

Land Auction

ACREAGE:

152.78 Acres, m/l
Clay County, MN

DATE:

June 23, 2022
1:00 p.m.
Register to Attend

LOCATION:

Sabin Community Center
Sabin, MN



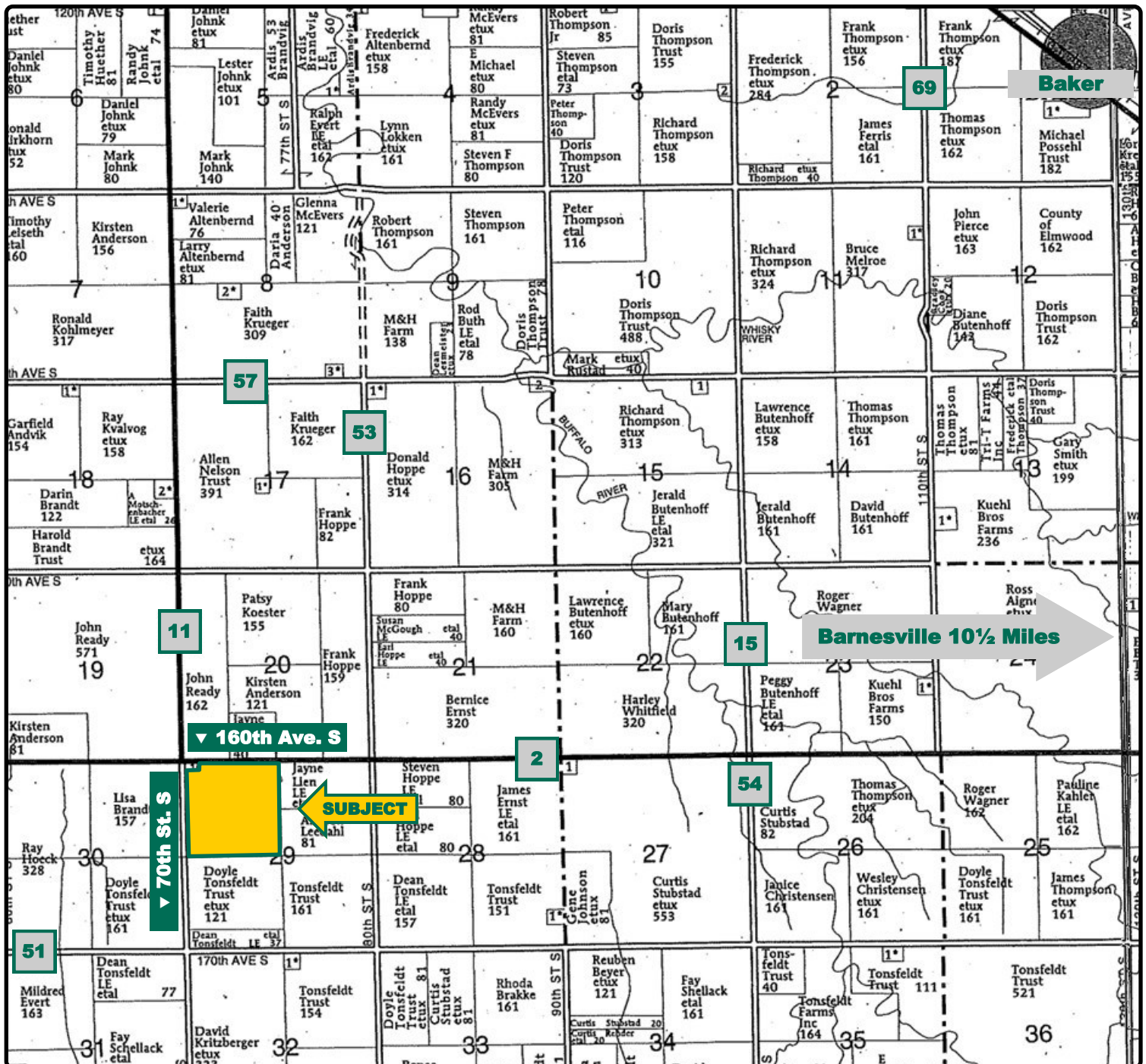
Property Key Features

- Great Open Configuration
- High Quality Soils with 91.40 CPI
- Excellent Drainage and Access to Open Ditch JD#1

