

Land Auction

ACREAGE:

306.49 Acres, m/l
In 2 parcels
Blue Earth County, MN

DATE:

April 22, 2022
10:00 a.m.
Register to Attend

LOCATION:

Pioneer Bank
Mankato, MN

Parcel

1

.....
156.61 Ac.



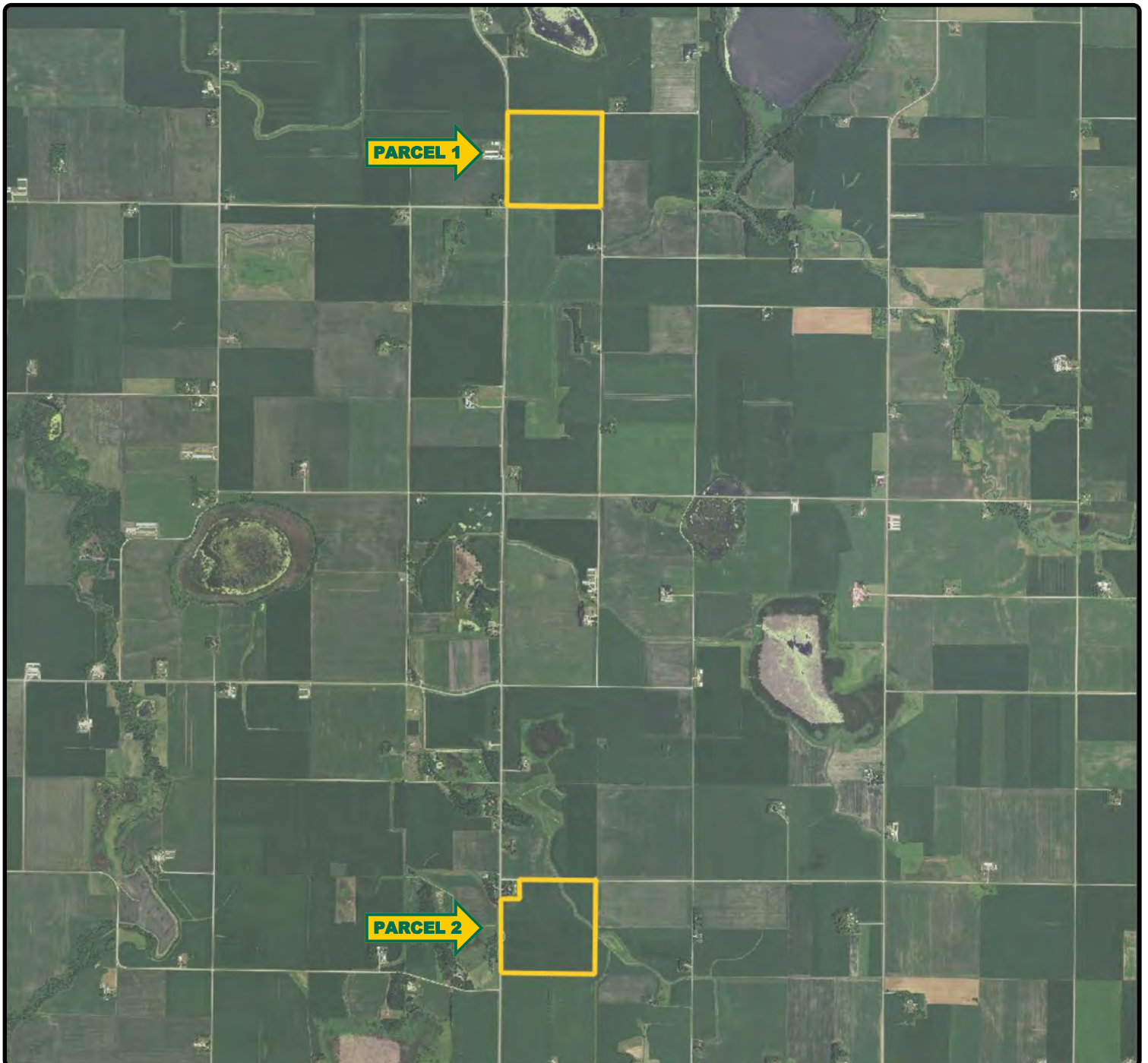
Property Key Features

- Quality Southern Minnesota Farmland with Substantial System Tiling
- Parcel 1 – 156.61 Acres, m/l; 89.70 CPI on 153.47 FSA/Eff. Crop Acres
- Parcel 2 – 149.88 Acres, m/l; 87.00 CPI on 140.50 FSA/Eff. Crop Acres

