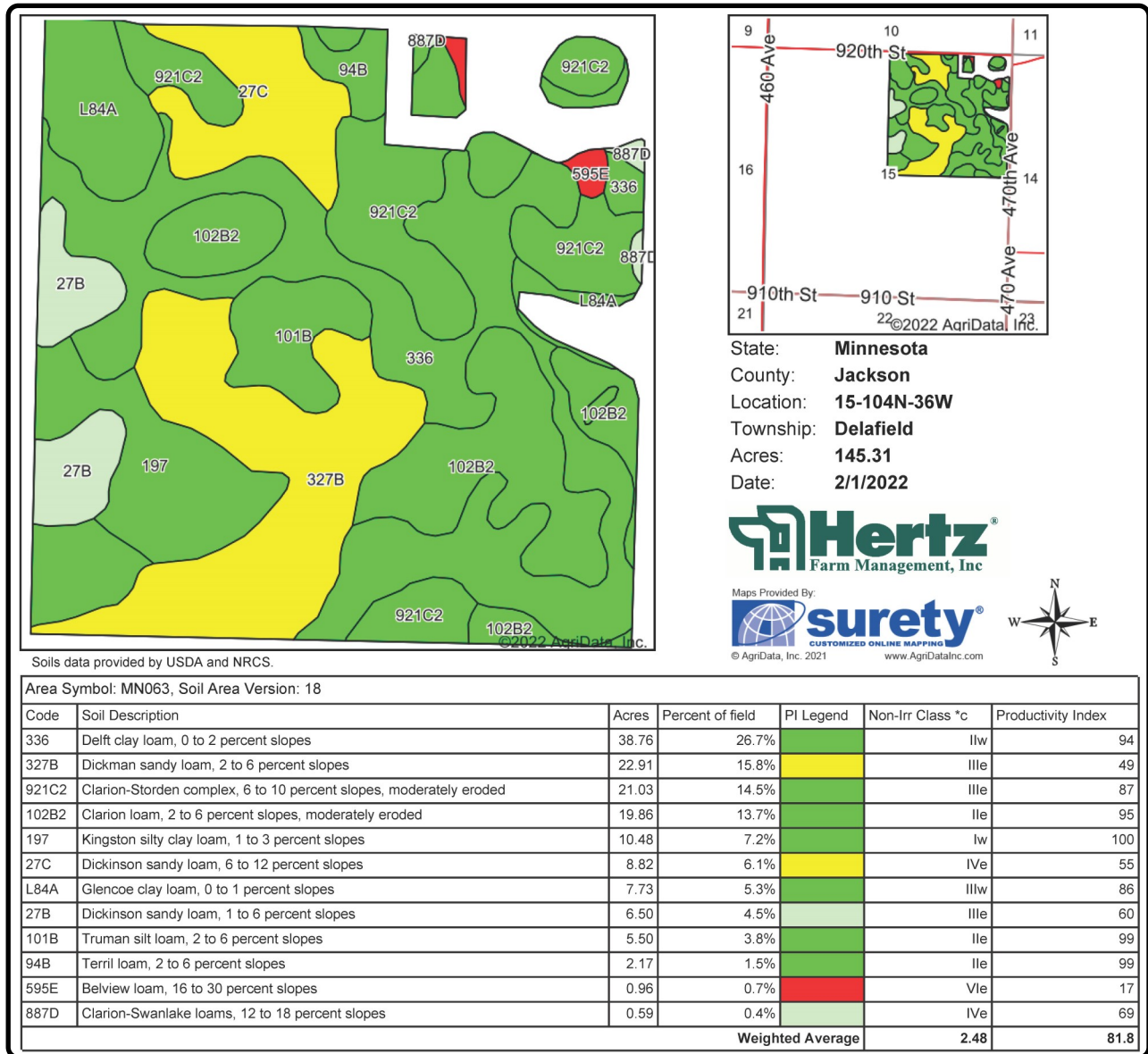
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### Buildings/Improvements

None.

### Comments

Opportunity for potential building site in the northeast corner of this parcel.