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Terry Dean, ALC
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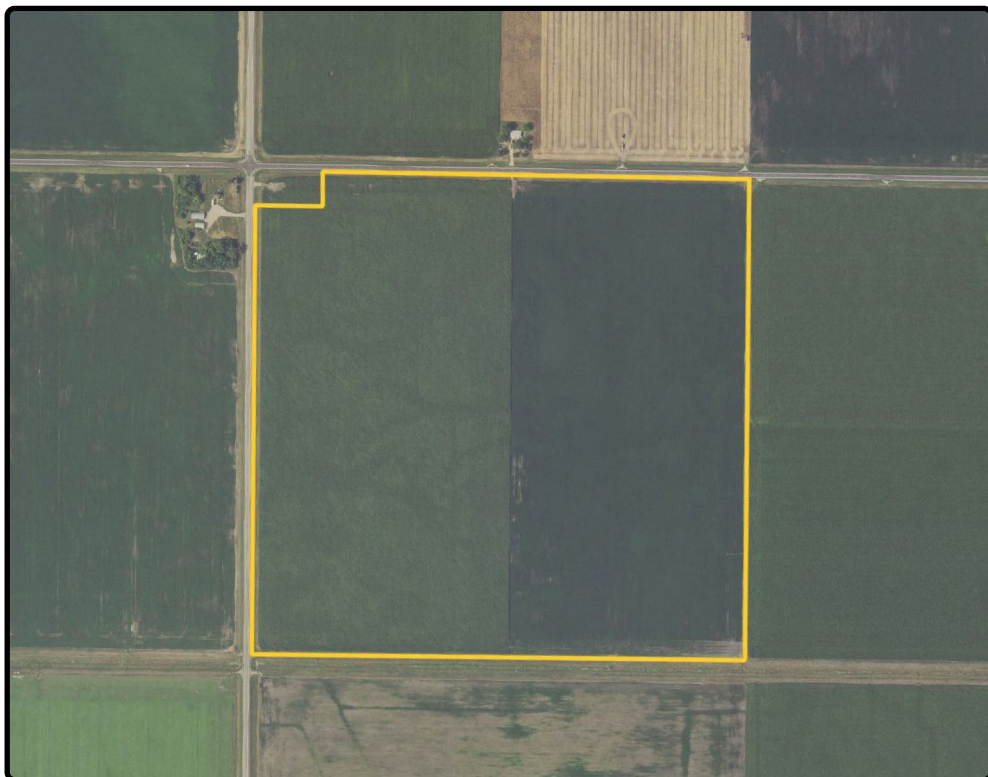


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FSA/Eff. Crop Acres: 150.43*
Corn Base Acres: 48.58*
Bean Base Acres: 48.56*
Wheat Base Acres: 48.56*
Soil Productivity: 91.40 CPI

**Acres are estimated.*

Property Information

152.78 Acres, m/l

Location

From Barnesville: go west on County Hwy. 2/160th Ave. S for 10½ miles. Farm is on the south side of County Hwy. 2.

Legal Description

NW¼, excluding 2 acres, Section 29, Township 137 North, Range 47 West of the 5th P.M., Clay County, MN.

Lease Status

Leased through the 2023 crop year.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2022
 Ag Non-Hmstd Taxes: \$4,864.61
 Special Assessments: \$1,551.39
 Total 2022 Real Estate Taxes: \$6,416.00
 Net Taxable Acres: 152.78
 Tax per Net Taxable Acre: \$42.00
 Tax Parcel ID #: 01.029.2000

FSA Data

Farm Number 3674, Tract 3508
 FSA/Eff. Crop Acres: 150.43*
 Corn Base Acres: 48.58*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 48.56*
 Bean PLC Yield: 30 Bu.
 Wheat Base Acres: 48.56*
 Wheat PLC Yield: 42 Bu.
**Acres are estimated pending reconstitution of farm by the Clay County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
 Tracts does not contain a wetland.

Soil Types/Productivity

Main soil types are Fargo, Wheatville, and Viking. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 91.40. 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.

Drainage

Natural. Access to open ditch JD#1. No maps available.