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

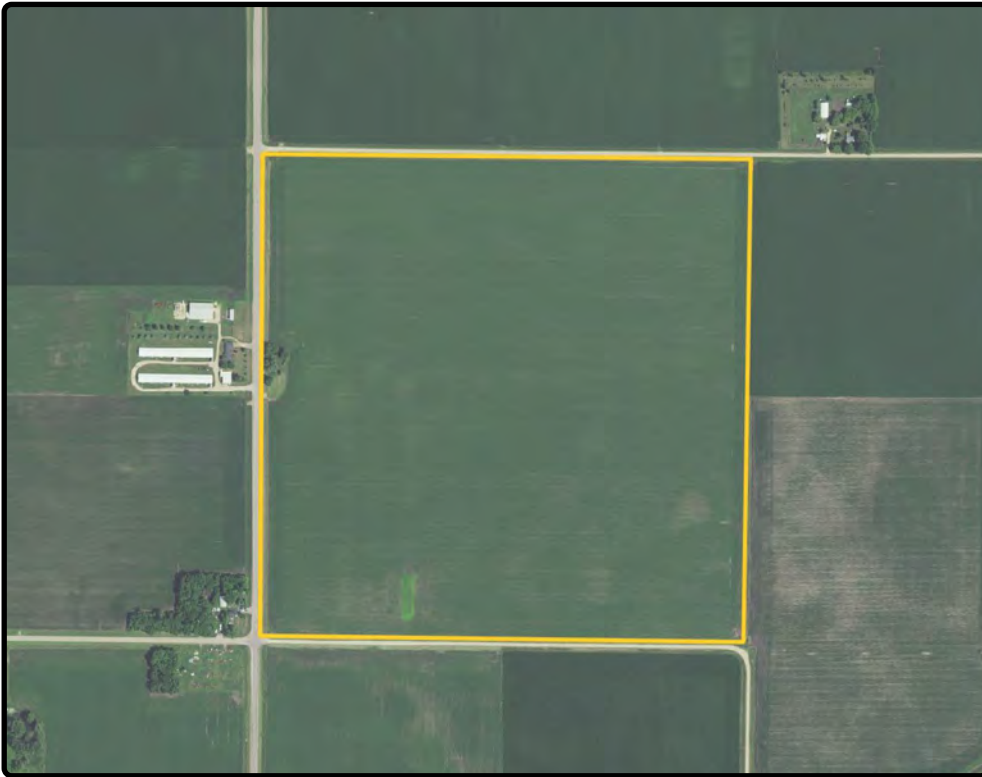
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Parcel 1

FSA/Eff. Crop Acres:	153.47
Corn Base Acres:	79.30
Bean Base Acres:	73.30
Soil Productivity:	89.70 CPI

Parcel 1 Property Information 156.61 Acres, m/l

Location

From Pemberton: go west on T-93 for 2 miles, then south on 615th Ave./ County Rd. 14 for 2 miles. Property is southeast of the 615th Ave. and 148th St. intersection.

Legal Description

NW¼ excluding 3.39 acres, Section 22, Township 106 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

Proposed Taxes and Special Assessments Payable in 2022

Ag Non-Hmstd Taxes: \$7,446.58*

Special Assessments: \$339.42*

Total 2022 Real Estate Taxes: \$7,786.00*

Net Taxable Acres: 156.61

Tax per Net Taxable Acre: \$49.72*

Tax Parcel ID #s: R46.20.22.100.001

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

FSA Data

Farm Number 12820, Tract 3620

FSA/Eff. Crop Acres: 153.47

Corn Base Acres: 79.30

Corn PLC Yield: 154 Bu.