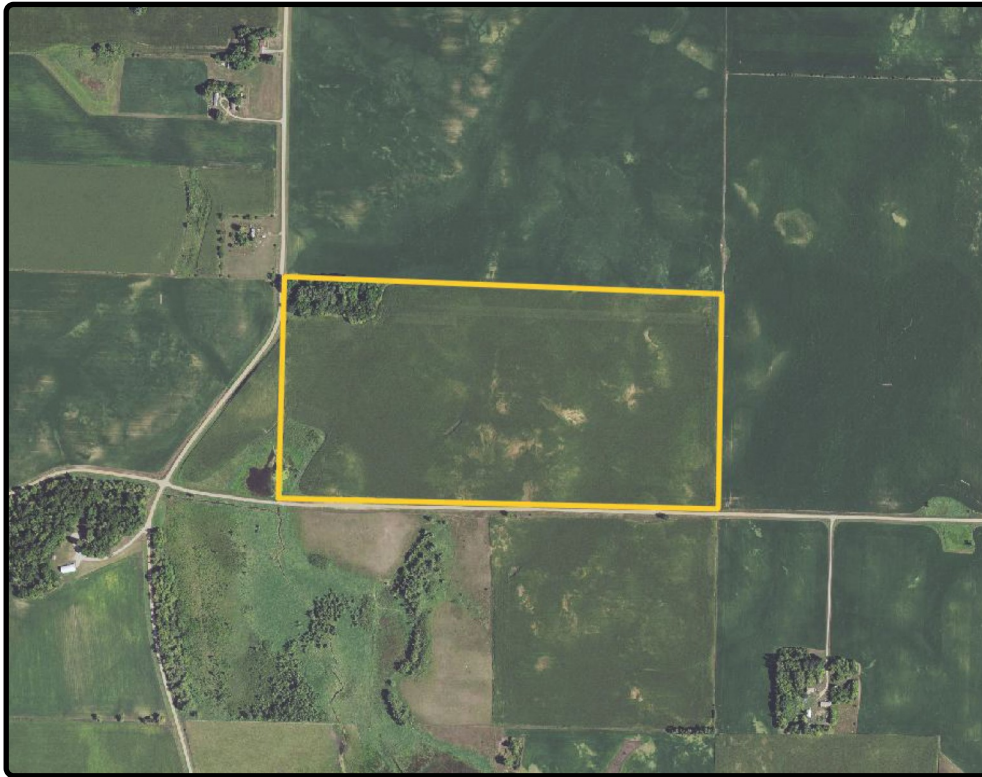
### Water & Well Information

No known wells.

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## Parcel 2

<b>FSA/Eff. Crop Acres:</b>	<b>72.62</b>
<b>Corn Base Acres:</b>	<b>38.41</b>
<b>Bean Base Acres:</b>	<b>33.85</b>
<b>Soil Productivity:</b>	<b>87.50 CPI</b>

### Parcel 2 Property Information 80.00 Acres, m/l

#### Location

**From Windom:** go west on State Hwy. 60 for 1.2 miles, then go south on 470th Ave./Co. Rd. 15 for 1.6 miles. Turn east on 920th St. for 1.2 miles. Parcel 2 is on the north side of 920th St.

#### Legal Description

S½ SW¼ Section 12, Township 104 North, Range 36 West of the 5th P.M., Jackson County, MN.

#### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$2,390.00  
Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$29.88  
Tax Parcel ID #: R04.012.0600

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Farm Number 8386, Tract 14228  
FSA/Eff. Crop Acres: 72.62  
Corn Base Acres: 38.41  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 33.85  
Bean PLC Yield: 46 Bu.

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Delft, Clarion-Storden, and Omsrud-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.50. 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

Natural.

