

Land Auction

ACREAGE:

190.00 Acres, m/l
Martin County, MN

DATE:

March 22 2022
10:00 a.m.
Register to Attend

LOCATION:

Truman Community Building
Truman, MN

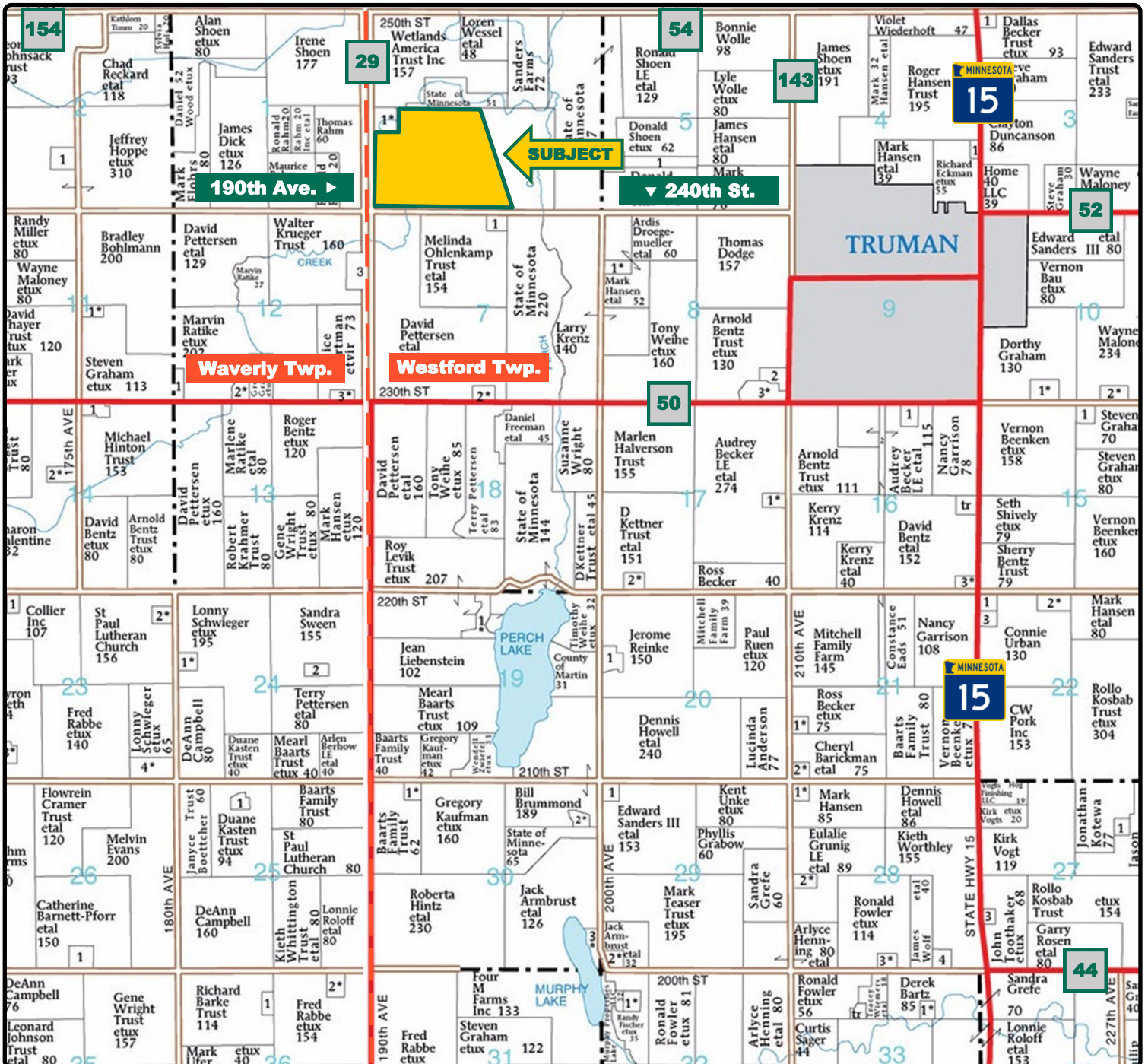


Property Key Features

- **Valley News Kato Holding Company**
- **Quality Soils with 92.00 CPI Rating**
- **Open Lease for the 2022 Crop Year**

