

Land Auction

ACREAGE:

76.87 Acres, m/l
Blue Earth County, MN

DATE:

April 7, 2022
10:00 a.m.
Register to Attend

LOCATION:

Pioneer Bank
Mankato, MN

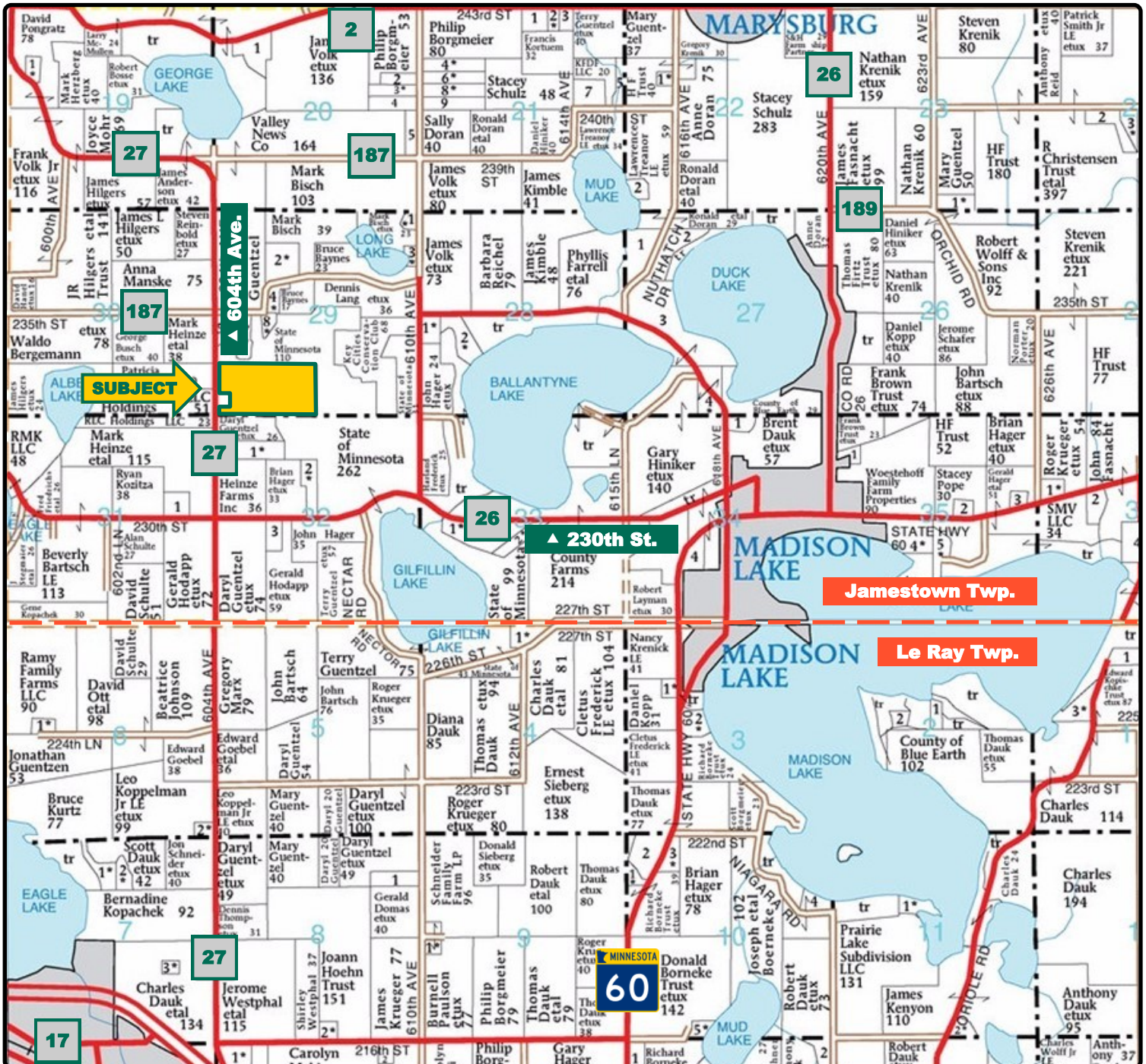


Property Key Features

- Crusader Holdings, LLC
- Productive Soils with 82.40 CPI on 59.37 FSA/Eff. Crop Acres
- Leased for the 2022 Crop Year, Prorated Taxes and Lease Income

Charles Wingert, ALC
Licensed Broker in MN & IA
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CharlesW@Hertz.ag