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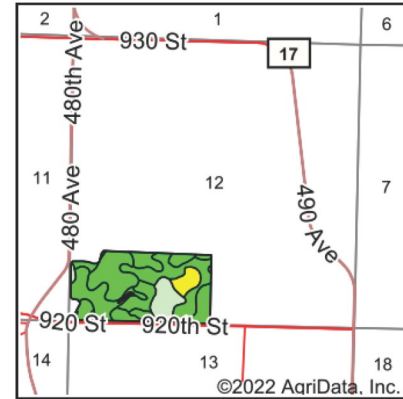
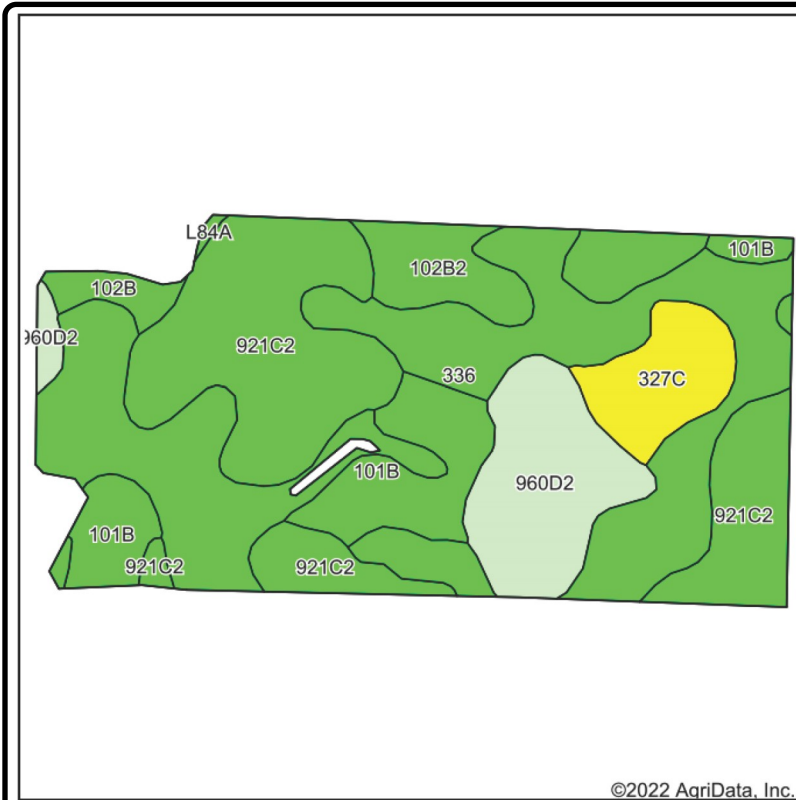
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State: **Minnesota**  
 County: **Jackson**  
 Location: **12-104N-36W**  
 Township: **Delafield**  
 Acres: **72.62**  
 Date: **2/1/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
336	Delft clay loam, 0 to 2 percent slopes	25.75	35.5%		IIw	94
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	20.08	27.7%		IIIe	87
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	8.27	11.4%		IVe	76
101B	Truman silt loam, 2 to 6 percent slopes	7.70	10.6%		Ile	99
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	5.21	7.2%		Ile	95
327C	Dickman sandy loam, 6 to 12 percent slopes	4.21	5.8%		IVe	40
102B	Clarion loam, 2 to 6 percent slopes	1.28	1.8%		Ile	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.12	0.2%		IIIw	86
<b>Weighted Average</b>					<b>2.62</b>	<b>87.5</b>

## Buildings/Improvements

None.