Bean Base Acres: 73.30

Bean PLC Yield: 35 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Marna, Shorewood, and Beauford. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.70. 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

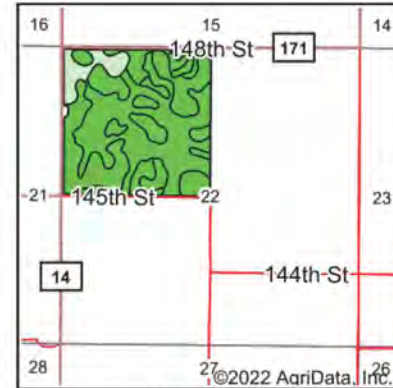
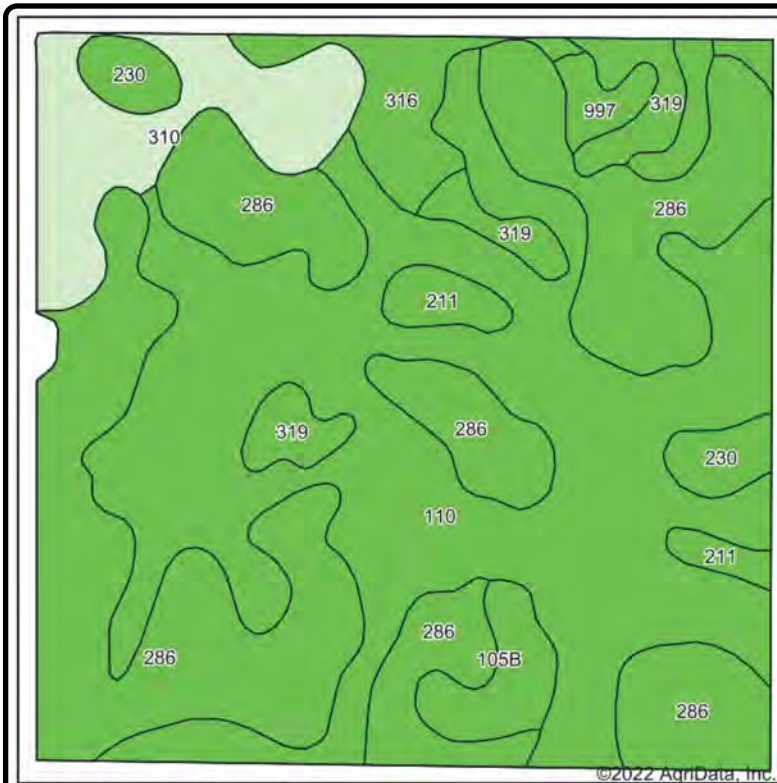
Level to rolling.

Drainage

County Open Ditch No. 5. Substantial system tiling. See tile map, contact agent for details.

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State: **Minnesota**
 County: **Blue Earth**
 Location: **22-106N-25W**
 Township: **Medo**
 Acres: **153.47**
 Date: **3/22/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
110	Marna silty clay loam, 0 to 2 percent slopes	62.21	40.5%		IIw	87
286	Shorewood silty clay loam, 1 to 6 percent slopes	55.78	36.3%		Ile	95
310	Beauford clay	11.47	7.5%		IIw	77
316	Baroda silty clay loam	6.61	4.3%		IIw	95
319	Barbert silt loam	5.79	3.8%		IIIw	86
230	Guckeen silty clay loam, 1 to 3 percent slopes	3.61	2.4%		IIw	95
105B	Kamrar clay loam, 2 to 6 percent slopes	3.59	2.3%		Ile	95
211	Lura silty clay, 0 to 1 percent slopes	2.81	1.8%		IIIw	81
997	Marna-Barbert complex	1.60	1.0%		IIw	85
Weighted Average					2.06	89.7

Buildings/Improvements

None.

