

Land Auction

ACREAGE:

230.00 Acres, m/l
In 2 parcels
Mower County, MN

DATE:

April 15, 2022
10:30 a.m.
Register to Attend

LOCATION:

**Lansing Corners
Event Center**
Austin, MN

Parcel

1

.....
150.00 Ac.



Property Key Features

- Pamela Horan Trust & Michael Horan Farms
- Both Parcels have been Fertilized for the 2022 Crop Year
- Buyer will have Immediate Possession for Spring Planting

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

507-345-5263
151 Saint Andrews Ct. Ste., 1310
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Parcel 1

FSA/Eff. Crop Acres: 147.70
Corn Base Acres: 144.70
Soil Productivity: 82.10 CPI

Parcel 1 Property Information 150.00 Acres, m/l

Location

From Lansing: go east on 270th St./Co. Rd. 2 for 1½ miles, then south on 555th Ave./Co. Rd. 61 for 1½ miles. Property is on the west side of 555th Ave.

Legal Description

SW¼, excluding two buildings sites, Section 13, Township 103 North, Range 18 West of the 5th P.M., Mower Co., MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Proposed Taxes and Special Assessments Payable in 2022

Ag Non-Hmstd Taxes: \$7,435.25*

Special Assessments: \$2.75*

Total 2021 Real Estate Taxes: \$7,438.00*

Net Taxable Acres: 150.00

Tax per Net Taxable Acre: \$49.59

Tax Parcel ID #: 08.013.0015

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

FSA Data

Part of Farm Number 7831, Tract 4217

FSA/Eff. Crop Acres: 147.70

Corn Base Acres: 144.70

Corn PLC Yield: 119 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Sargeant, Brownsdale, and Vlasaty. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 82.10. See soil map for details.

Mineral Rights

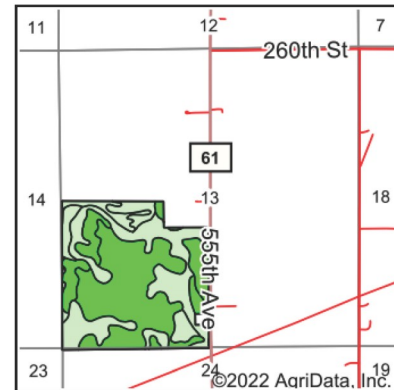
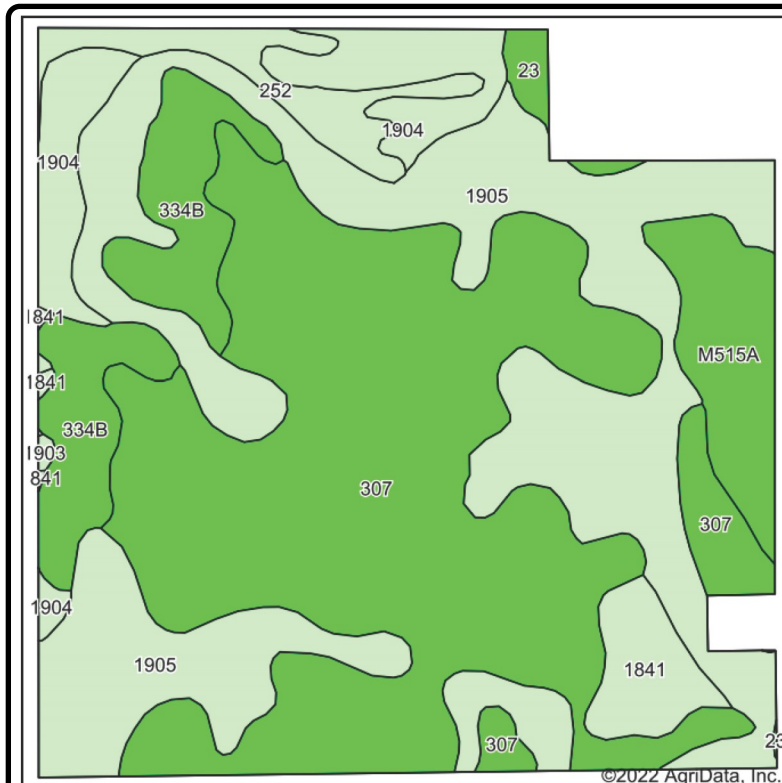
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to slight slope.

