

Land Auction

ACREAGE:

157.29 Acres, m/l
Redwood County, MN

DATE:

June 7, 2022
11:00 a.m.
Register to Attend

LOCATION:

**Belview
Community Center**
Belview, MN

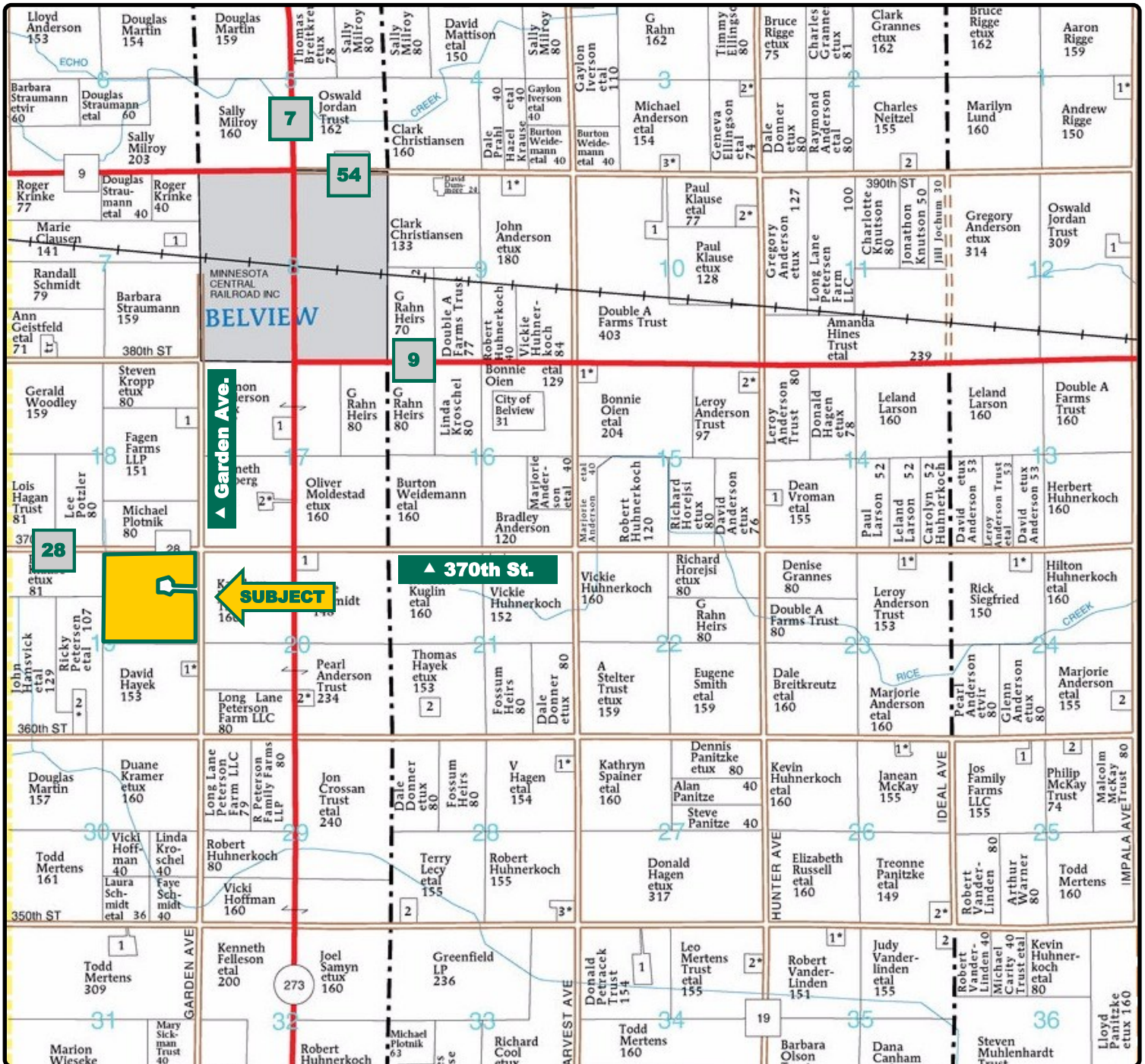


Property Key Features

- **James Milbradt Trust B**
- **High-Quality Soils with a CPI Rating of 93.30**
- **Good Access and Drainage Outlets**

Rick Hauge, ALC, ARA
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

507-345-5263
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001
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FSA/Eff. Crop Acres:	155.93
Corn Base Acres:	77.57
Bean Base Acres:	78.36
Soil Productivity:	93.30 CPI

Property Information

157.29 Acres, m/l

Location

From Belview: 1 mile south on CR 7 and then ½ mile west on CR 28/370th St. Property is on the south side of the road.