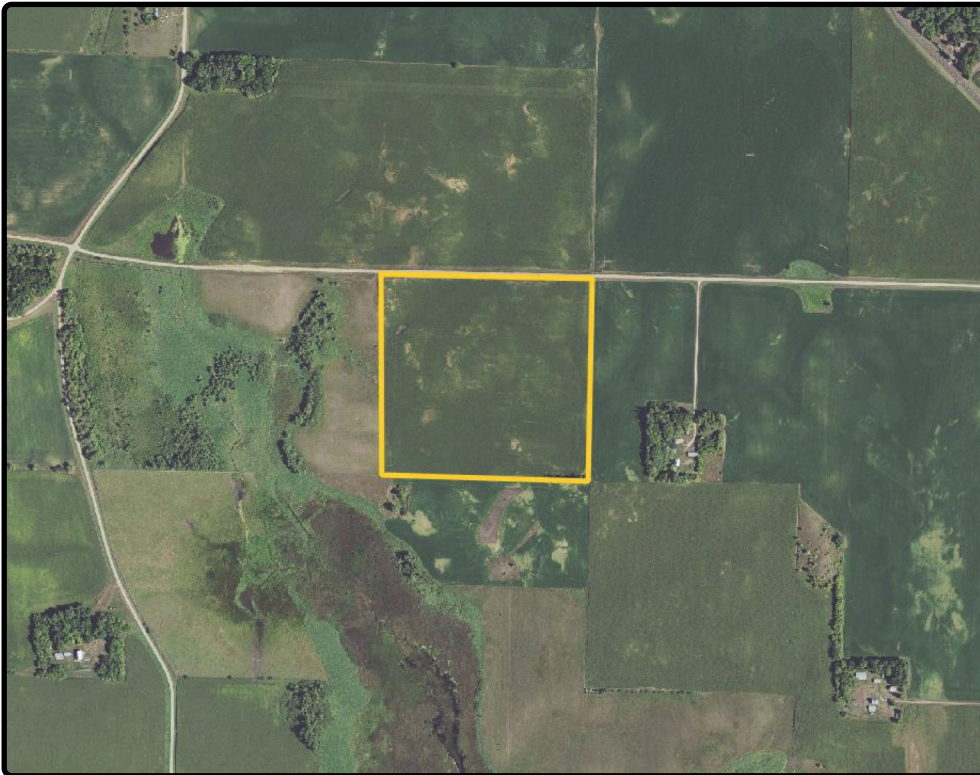
## Water & Well Information

No known wells.

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## Parcel 3

<b>FSA/Eff. Crop Acres:</b>	<b>38.94</b>
<b>Corn Base Acres:</b>	<b>20.59</b>
<b>Bean Base Acres:</b>	<b>18.15</b>
<b>Soil Productivity:</b>	<b>91.30 CPI</b>

### Parcel 3 Property Information 40.00 Acres, m/l

#### Location

**From Windom:** go west on State Hwy. 60 for 1.2 miles, then go south on 470th Ave./Co. Rd. 15 for 1.6 miles. Turn east on 920th St. for 1.4 miles. Parcel 3 is on the south side of 920th St.

#### Legal Description

NE¼ NW¼ Section 13, Township 104 North, Range 36 West of the 5th P.M., Jackson County, MN.

#### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$759.00\*  
Net Taxable Acres: 40.00\*  
Tax per Net Taxable Acre: \$18.98\*  
Tax Parcel ID #: Part of R04.013.0800  
*\*Taxes estimated pending tax parcel split. Jackson County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Part of Farm Number 8386, Tract 14229  
FSA/Eff. Crop Acres: 38.94  
Corn Base Acres: 20.59  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 18.15  
Bean PLC Yield: 46 Bu.

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil type is Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.30. 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

Natural.

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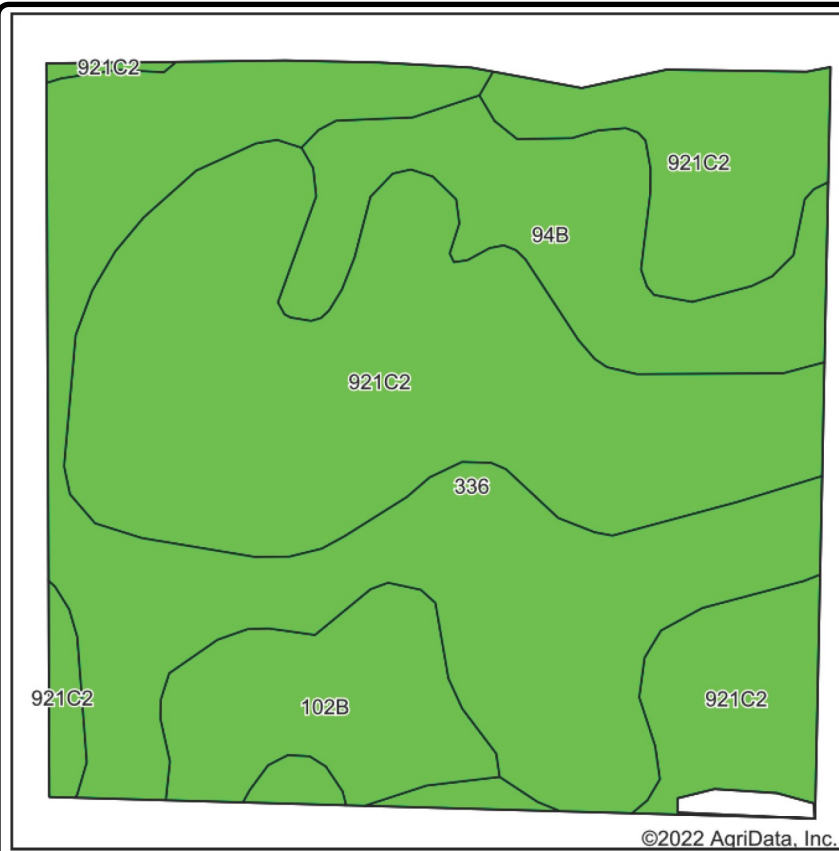
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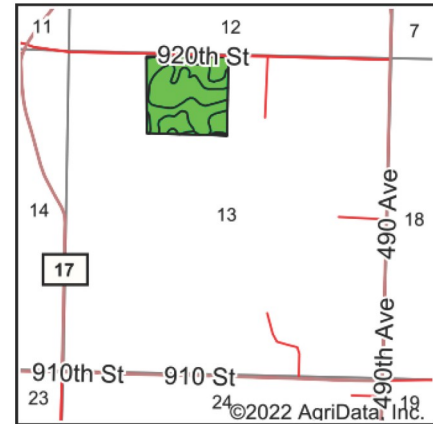
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Jackson**  
 Location: **13-104N-36W**  
 Township: **Delafield**  
 Acres: **38.94**  
 Date: **2/1/2022**