Water & Well Information

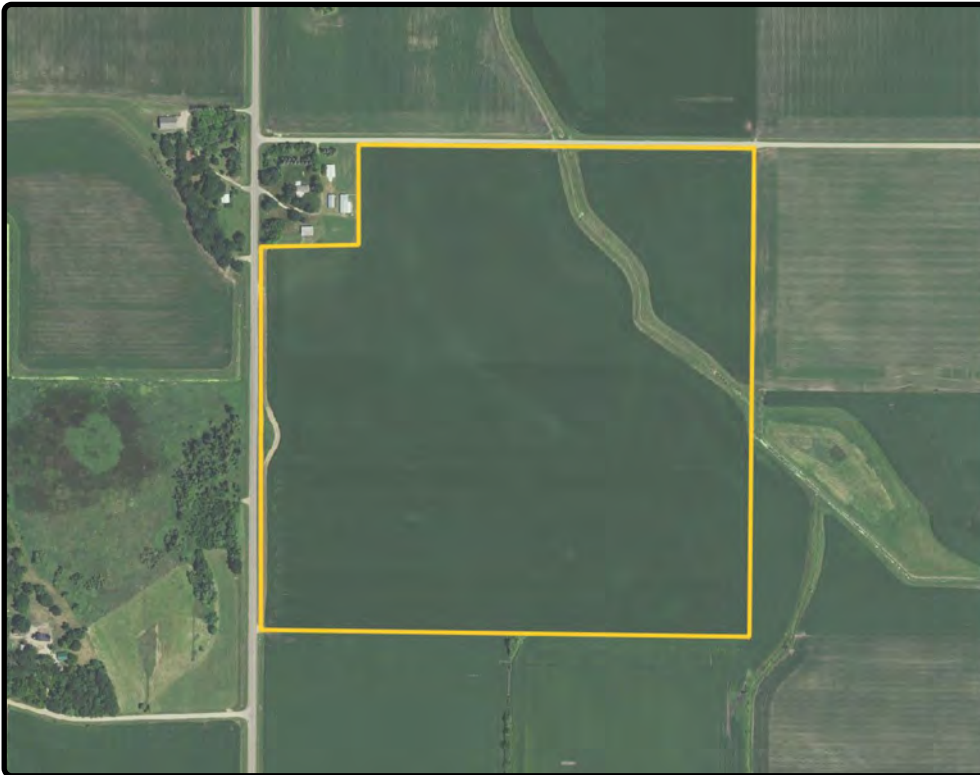
No known wells.

Comments

Pride of ownership farm.

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Parcel 2

FSA/Eff. Crop Acres:	140.50
CRP Acres:	2.44
Corn Base Acres:	71.79
Bean Base Acres:	68.71
Soil Productivity:	87.00 CPI

Parcel 2 Property Information 149.88 Acres, m/l

Location

From Pemberton: go west on T-93 for 2 miles, then south on 615th Ave./County Rd. 14 for 6.2 miles. Property is on the east side of 615th Ave.

Legal Description

NW¼ excluding 3.11 acres, Section 10, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

Proposed Taxes and Special Assessments Payable in 2022
 Ag Non-Hmstd Taxes: \$6,895.97*
 Special Assessments: \$2,918.03*
 Total 2022 Real Estate Taxes: \$9,814.00*
 Net Taxable Acres: 149.88
 Tax per Net Taxable Acre: \$65.48*
 Tax Parcel ID #: R34.25.10.100.003
**Taxes listed are proposed and estimated for 2022. Blue Earth County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 12820, Tract 3621
 FSA/Eff. Crop Acres: 140.50
 CRP Acres: 2.44
 Corn Base Acres: 71.79
 Corn PLC Yield: 154 Bu.
 Bean Base Acres: 68.71
 Bean PLC Yield: 44 Bu.

NRCS Classification

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

CRP Contracts

There are 2.44 acres enrolled in a CP-21 contract that pays \$289.99/acre or \$708.00 annually and expires September 30, 2032.