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

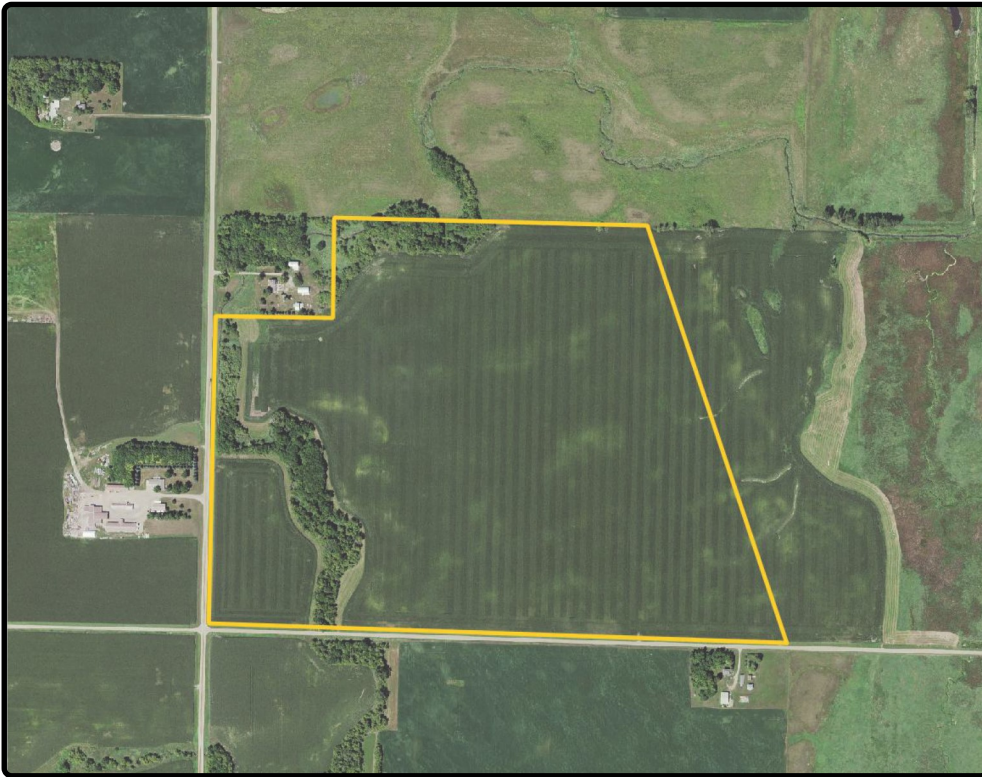
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FSA/Eff. Crop Acres: 161.82*

Corn Base Acres: 115.50*

Bean Base Acres: 38.51*

Soil Productivity: 92.00 CPI

**Acres are estimated.*

Property Information

190.00 Acres, m/l

Location

From Truman: go west on 240th St. for 2 miles. Farm is northeast of the 240th St. and 190th Ave. intersection.

Legal Description

The SW¼ excluding building site in NW corner and some acres in NE corner; part of the SE¼ SW¼ W½, all in Section 6, Township 104 North, Range 30 West of the 5th P.M., Martin County, MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Proposed Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$7,076.00*
Gross Acres: 190.00
Net Taxable Acres: 189.99*
Tax per Net Taxable Acre: \$37.24*
Tax Parcel ID #: 20.006.0300
**Taxes are estimated pending tax parcel split. Martin County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1956, Tract 181
FSA/Eff. Crop Acres: 161.82*
Corn Base Acres: 115.50*
Corn PLC Yield: 161 Bu.
Bean Base Acres: 38.51*
Bean PLC Yield: 41 Bu.
**Acres are estimated pending reconstitution of farm by the Martin County FSA Office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.
PCNW: Prior Converted Non-Wetlands.
Tract contains 8.74 acres HEL and two wetlands or farmed wetlands.

Soil Types/Productivity

Main soil types are Clarion-Swanlake, Webster, and Clarion-Storden. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 92.00. See soil map for details.