Maps Provided By:



Area Symbol: MN063, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.66	47.9%		IIIe	87
336	Delft clay loam, 0 to 2 percent slopes	12.20	31.3%		IIw	94
94B	Terril loam, 2 to 6 percent slopes	4.70	12.1%		Ile	99
102B	Clarion loam, 2 to 6 percent slopes	3.38	8.7%		Ile	95
<b>Weighted Average</b>					<b>2.48</b>	<b>91.3</b>

### Buildings/Improvements

None.

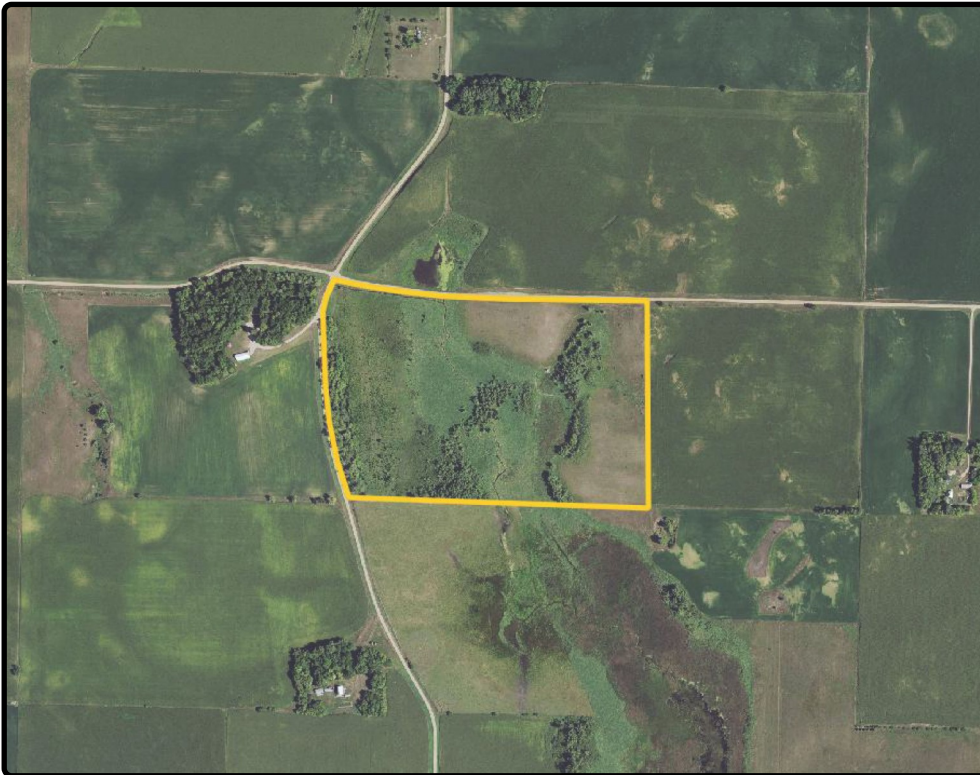
### Water & Well Information

No known wells.

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## Parcel 4

<b>RIM Acres:</b>	<b>59.10</b>
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### Parcel 4 Property Information 64.00 Acres, m/l

#### Location

**From Windom:** go west on State Hwy. 60 for 1.2 miles, then go south on 470th Ave./Co. Rd. 15 for 1.6 miles. Turn east on 920th St. for 1 mile. Parcel 4 is southeast of the 480th Ave. and 920th St. intersection.