Soil Types/Productivity

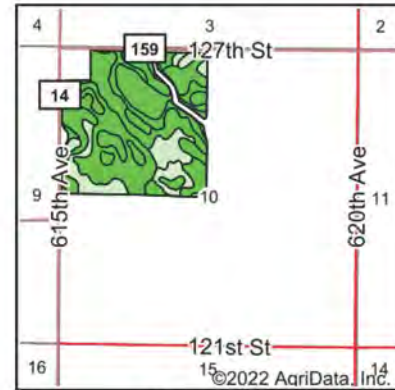
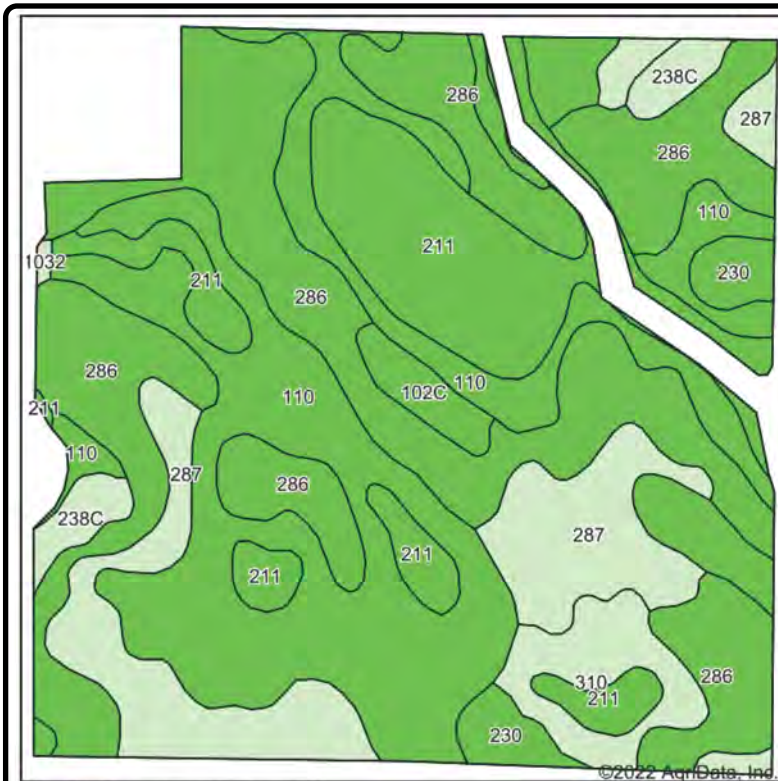
Main soil types are Shorewood, Marna, and Lura. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.00. See soil map for details.

Mineral Rights

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

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State: **Minnesota**
 County: **Blue Earth**
 Location: **10-105N-25W**
 Township: **Danville**
 Acres: **140.5**
 Date: **3/22/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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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
286	Shorewood silty clay loam, 1 to 6 percent slopes	46.04	32.8%		Ile	95
110	Marna silty clay loam, 0 to 2 percent slopes	42.63	30.3%		IIlw	87
211	Lura silty clay, 0 to 1 percent slopes	19.86	14.1%		IIIW	81
287	Minnetonka silty clay loam	18.34	13.1%		IIW	77
310	Beauford clay	5.53	3.9%		IIW	77
230	Guckeen silty clay loam, 1 to 3 percent slopes	3.15	2.2%		IIW	95
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	2.82	2.0%		IIle	74
102C	Clarion loam, 6 to 10 percent slopes	1.96	1.4%		IIle	92
1032	Lake beaches	0.17	0.1%		IIIW	72
Weighted Average					2.18	87

Land Description

Level to rolling.

Drainage

County Open Ditch No. 5. Numerous tile systems and random laterals. See tile map, contact agent for details.

Buildings/Improvements

None.