Mineral Rights

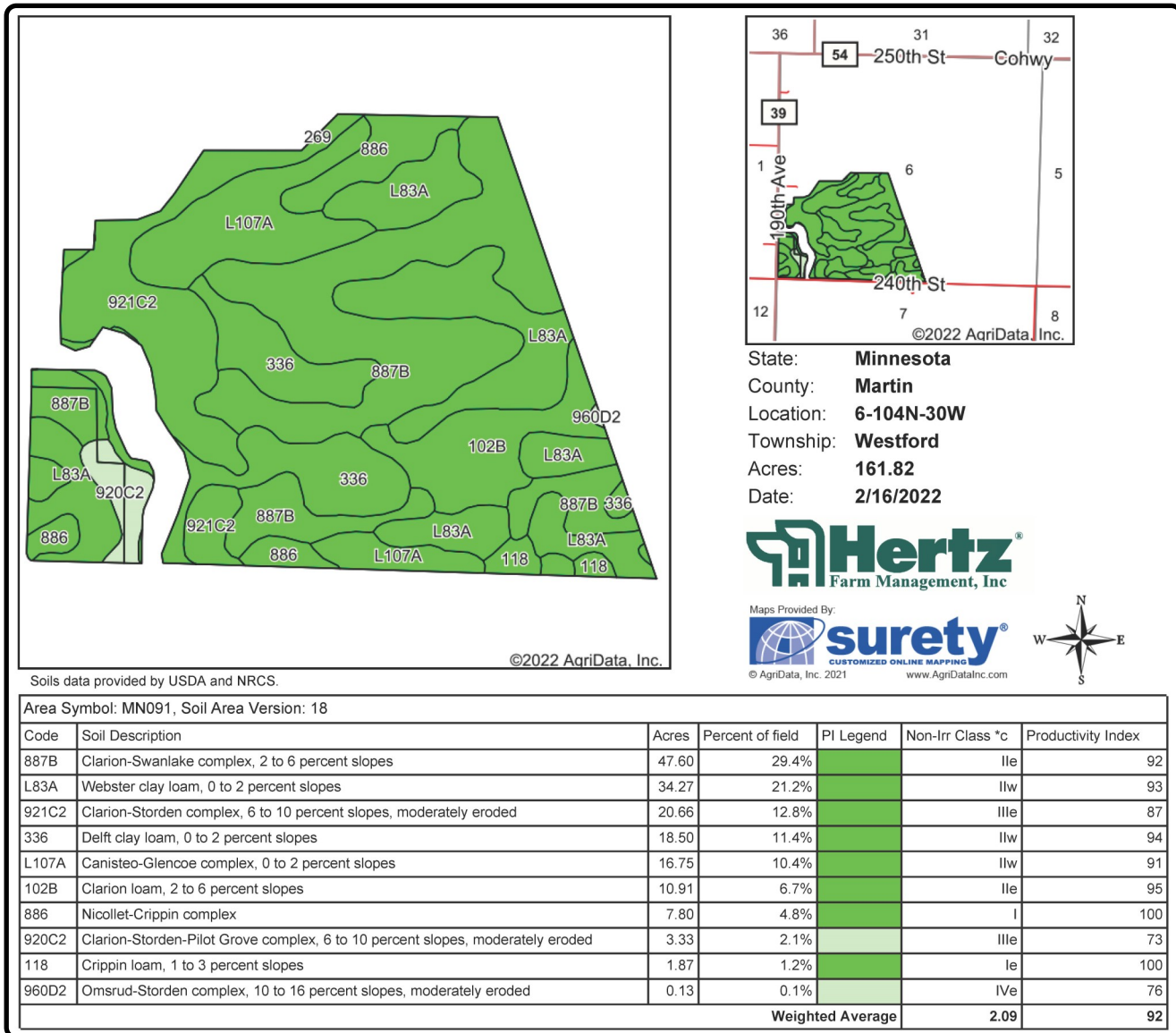
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