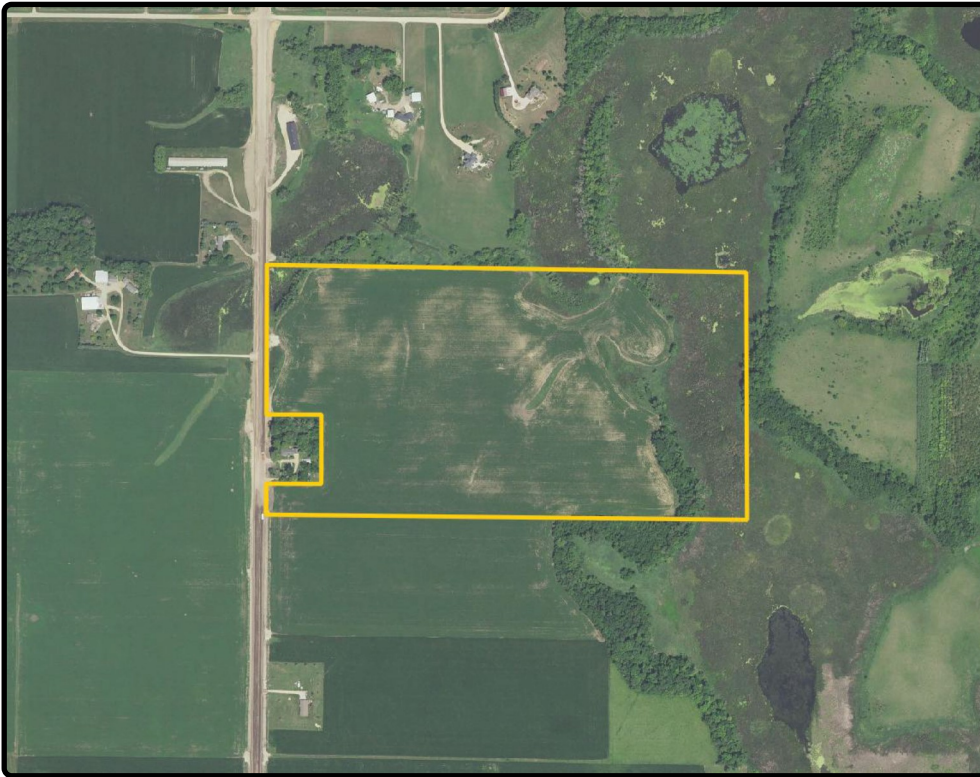
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FSA/Eff. Crop Acres:	59.37
Corn Base Acres:	32.90
Bean Base Acres:	26.47
Soil Productivity:	82.40 CPI

Property Information

76.87 Acres, m/l

Location

From Madison Lake: go west on 230th St. for 2.3 miles, turn north on 604th Ave. for 0.6 miles. Farm is on the east side of 604th Ave.

Legal Description

S½ SW¼, excluding 2.50 acre building site, Section 29, Township 109 North, Range 25 West of the 5th P.M., Blue Earth County, MN.

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

Proposed Taxes and Special Assessments Payable in 2022

Ag Non-Hmstd Taxes: \$3,179.22*

Special Assessments: \$22.78*

Total Proposed Taxes: \$3,202.00*

Surveyed Acres: 76.87

Net Taxable Acres: 76.21*

Tax per Net Taxable Acre: \$41.72*

Tax Parcel ID #: R37.05.29300.005

**Taxes listed are proposed and estimated for 2022. Blue earth County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 13500, Tract 1122

FSA/Eff. Crop Acres: 59.37

Corn Base Acres: 32.90

Corn PLC Yield: 179 Bu.

Bean Base Acres: 26.47

Bean PLC Yield: 51 Bu.

NRCS Classification

HEL: Highly Erodible Land.

PCNW: Prior Converted Non-Wetland.

Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Kilkenny, Le Sueur, and Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 82.40. See soil map for details.