Drainage

System tiled. See tile map, contact agent for details.



State: **Minnesota**
County: **Mower**
Location: **13-103N-18W**
Township: **Lansing**
Acres: **147.7**
Date: **3/17/2022**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
307	Sargeant silt loam	63.81	43.2%		IIIw	86
1905	Brownsdale silt loam	45.51	30.8%		IIIw	77
334B	Vlasaty silt loam, 1 to 4 percent slopes	11.73	7.9%		Ile	95
1904	Udolphi silt loam, loamy substratum	9.18	6.2%		IIw	70
M515A	Tripoli clay loam, 0 to 2 percent slopes	7.22	4.9%		IIw	87
252	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.79	3.2%		IIw	62
1841	Hayfield loam, loamy substratum	4.06	2.7%		IIs	79
23	Skyberg silt loam, 0 to 3 percent slopes	1.22	0.8%		Iw	95
1903	Udolphi silt loam, loamy substratum, swales	0.18	0.1%		IIIw	70
Weighted Average					2.73	82.1

Buildings/Improvements

None.

Water & Well Information

No known wells.

Fertilizer Inputs

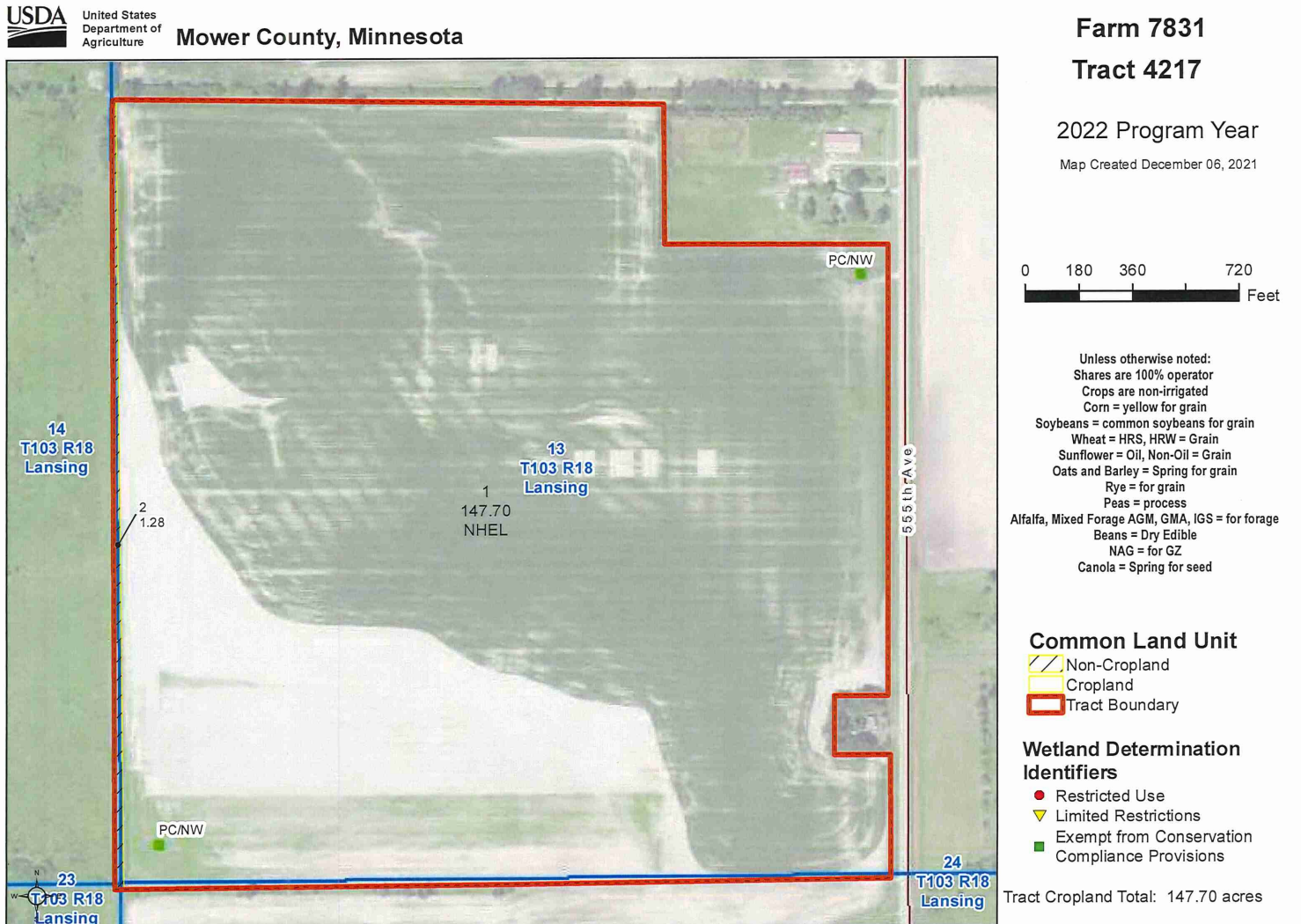
Seller has paid fertilizer expenses for the 2022 crop year to the amount of \$5,098.20. Fertilizer report available upon request.

