

Land Auction

ACREAGE:

149.87 Acres, m/l
Sibley County, MN

DATE:

June 27, 2022
1:00 p.m.
Register to Attend

LOCATION:

Arlington
Community Center
Arlington, MN

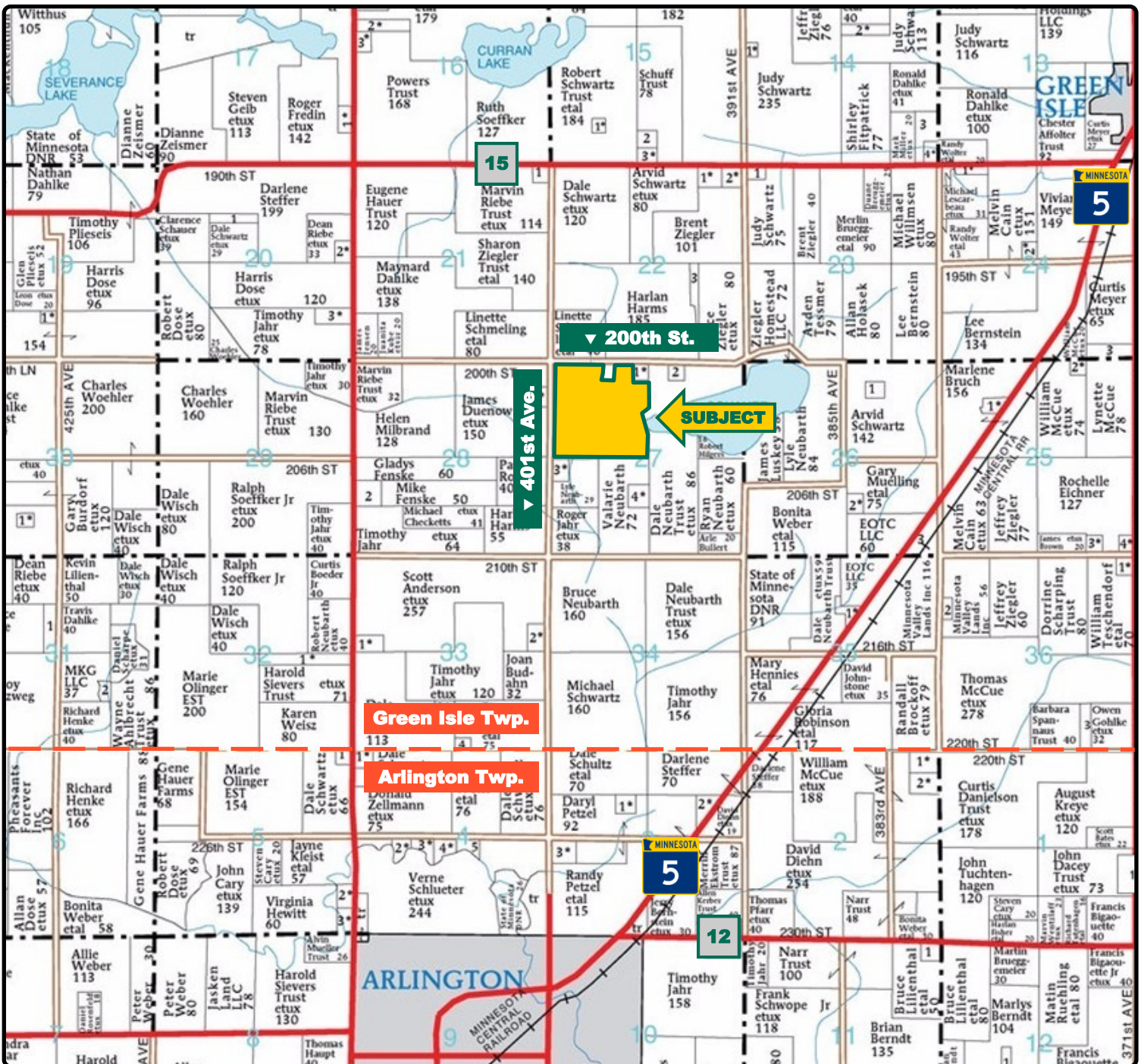


Property Key Features

- Buckentine Acres Farm
- Farmable Wetlands Removed
- Excellent Soil Productivity with 92.00 CPI

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
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FSA/Eff. Crop Acres: 138.30*
CRP Acres: 9.50
Corn Base Acres: 87.14*
Bean Base Acres: 40.13*
Wheat Base Acres: 0.93*
Soil Productivity: 92.00 CPI

**Acres are estimated.*

Property Information

149.87 Acres, m/l

Location

From Hwy. 5 in Arlington: go north on 401st Ave. for 3 miles. Farm is southeast of the 401st Ave. and 200th St. intersection.