#### Legal Description

NW¼ NW¼ Section 13, and E½ NE ¼ NE¼ Section 14, Township 104 North, Range 36 West of the 5th P.M., Jackson County, MN.

#### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$837.00\*  
Net Taxable Acres: 64.00\*  
Tax per Net Taxable Acre: \$13.08\*  
Tax Parcel ID #: Part of R04.013.0800 and R04.014.0100  
*\*Taxes estimated pending tax parcel split. Jackson County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

N/A - not eligible for farming.

#### FSA Data

Part of Farm Number 8386, Tract 14229

#### Permanent Easement

There are 59.10 acres enrolled as part of the Reinvest in Minnesota (RIM) program that are already non-cropland retired. This land does not have annual program payments.

#### NRCS Classification

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

#### 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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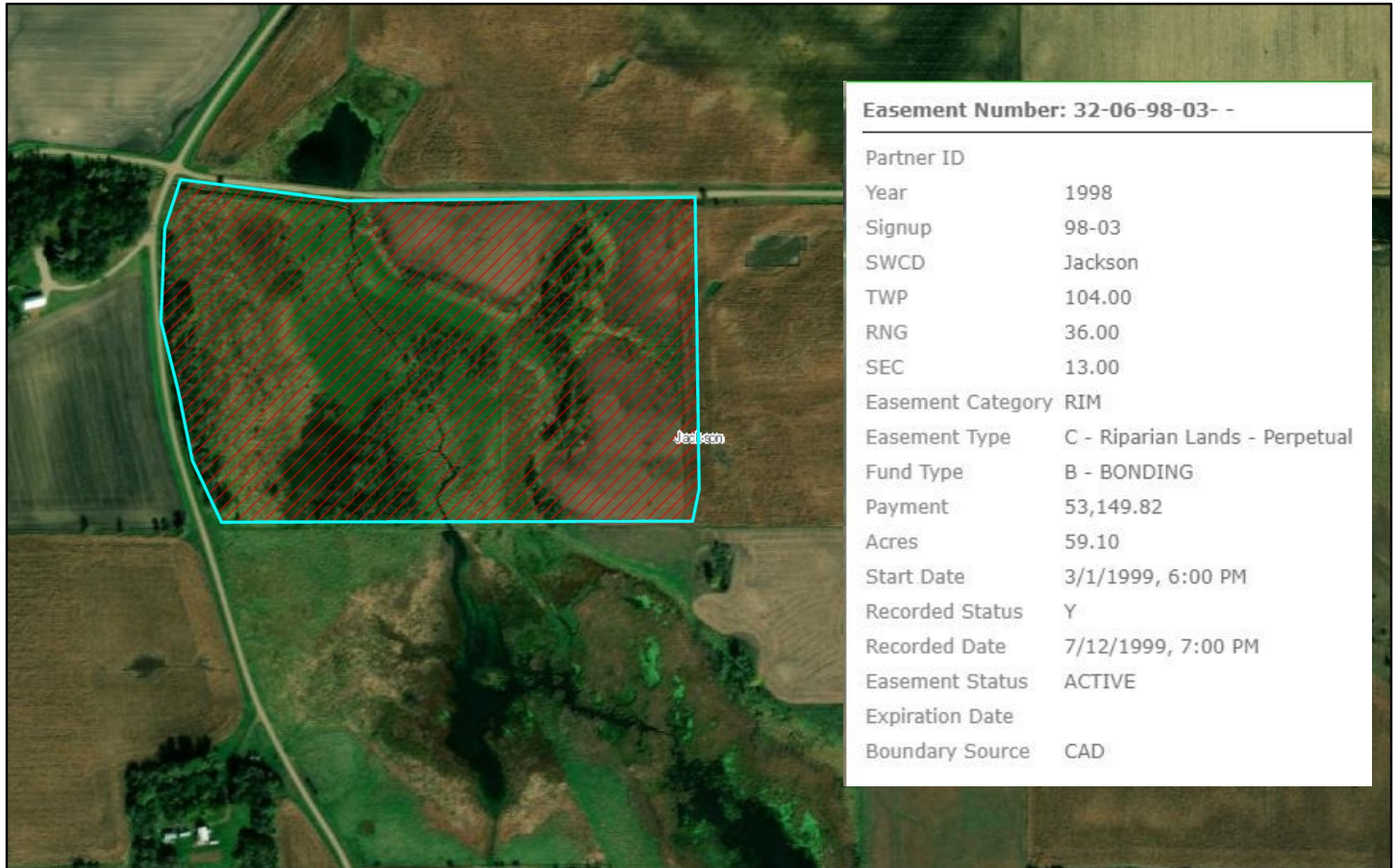
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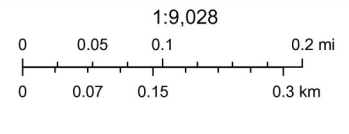
## Reinvest In Minnesota (RIM) Reserve