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Drainage

Some tile. See tile map, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

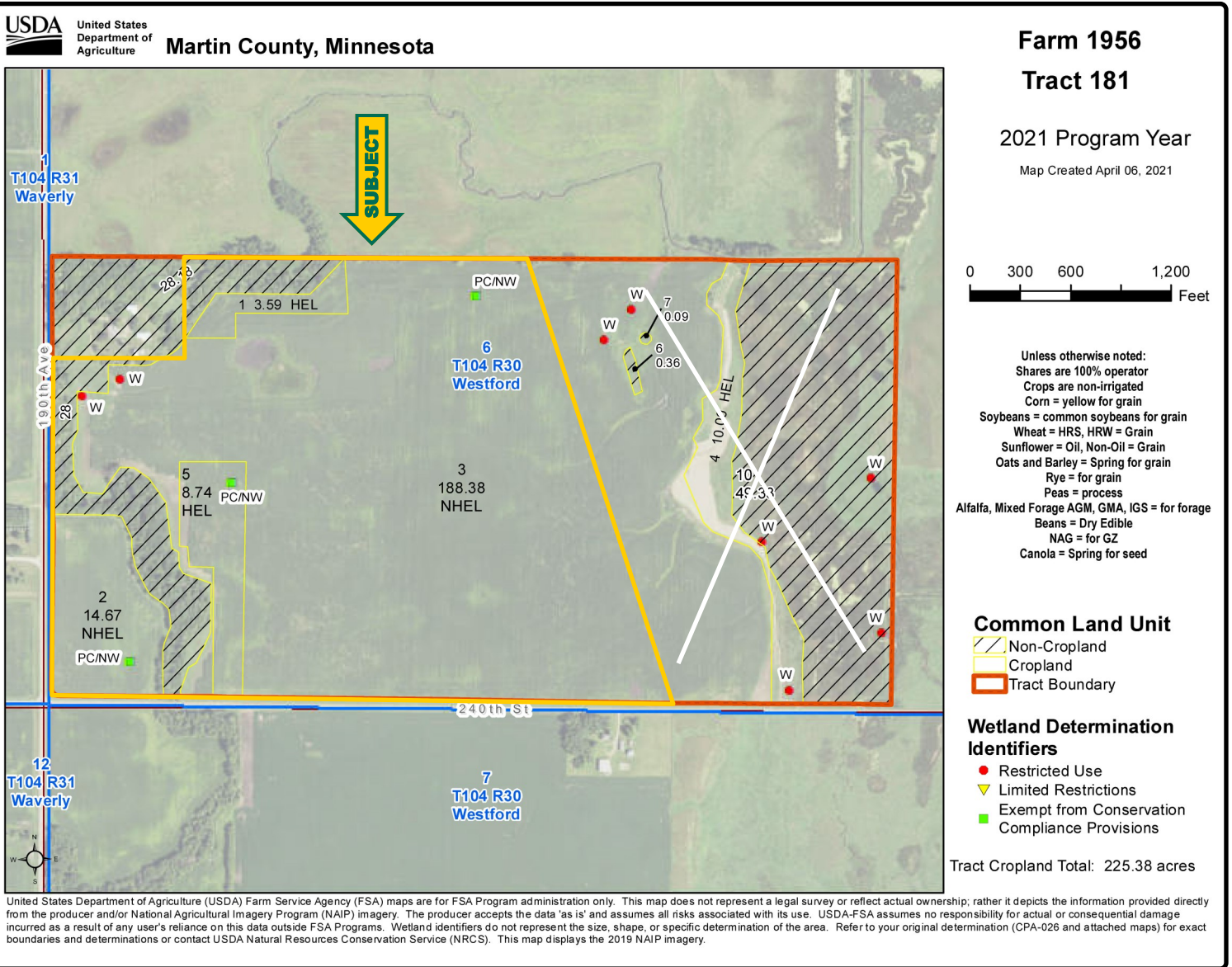
Comments

Filter strip along the creek is not enrolled in USDA programs. There is a small area of illegally dumped trash in the woodland area. It will be the purchaser's responsibility for cleanup. Contact agent for details.

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.