Legal Description

NW¼, excluding 5 acre building site and 3.11 acre building site in NE¼ of the NW¼, Section 27, Township 114 North, Range 27 West of the 5th P.M., Sibley County, MN.

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
 Ag Non-Hmstd Taxes: \$8,320.82
 Special Assessments: \$453.18
 Total 2022 Real Estate Taxes: \$8,774.00
 Net Taxable Acres: 149.87
 Tax per Net Taxable Acre: \$58.54
 Tax Parcel ID #s: 15-2701-020 and 15-2701-030

FSA Data

Farm Number 7986, Tract 8446
 FSA/Eff. Crop Acres: 138.30*
 CRP Acres: 9.50
 Corn Base Acres: 87.14*
 Corn PLC Yield: 121 Bu.
 Bean Base Acres: 40.13*
 Bean PLC Yield: 34 Bu.
 Wheat Base Acres: 0.93*
 Wheat PLC Yield: 41 Bu.

**Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

NRCS Classification

PC/NW: Prior Converted Non-Wetlands. Two farmable wetlands were removed and farm was recently converted to PC/NW.

CRP Contracts

There are 9.50 acres enrolled in a CP-21 contract that pays \$192.00/acre or \$1,824.00 annually and expires 9/30/2030.

Soil Types/Productivity

Main soil types are Le Sueur-Reedslake-Cordova, Canisteo, and Canisteo-Glencoe. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 92.00. See soil map for details.

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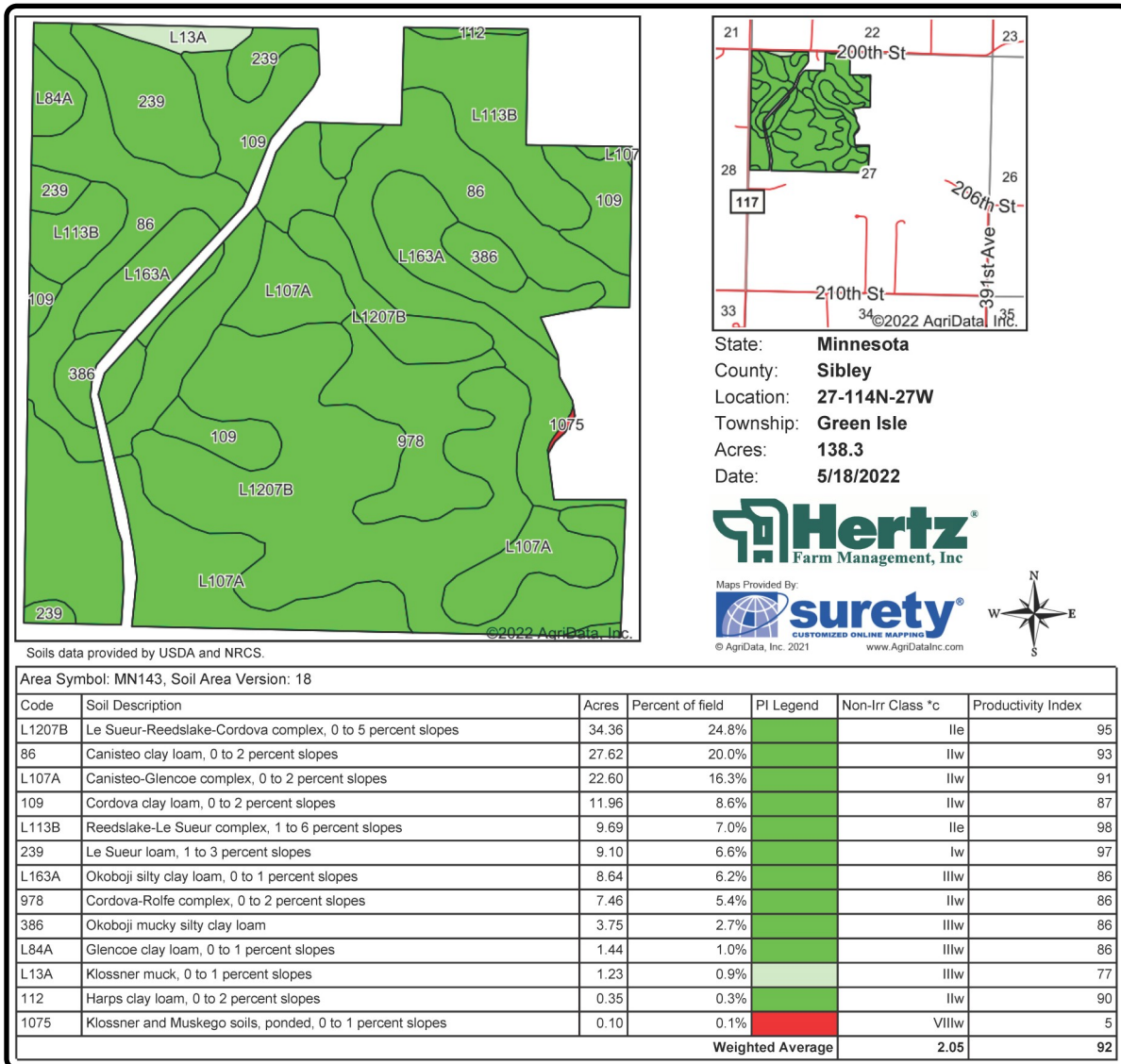
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Land Description