Mineral Rights

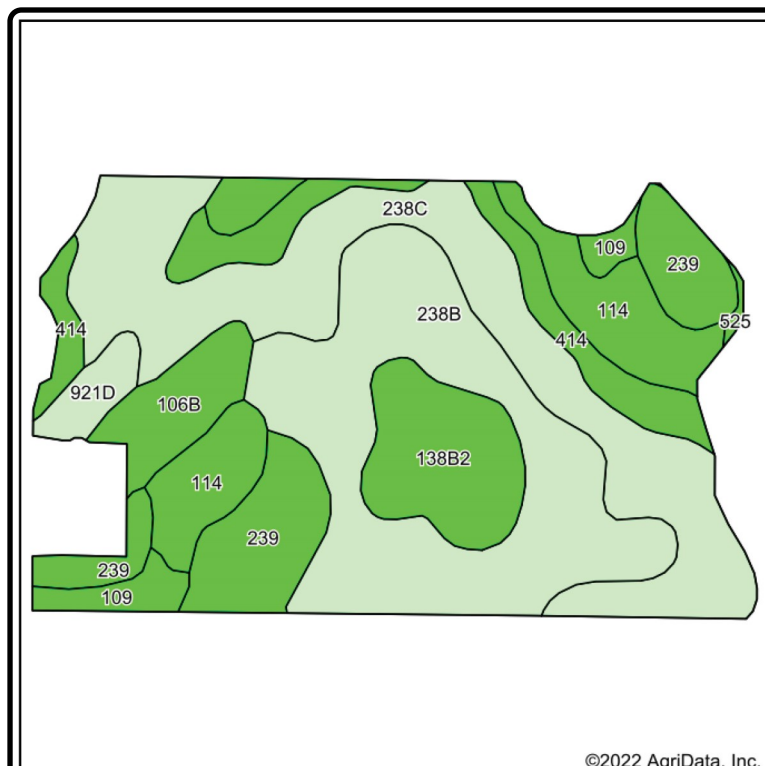
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

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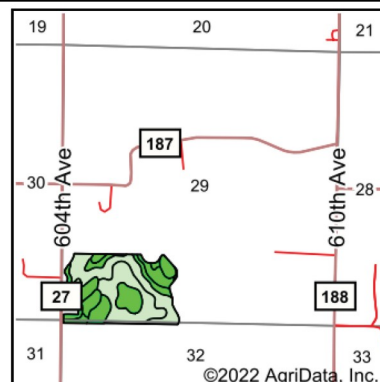
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	15.65	26.4%		IIIe	74
238B	Kilkenny clay loam, 2 to 6 percent slopes	15.50	26.1%		Ile	79
239	Le Sueur loam, 1 to 3 percent slopes	6.55	11.0%		Iw	97
114	Glencoe silty clay loam, 0 to 1 percent slopes	6.45	10.9%		IIIw	86
138B2	Lerdal silty clay loam, 2 to 6 percent slopes, eroded	4.81	8.1%		Ile	80
414	Hamel loam, 0 to 2 percent slopes	4.79	8.1%		IIw	94
106B	Lester loam, 2 to 6 percent slopes	2.67	4.5%		Ile	91
109	Cordova clay loam, 0 to 2 percent slopes	1.55	2.6%		IIw	87
921D	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.25	2.1%		IVe	76
525	Muskego soils, 0 to 1 percent slopes	0.14	0.2%		IIIw	81
Weighted Average					2.31	82.4



State: **Minnesota**
County: **Blue Earth**
Location: **29-109N-25W**
Township: **Jamestown**
Acres: **59.37**
Date: **3/7/2022**



Maps Provided By:



Drainage

Private mains and random laterals. Maps available, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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.