Legal Description

NE¼, except 2.71 Ac. tract, Section 19, Township 113 North, Range 37 West of the 5th P.M., Redwood Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Hmstd Taxes: \$5,731.24
Special Assessments: \$30.76
Total 2021 Real Estate Taxes: \$5,762.00
Net Taxable Acres: 157.29
Tax per Net Taxable Acre: \$36.63

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 10078, Tract 3861
FSA/Eff. Crop Acres: 155.93
Corn Base Acres: 77.57
Corn PLC Yield: 158 Bu.
Bean Base Acres: 78.36
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW– Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Canisteo Amiret and Okoboji . Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.30. 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

Tile present. See tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Nice, highly tillable Redwood County farm with high-quality soils.

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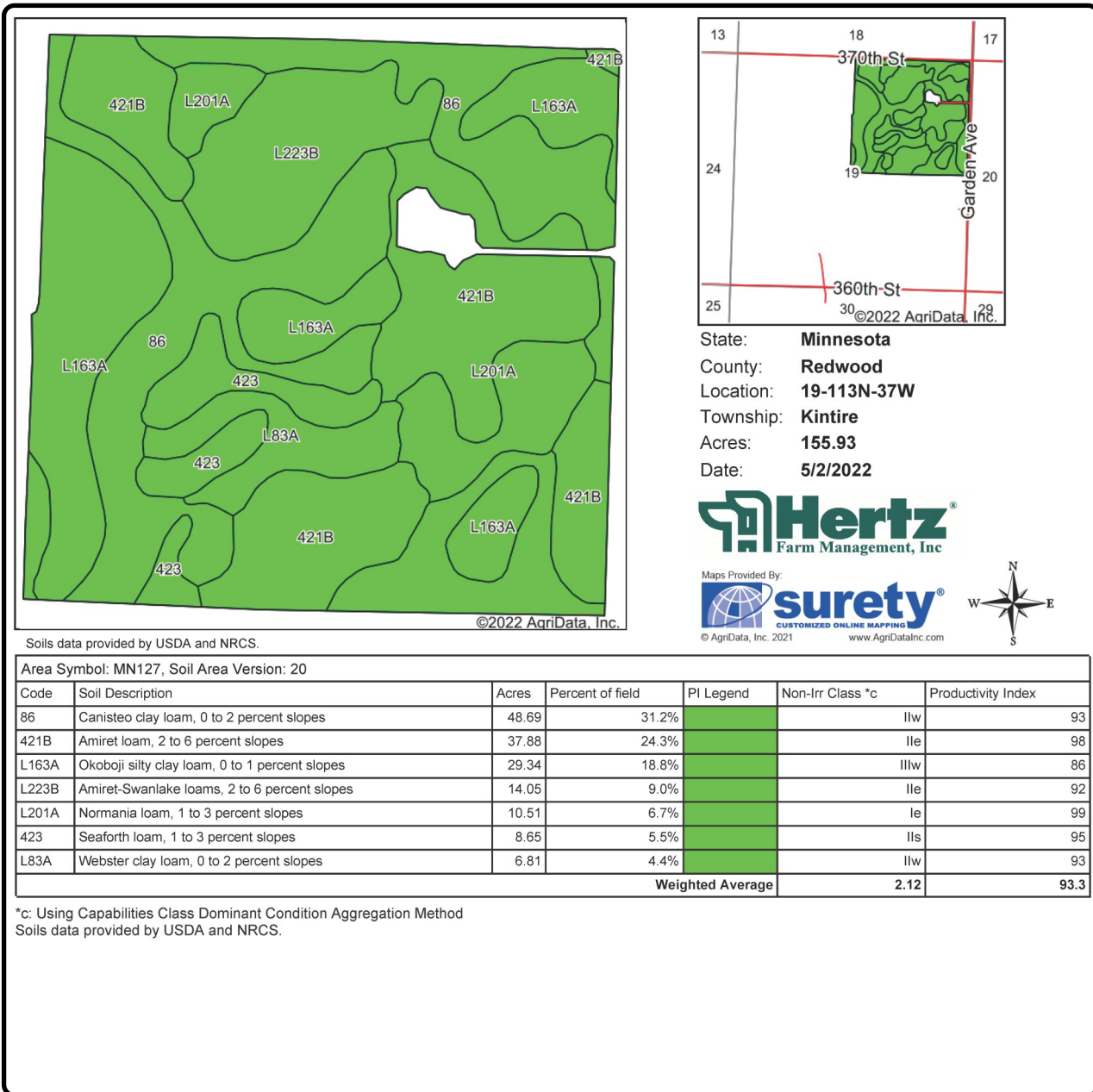
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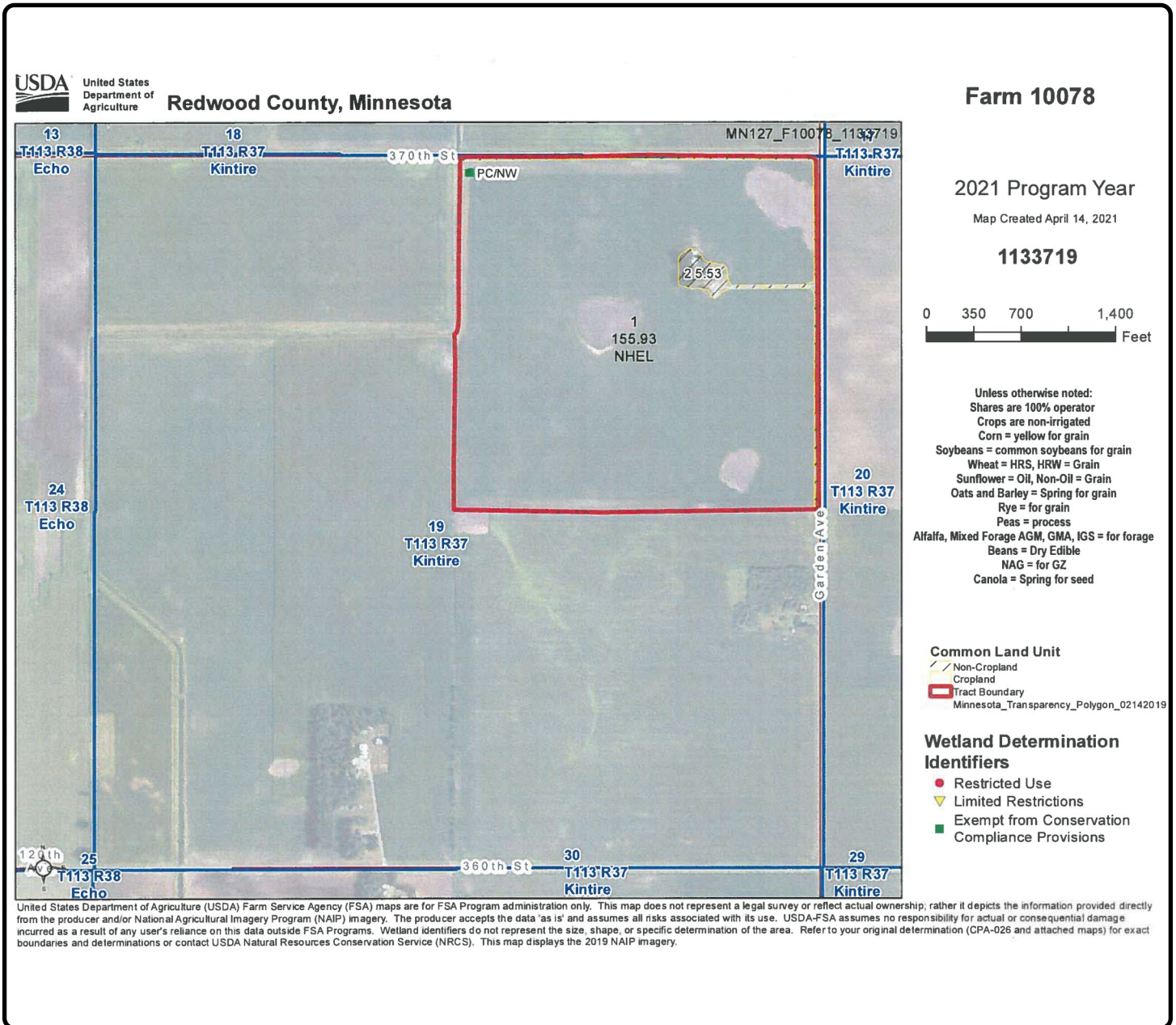
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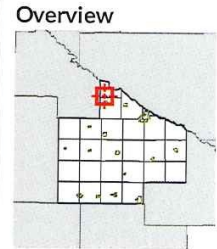
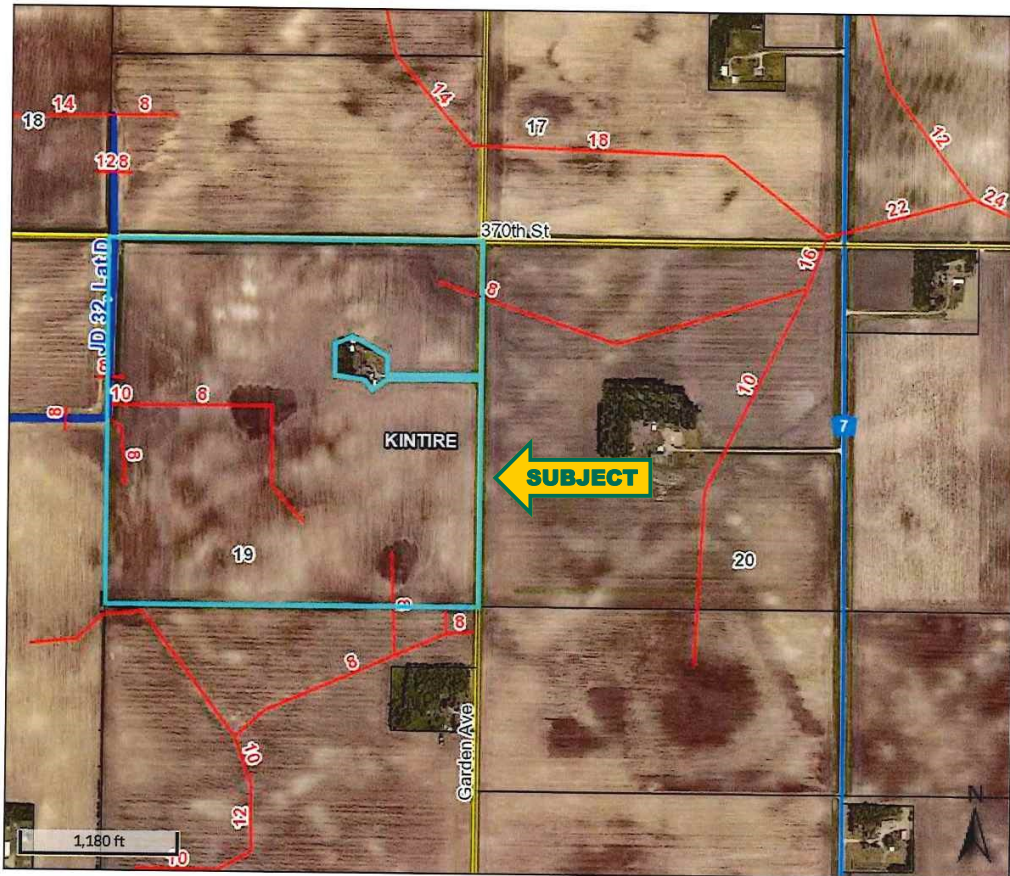