Comments

Buyer will have the right to operate the farm for the 2022 crop year.

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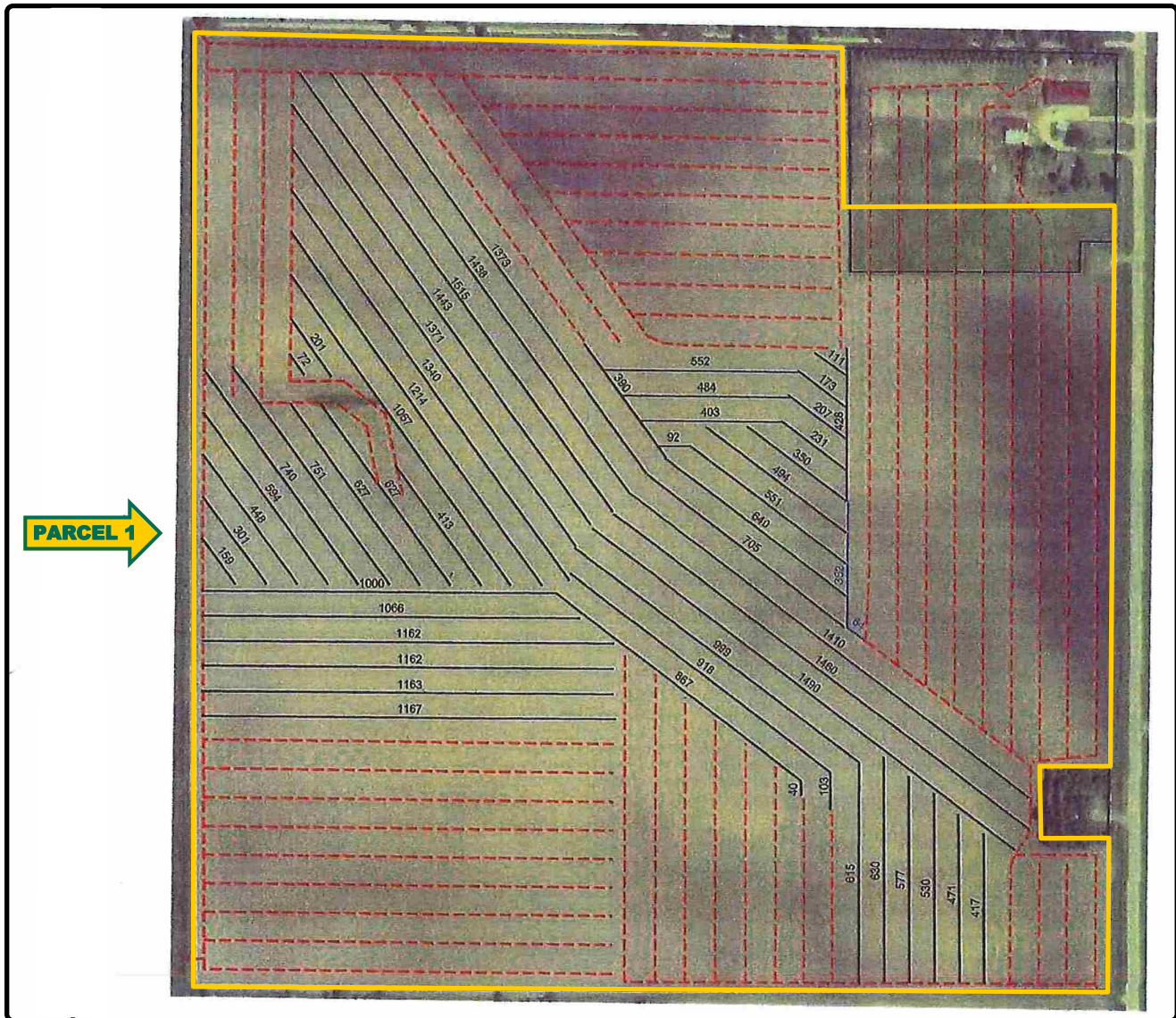
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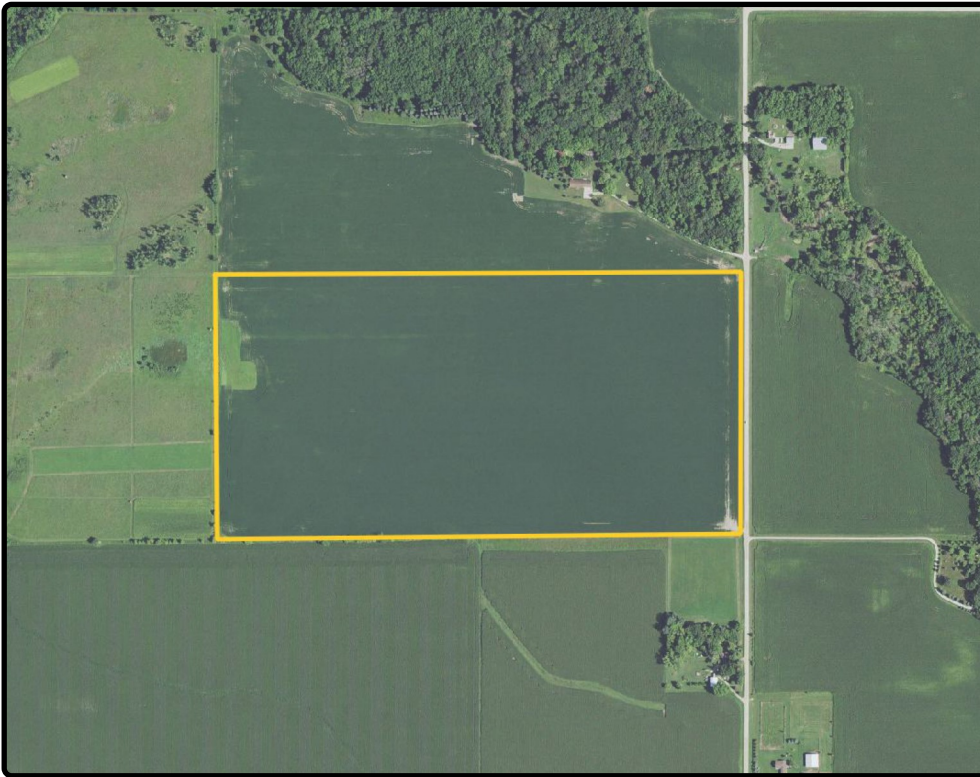
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<p>440</p> <p>Legend:</p> <p>Proposed Tile Line</p> <p>Existing Tile Line</p> <p>Grassed Waterway</p> <p>Existing Deep Ditch</p> <p>Property Line</p>		<p>DRAINAGE COMPANY INC.</p> <p>HODGMAN</p> <p>60731 120th Ave Claremont, MN 55924 Office: 507-528-2225 Fax: 507-528-2210 www.hodgmandrainage.com</p>		<p>Materials</p> <p>4" Tile 38,752 LF</p> <p>5" Tile 416 LF</p> <p>6" Tile</p> <p>8" Tile</p> <p>10" Tile</p> <p>12" Tile</p> <p>15" Tile</p>	<p>Installed</p>	<p>Owner: Bauer Bothers</p> <p>Township: Lansing - Section 13</p> <p>County: Mower State: MN</p> <p>Spacing: 70' Date: November '02</p> <p>Filename: LG13SW</p>
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Parcel 2