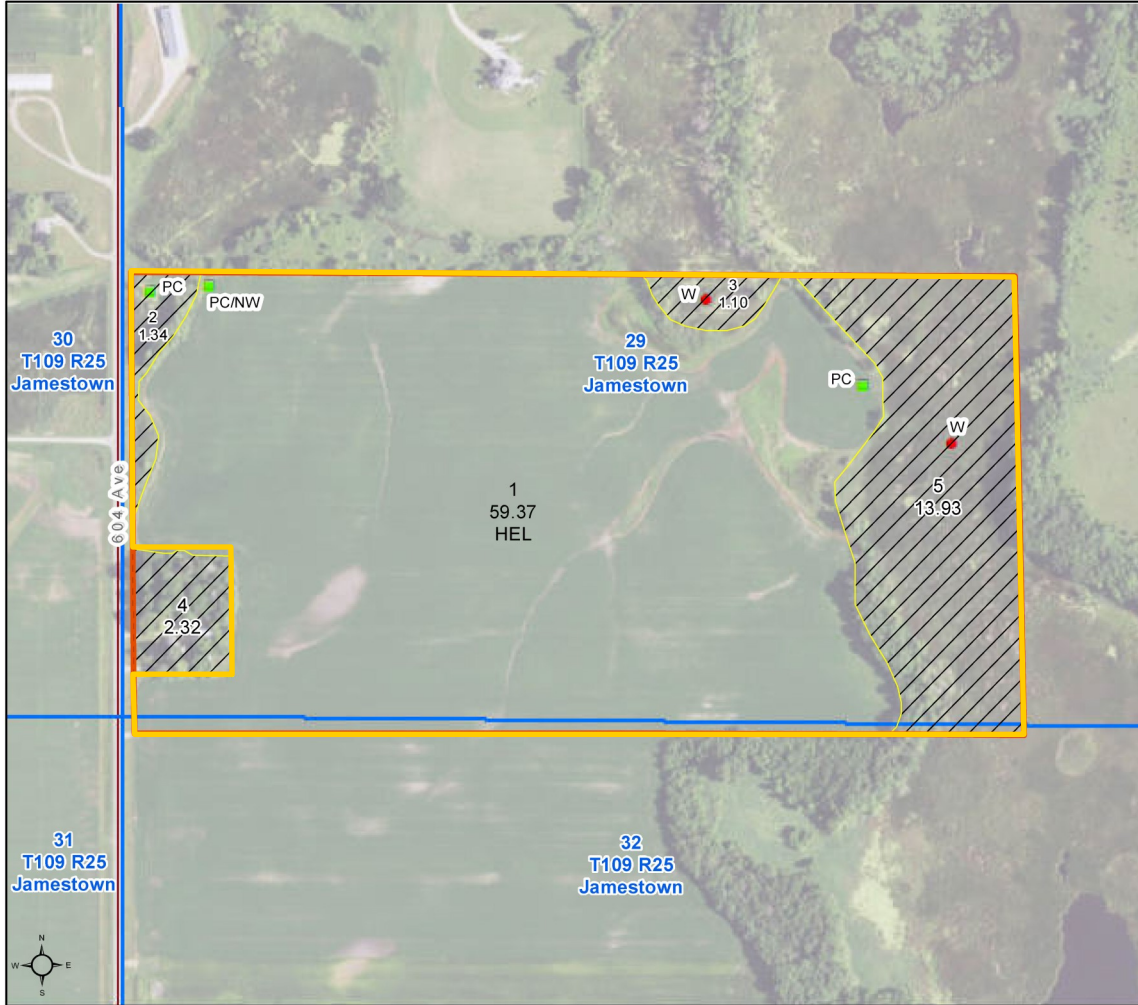
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United States
Department of
Agriculture