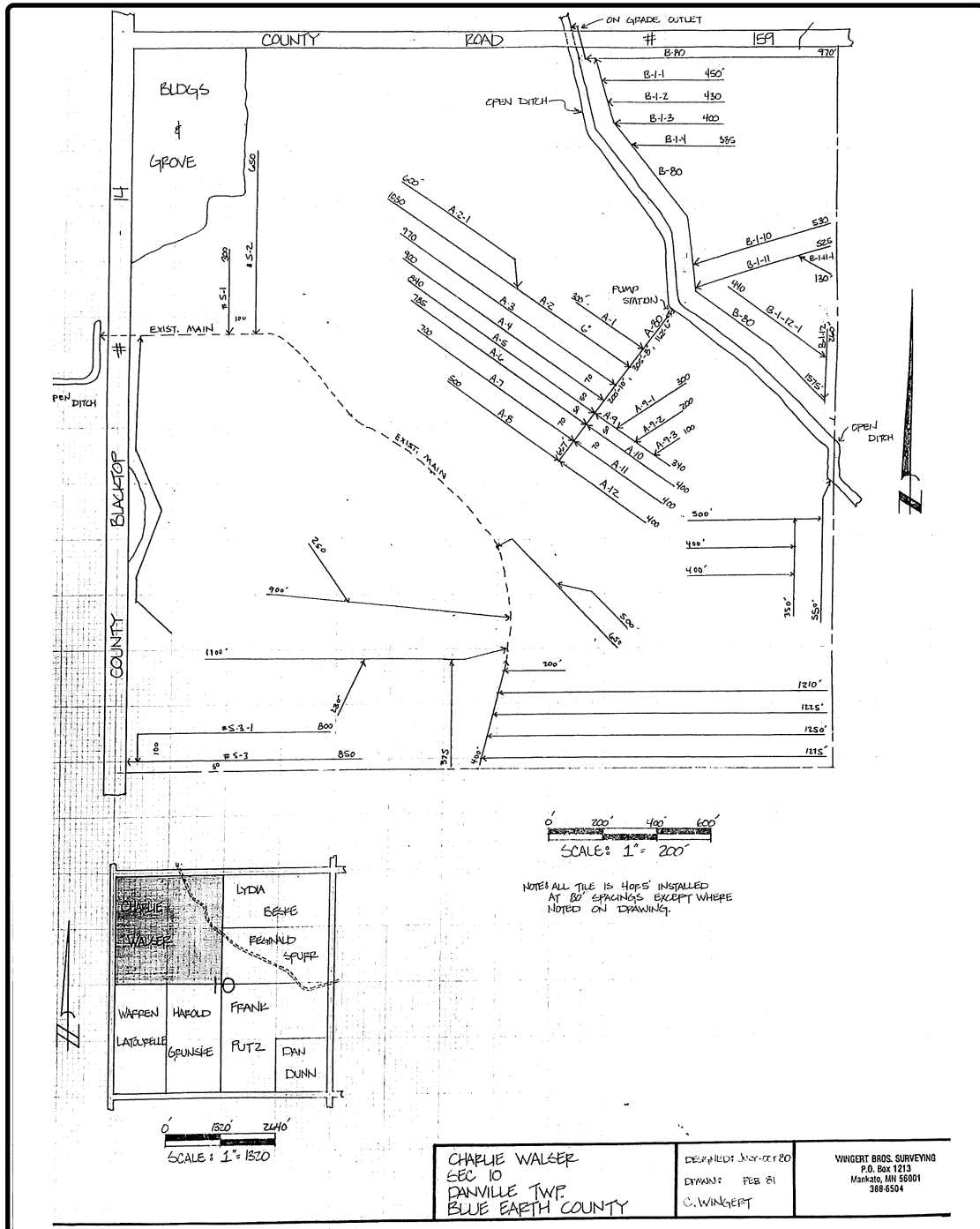
Water & Well Information

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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Parcel 1 - Southeast Looking Northwest



Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southwest Looking Northeast



Parcel 2 - Northeast Looking Southwest



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Parcel 2 - Southeast Looking Northwest



Parcel 2 - Southwest Looking Northeast



Parcel 2 - Northwest Looking Southeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Thur., April 21, 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 22, 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 Thursday, April 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

- 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

Dorothy Walser Trust
Charles Walser Trust

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Chris Roe
Blethen Berens

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 24, 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. Real estate taxes, special assessments and income 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

306.49 Acres in 2 Parcels - 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.

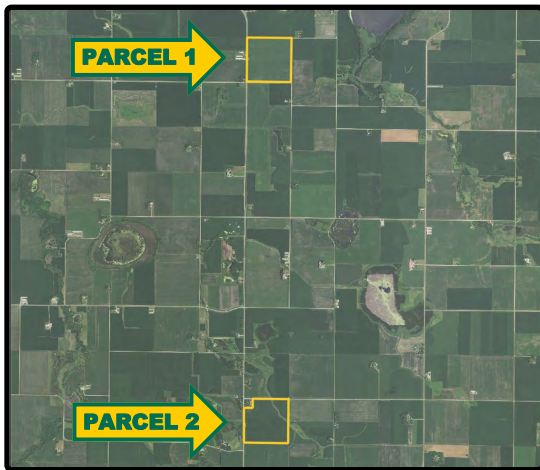
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Thursday, April 21** 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 - 156.61 Ac., m/l	\$ _____
Parcel 2 - 149.88 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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