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Beacon™ Redwood County, MN



Legend

-  Municipal Boundaries
-  Surrounding Counties
-  Townships
-  Open Ditch
-  Drain Tile
-  Parcels
- Major Roads**
-  County/Twp/City
-  State/Federal
-  County
-  Minor Roads

Parcel ID	57-019-1040	Alternate ID	n/a	Owner Address	MILBRADT/JAMES/TRUST B
Sec/Twp/Rng	19-113-37	Class	AGRICULTURE		% PAUL MILBRADT
Property Address		Acreage	157.29		22536 420 ST
					BELVIEW MN 56214-1000
District	n/a				
Brief Tax Description	NE1/4 EX 2.71A TR, 157.29A M/L				
	(Note: Not to be used on legal documents)				

Date created: 2/10/2022
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Looking West



Looking Southeast



Looking Northeast



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Looking East



Looking Southwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., June 6, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Tues. June 7, 2022**

Time: **11:00 a.m.**

Site: **Belview Comm. Center
202 S Main St.
Belview, MN 56214**

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Monday, June 6, 2022** 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

James Milbradt Trust B

Agency

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

Auctioneer

Rick Hauge

Attorney

Hans Carlson
Costello, Carlson & Butzon, LLP

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 July 15, 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 October 31, 2022 or when crops are harvested. Seller will pay real estate taxes and special assessments due and payable in 2022; Buyer will pay real estate taxes and special assessments due and payable in 2023 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

157.29 Acres in 1 Parcel - Redwood 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, June 6, 2022** to attend auction.

Hertz Farm Management, Inc.
ATTN: Rick Hauge
151 Saint Andrews Ct., Ste. 1310
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Acres

157.29 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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