Blue Earth County, Minnesota

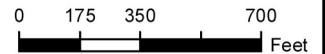


Farm 13500

Tract 1122

2022 Program Year

Map Created November 03, 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

Wetland Determination Identifiers

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

Tract Cropland Total: 59.37 acres

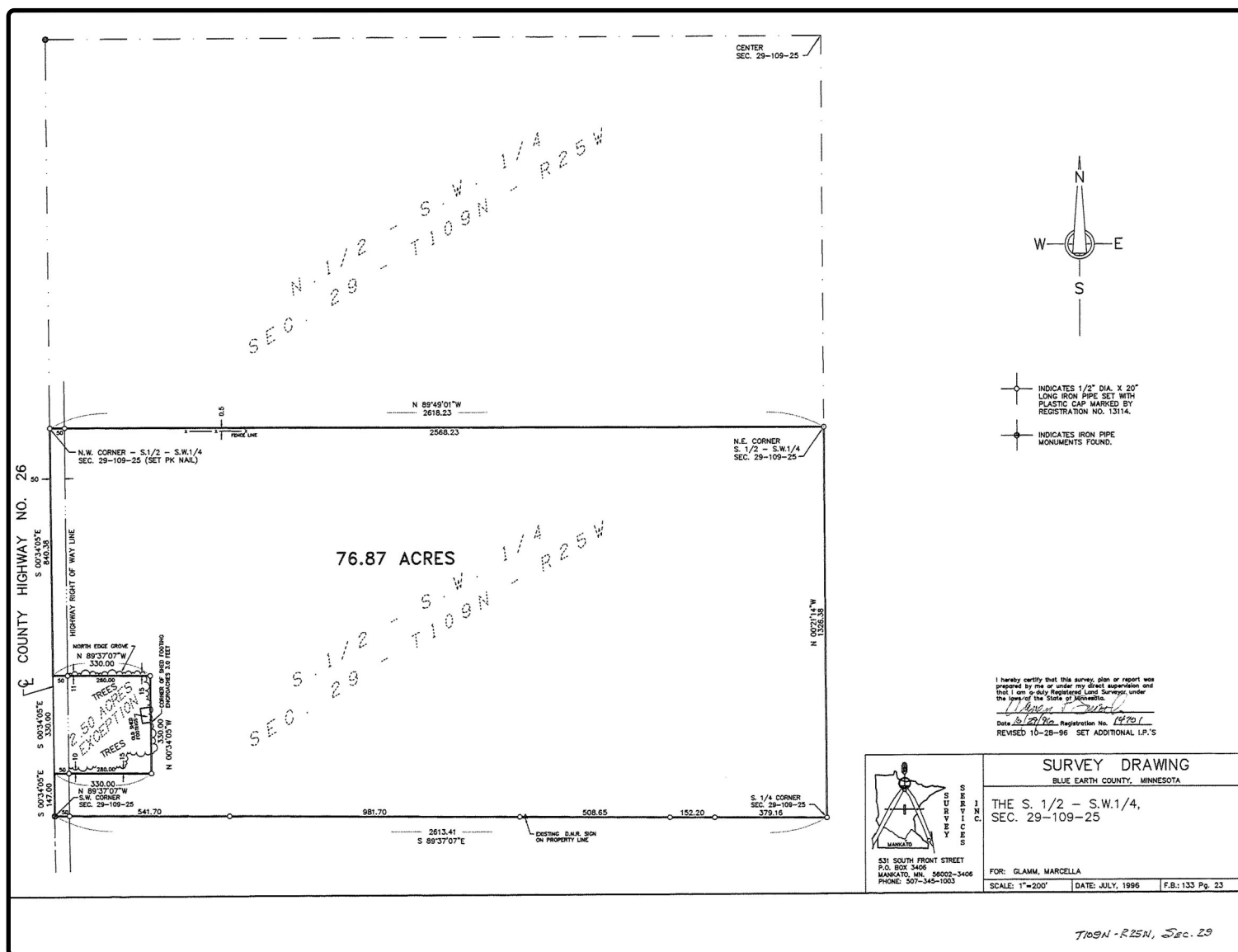
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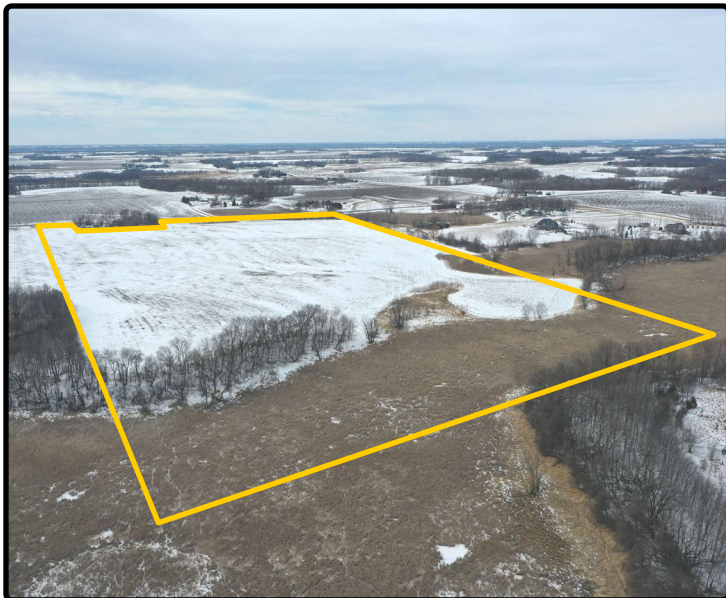
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Southeast Looking Northwest



Southwest Looking Northeast



Northeast Looking Southwest



Northwest Looking Southeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Wed., April 6, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Thurs., April 7, 2022**

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

Site: **Pioneer Bank**
1450 Adams Street
Mankato, MN 56001

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Wed., April 6**, 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

Crusader Holdings, LLC

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Steven Fink
Farrish Johnson Law

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 3% 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 Wednesday, May 11, 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 subject to the existing lease which expires December 31, 2022. Buyer will receive a credit for existing lease payment. Lease payment will be prorated to date of closing. Taxes will be prorated to date of closing.

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

76.87 Acres in 1 Parcel - Blue Earth 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.

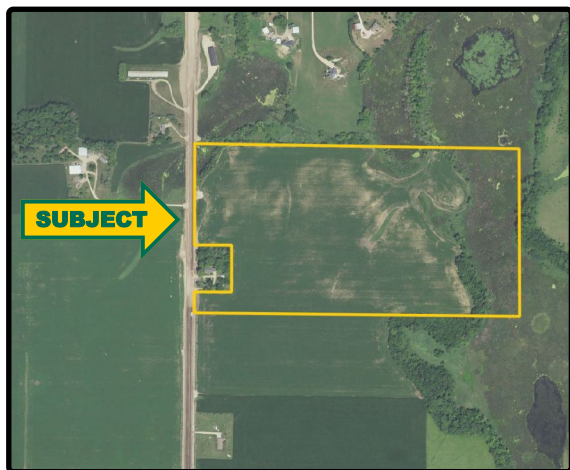
X _____
Signature

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 Wednesday, April 6**, to attend auction.

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



Acres

Parcel 1 - 76.87 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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