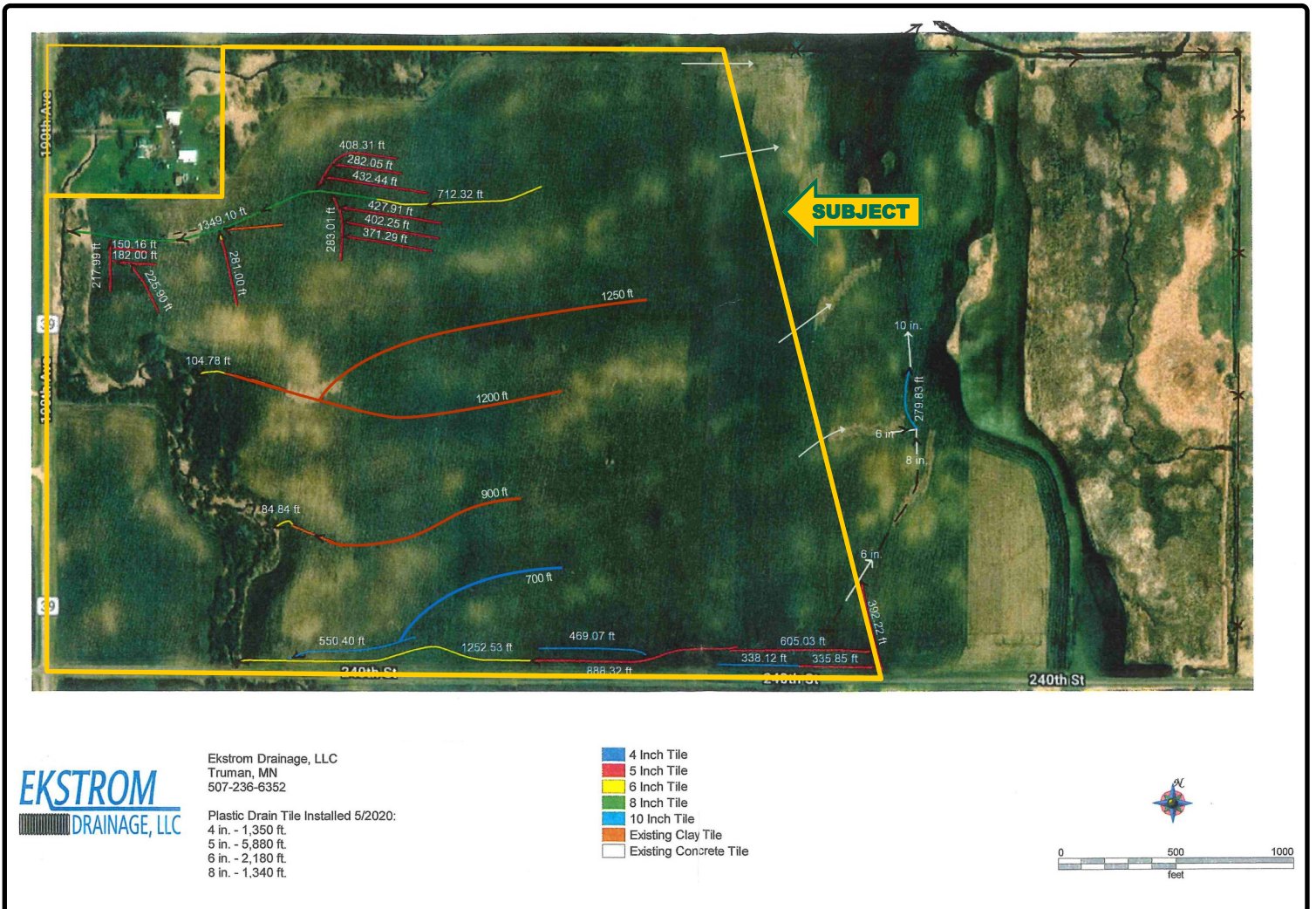
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Northwest Looking Southeast



Northeast Looking Southwest



Southwest Looking Northeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., March 21, 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 22, 2022**

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

Site: **Truman Community
Building
313 N 1st Ave. W
Truman, MN 56088**

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Monday, March 21**, 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

Valley News Kato Holding Company

Agency

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

Auctioneer

Charles Wingert, ALC
License No. 20014817

Attorney

Michael Jacobs
Fredrickson & Byron

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 26, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Full possession will be given at closing; arrangements can be made to plant prior to 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

190.00 Acres in 1 Parcel - Martin 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.

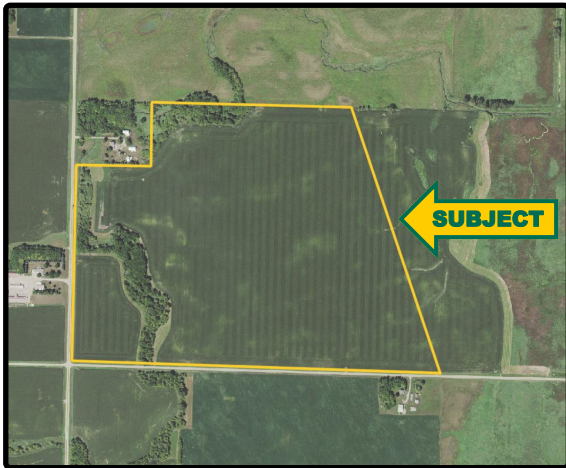
X _____
Signature

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 21st** to attend auction.

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



Acres

Parcel 1 - 190.00 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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