FSA/Eff. Crop Acres:	78.13
Corn Base Acres:	76.60
Bean Base Acres:	0.10
Soil Productivity:	83.40 CPI

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Lansing: go east on 270th St./Co. Rd. 2 for 2 miles, then north on 560th Ave. for ½ mile. Property is on the west side of 560th Ave.

Legal Description

S½ NE¼, Section 1, Township 103 North, Range 18 West of the 5th P.M., Mower Co., MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Proposed Taxes and Special Assessments Payable in 2022
Ag Non-Hmstd Taxes: \$3,959.25*
Special Assessments: \$2.75*
Total 2021 Real Estate Taxes: \$3,962.00*
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$49.52*
Tax Parcel ID #: 08.001.0025
**Taxes listed are proposed and estimated for 2022. Mower County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 7831, Tract 3899
FSA/Eff. Crop Acres: 78.13
Corn Base Acres: 76.60
Corn PLC Yield: 119 Bu.
Bean Base Acres: 0.10
Bean PLC Yield: 31 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetland.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Kasson, Udolpho, and Schley. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 83.40. See soil map for details.

Mineral Rights

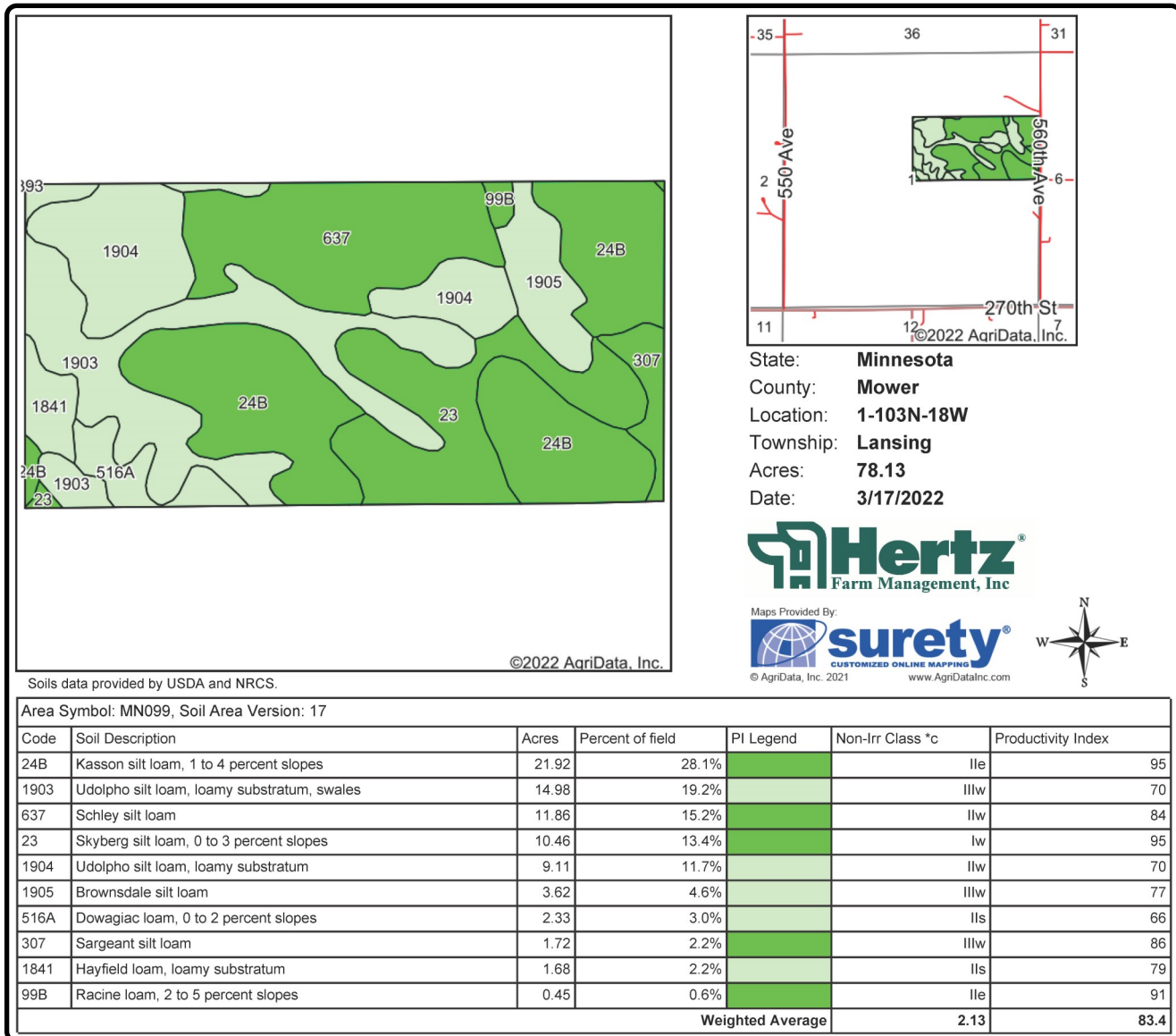
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Land Description

Level to slight slope.

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Drainage

System tiled. See tile map, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Fertilizer Inputs

Seller has paid fertilizer expenses for the 2022 crop year to the amount of \$3,681.00. Fertilizer report available upon request.