Level to gently rolling.

Drainage

Some tile. Branch 2 of High Island 2 Watershed (HI2) County Drainage District. No maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Utility Easement

There is an Electric Light and Power Easement. The underground powerline serves the neighbor's building site and appears to run along the north ditch and into the building site by the open ditch. Contact agent for details.

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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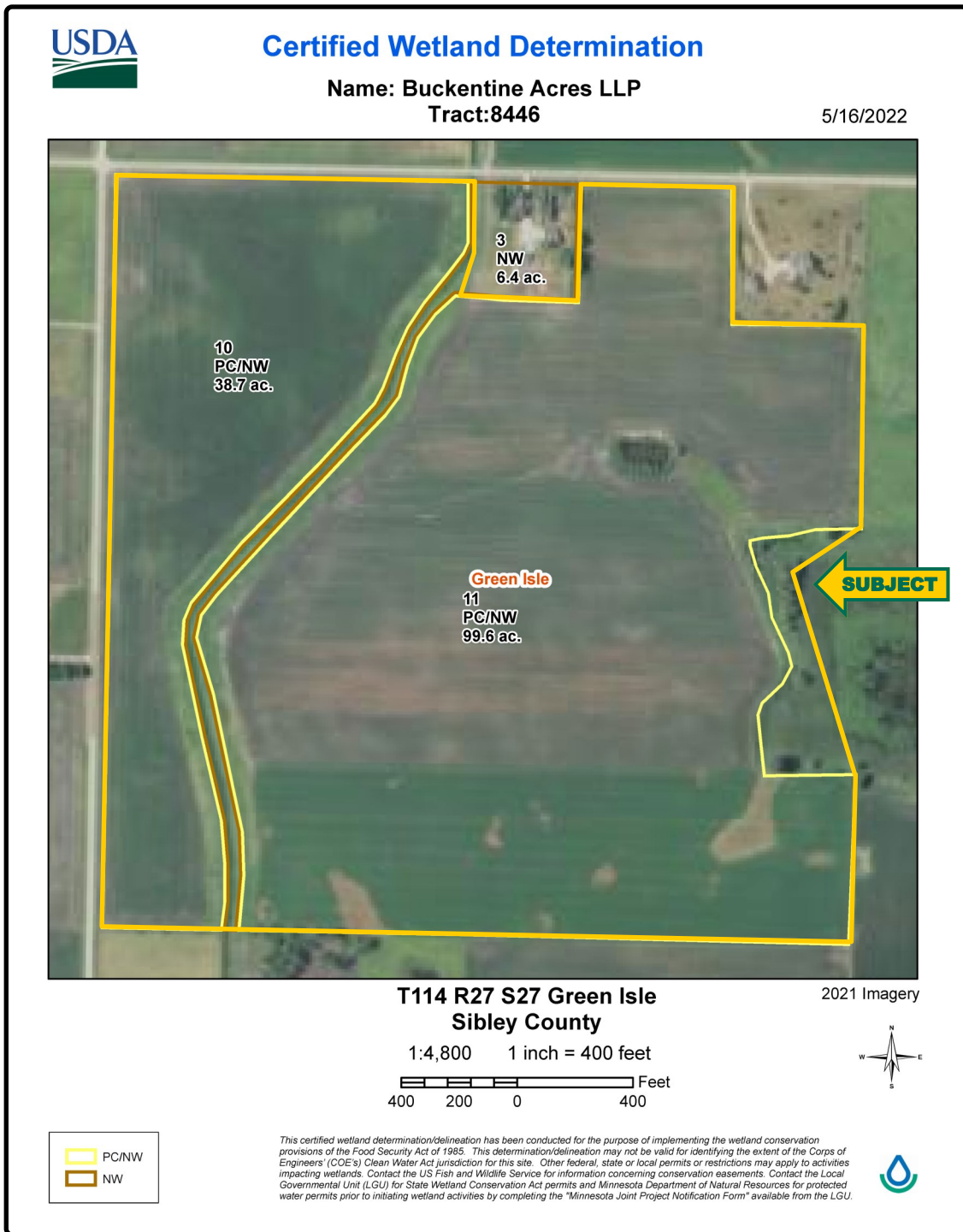
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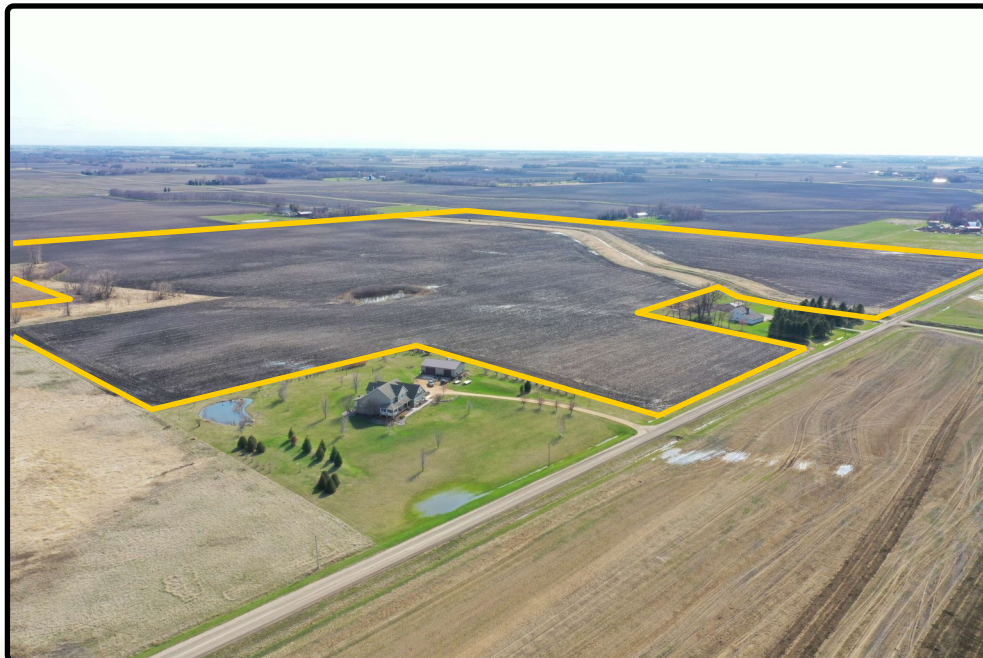
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Northwest Looking Southeast



Northeast Looking Southwest



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Southwest Looking Northeast



Southeast Looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Fri., June 24, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Mon., June 27, 2022**

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

Site: **Arlington Community
Center
204 Shamrock Dr.
Arlington, MN 55307**

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Friday, June 24, 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

Buckentine Acres

Agency

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

Auctioneer

Geoff Mead

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 27, 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. Tenant will be responsible for fall tillage. Buyer will receive a credit for existing lease payment prorated to date of closing. Real estate 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

149.87 Acres in 1 Parcel - Sibley 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 Friday, June 24, 2022** to attend auction.

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ATTN: Geoff Mead
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Acres

149.87 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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