<b>Easement Number: 32-06-98-03- -</b>	
Partner ID	
Year	1998
Signup	98-03
SWCD	Jackson
TWP	104.00
RNG	36.00
SEC	13.00
Easement Category RIM	
Easement Type	C - Riparian Lands - Perpetual
Fund Type	B - BONDING
Payment	53,149.82
Acres	59.10
Start Date	3/1/1999, 6:00 PM
Recorded Status	Y
Recorded Date	7/12/1999, 7:00 PM
Easement Status	ACTIVE
Expiration Date	
Boundary Source	CAD

February 2, 2022

-  BWSR Conservation Easements (RIM Reserve)
-  Soil & Water Conservation Districts (SWCDs)



Map reproduced with Information from the Minnesota Board of Water and Soil Resources Website

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Comments

This recreational parcel offers deer and pheasant hunting opportunities for the outdoorsman.

*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** - Southwest Looking Northeast



**Parcel 1** - Northeast Looking Southwest



**Parcel 2** - Northeast Looking Southwest



**Parcel 2** - Southeast Looking Northwest



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**Parcel 2** - Northwest Looking Southeast



**Parcels 2, 3, & 4** - Southeast Looking Northwest



**Parcel 3** - Northeast Looking Southwest



**Parcel 4** - Southwest Looking Northeast



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## Bid Deadline/Mailing Info:

Bid Deadline: **Thur., March 17, 2022  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Fri., March 18, 2022**

Time: **10:00 a.m.**

Site: **Windom Community Center  
1750 Cottonwood Lake Dr.  
Windom, MN 56101**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, March 17**, 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

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

## Seller

Orville M. Graue Trust and the lone M. Graue Trust

## Agency

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

## Auctioneer

Jerry Kopel  
License No. 52-21-019

## Attorney

Hans K. Carlson  
Costello, Carlson, Butzon & Schmidt

## 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 May 3, 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 buyer will pay real estate taxes due and payable in 2022 and beyond and will receive all future income.

## 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

**344.00 Acres in 4 Parcels** - Jackson 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.

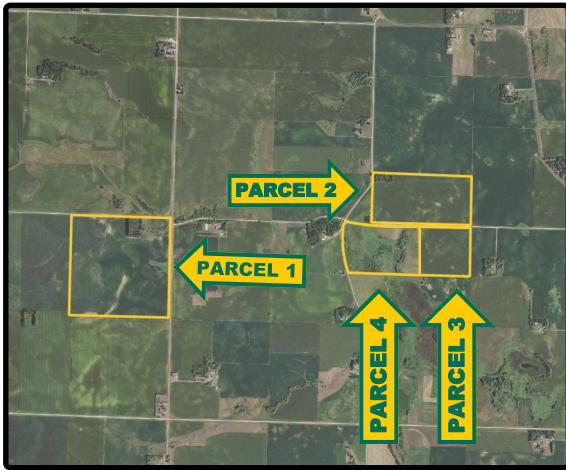
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 17**, to attend auction.

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



Acres	Total Bid Amount (Nearest \$1,000.00)
Parcel 1 - 160.00 Ac., m/l	\$ _____
Parcel 2 - 80.00 Ac., m/l	\$ _____
Parcel 3 - 40.00 Ac., m/l	\$ _____
Parcel 4 - 64.00 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).**

<p><b>Jerry Kopel</b> Licensed Salesperson in MN <b>507-514-0674</b> <b>JerryK@Hertz.ag</b></p>	<p><b>507-345-5263</b> 151 Saint Andrews Ct. Ste., 1310 Mankato, MN 56001 <b>www.Hertz.ag</b></p>	<p><b>Charles Wingert, ALC</b> Licensed Broker in MN &amp; IA <b>507-381-9790</b> <b>CharlesW@Hertz.ag</b></p>
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## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
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- Certified Farm Appraisals

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