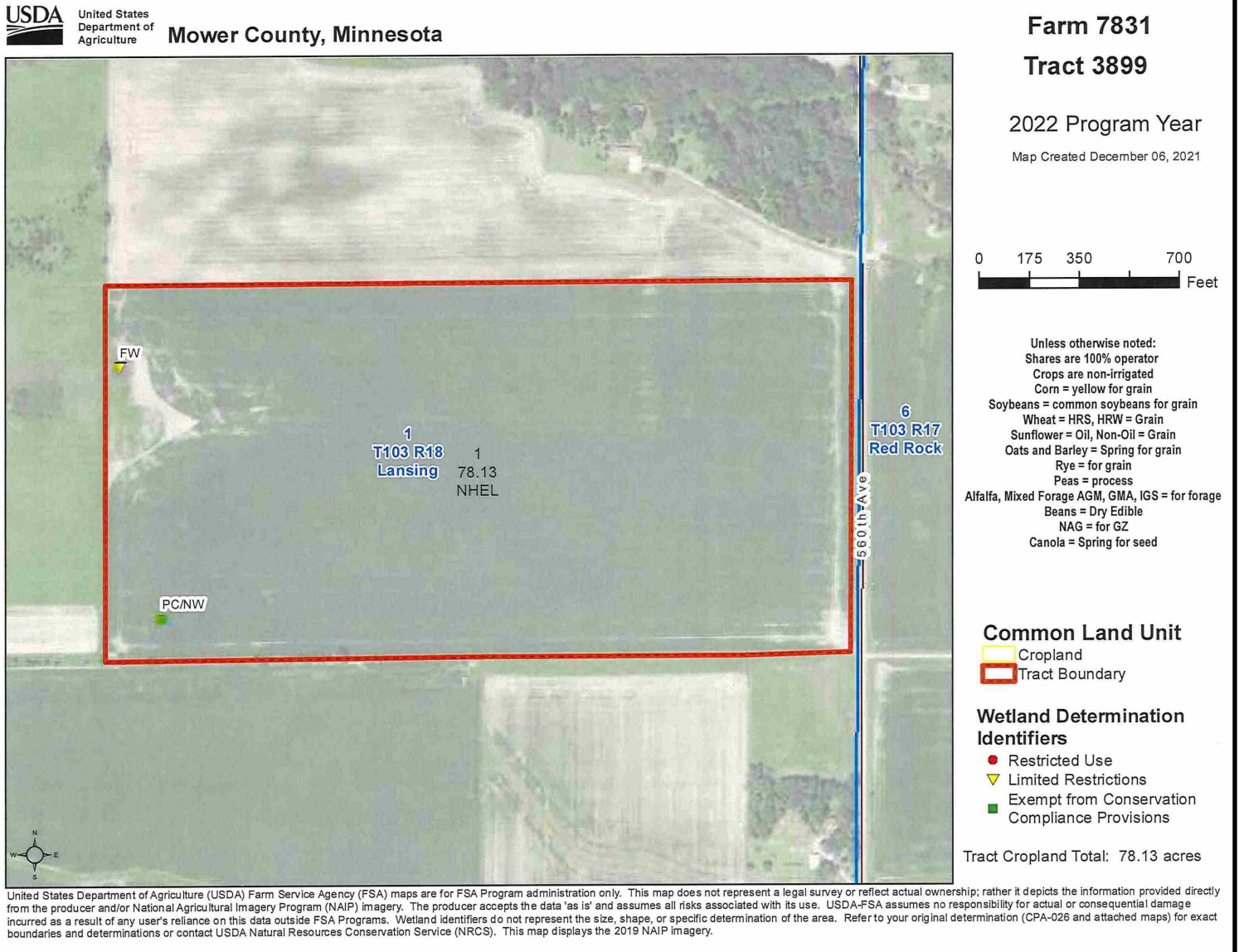
Comments

Buyer will have the right to operate the farm for the 2022 crop year.

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.