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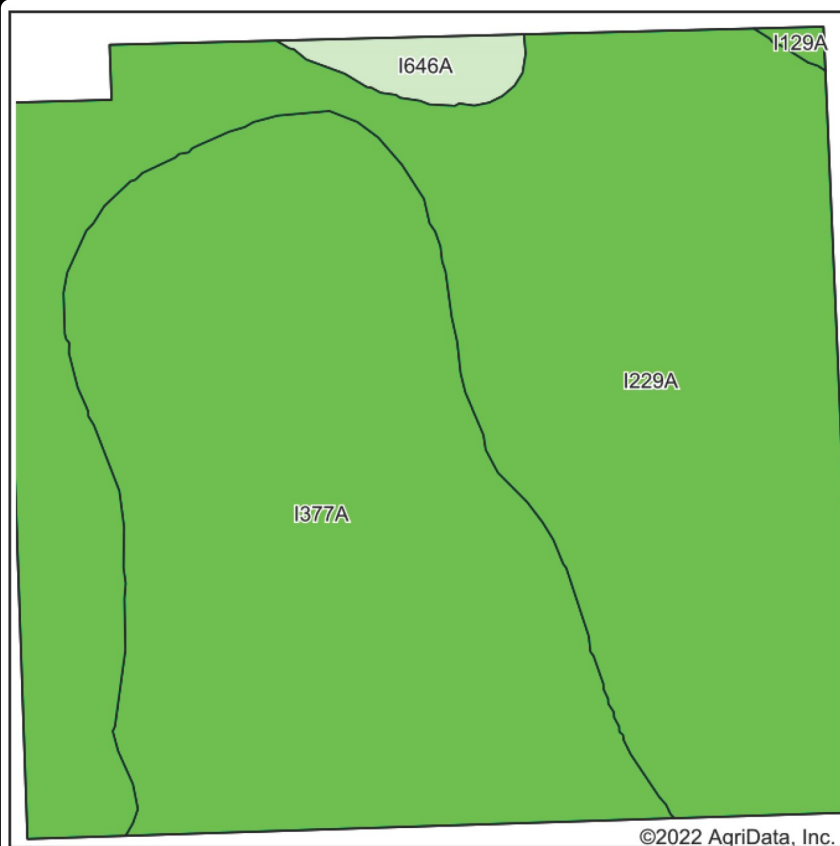
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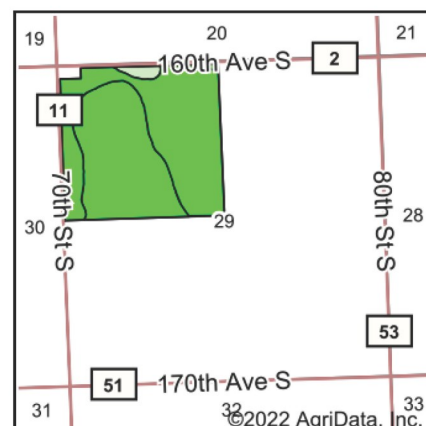
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Soils data provided by USDA and NRCS.

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State: **Minnesota**

County: **Clay**

Location: **29-137N-47W**

Township: **Alliance**

Acres: **150.43**

Date: **5/18/2022**



Maps Provided By:



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Area Symbol: MN027, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	80.46	53.5%		IIw	94
I377A	Wheatville silt loam, 0 to 2 percent slopes	66.81	44.4%		IIe	89
I646A	Viking clay loam, 0 to 1 percent slopes	2.79	1.9%		IIw	75
I129A	Croke very fine sandy loam, 0 to 2 percent slopes	0.37	0.2%		IIc	85
Weighted Average					2.00	91.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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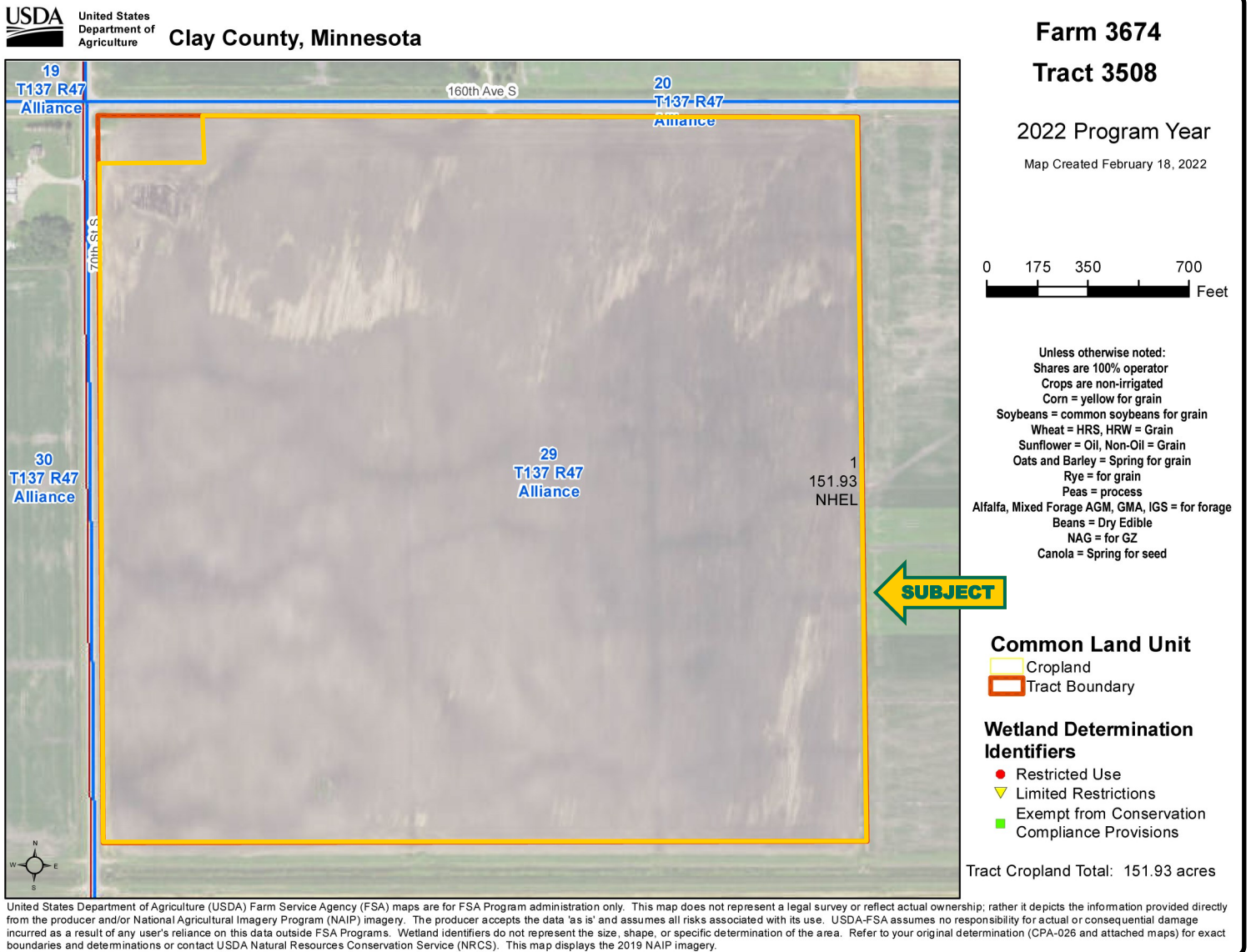
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Southwest Looking Northeast



CD-77 South of Property



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Northwest Looking Southeast



Southeast Looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Weds., June 22, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Thurs., June 23, 2022**

Time: **1:00 p.m.**

Site: **Sabin Community Center**
2 Main St.
Sabin, MN 56580

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, June 22** 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

Raymond Simmons and Edward Werre

Agency

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

Auctioneer

Geoff Mead

License No. 07-20-11

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 September 21, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Farm has two year lease agreement ending after 2023 crop year. 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

152.78 Acres in 1 Parcel - Clay 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.

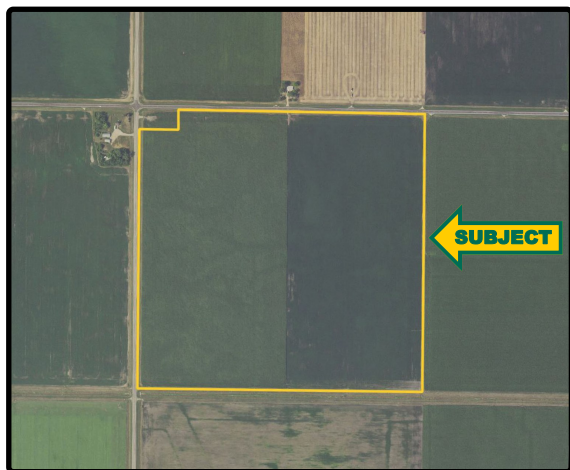
X _____
Signature

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, June 22, 2022** to attend auction.

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



Acres

Parcel 1 - 152.78 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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