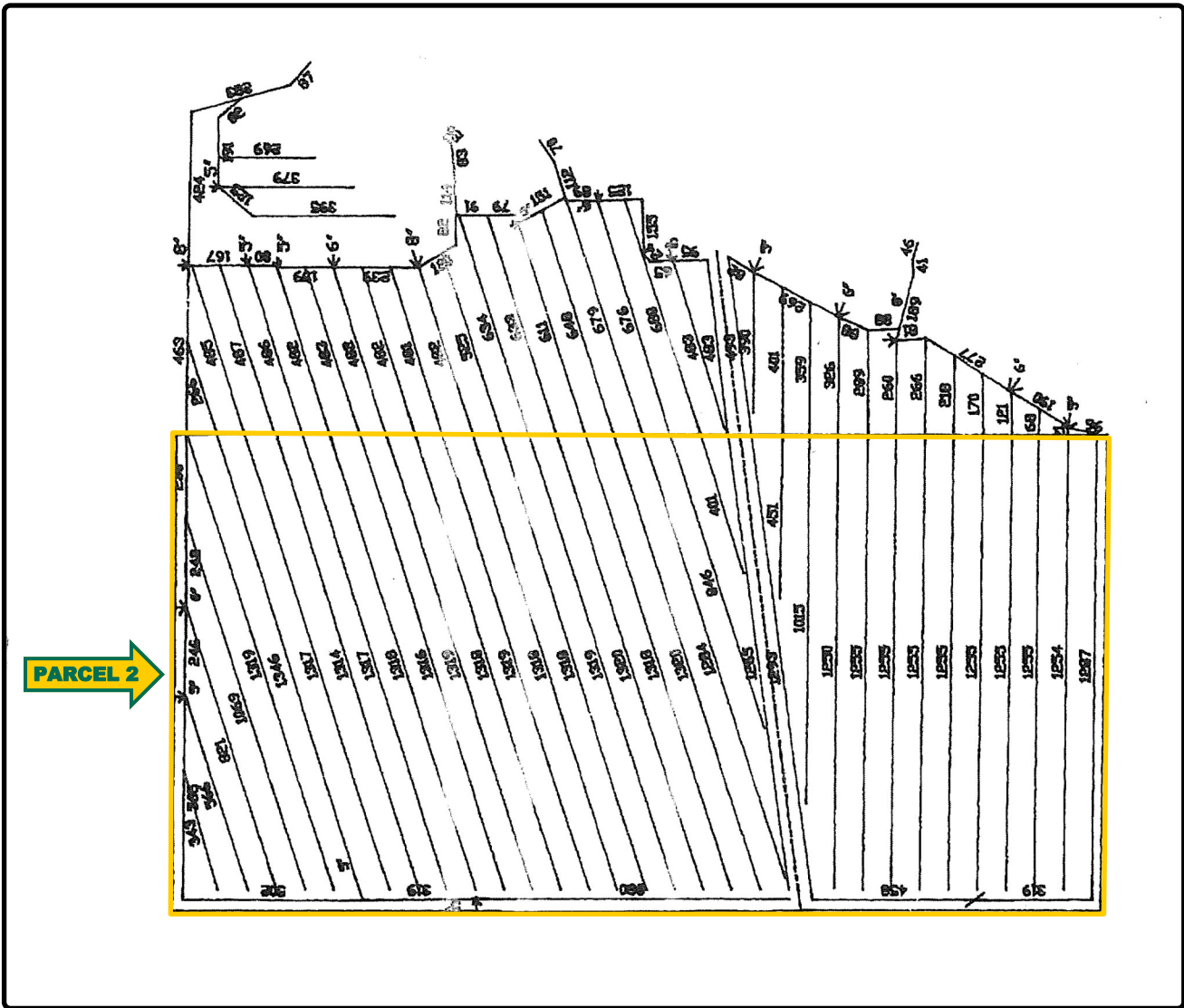
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Paul Chalstrom
Lansing Twp. Sec. 1
Mower Co. MN.
Aug. 1993
1"= 440



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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southwest Looking Northeast



Parcel 2 - Northwest Looking Southeast



Parcel 2 - Southeast Looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Thur., April 14, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Fri., April 15, 2022**

Time: **10:30 a.m.**

Site: **Lansing Corners Event
Center
27017 US-218
Austin, MN 55912**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, April 14**, 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

Pamela Horan Trust, Michael Horan

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Donald Savelkoul
Savelkoul Law Office

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 17, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Immediate possession will be given upon execution of purchase agreement. Seller will pay real estate taxes due and payable in 2021; buyer will pay real estate taxes dues 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

230.00 Acres in 2 Parcels - Mower, 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.

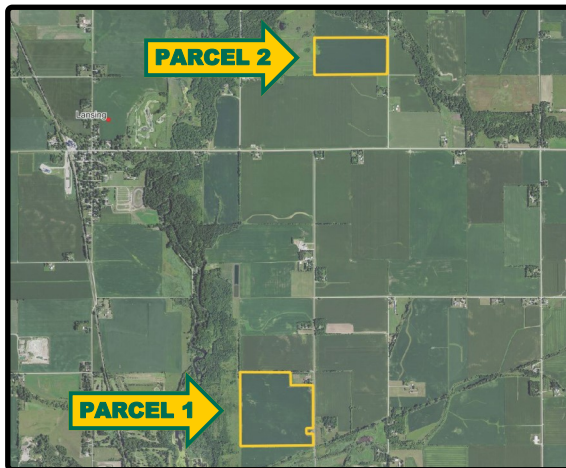
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, April 14**, to attend auction.

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



Acres

Total Bid Amount (Nearest \$1,000.00)

Parcel 1 - 150.00 Ac., m/l

\$ _____

Parcel 2 - 80.00 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).

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