

# Land Auction

**ACREAGE:**

**784.41 Acres, m/l**  
In 6 parcels  
Redwood County, MN

**DATE:**

**June 29, 2022**  
**1:00 p.m.**  
Register to Attend

**LOCATION:**

**Wabasso Community Center**  
Wabasso, MN



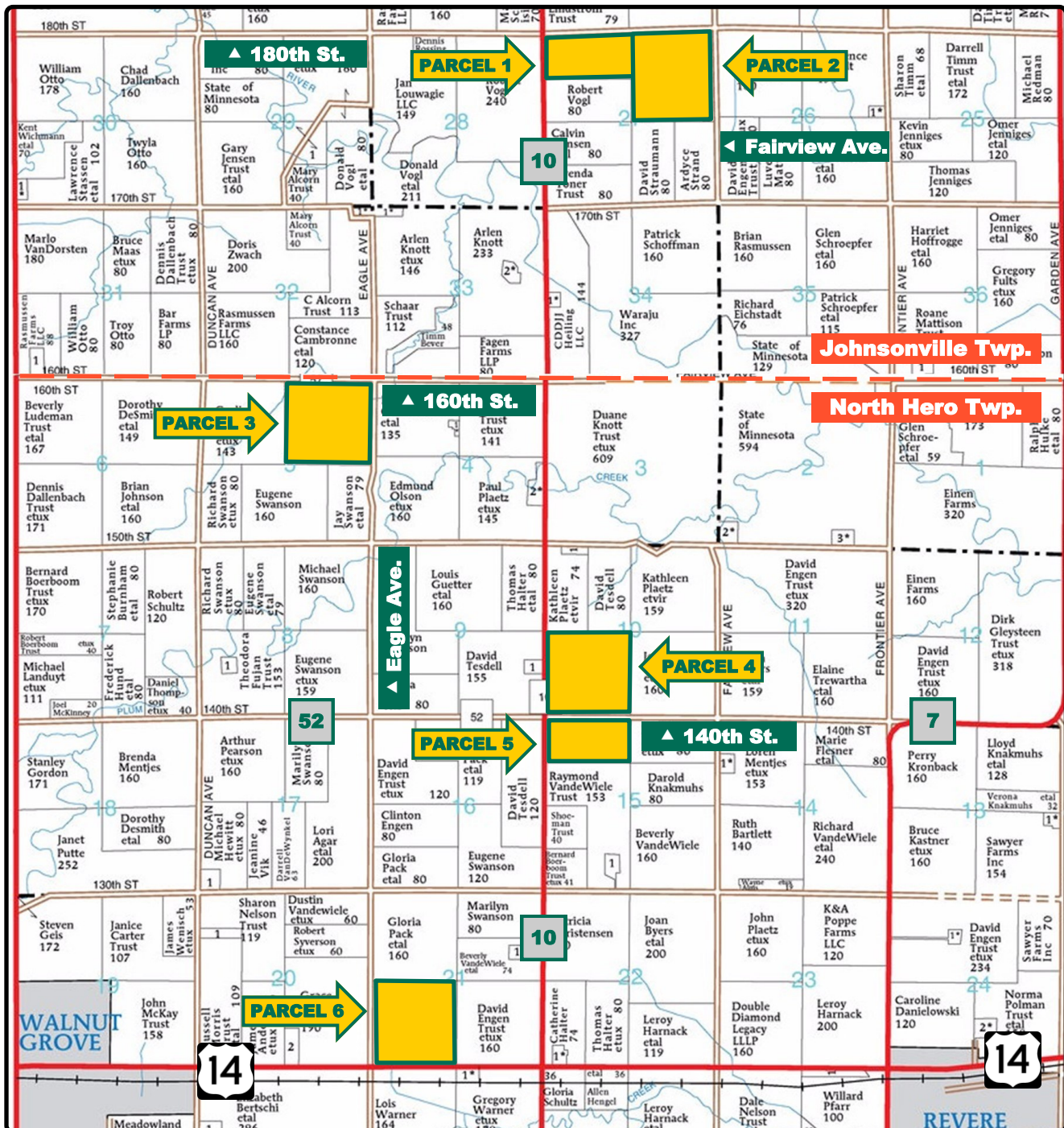
## Property Key Features

- Herbert C. Lindstrom Terminal Interest Trust
- High-Quality Farms with Productive Soils
- Good Drainage, JD 36 Open Ditch Outlet

**Darrell Hylén, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
**DarrellH@Hertz.ag**

**507-345-5263**  
151 St. Andrews Ct. Ste., 1310  
Mankato, MN 56001  
**www.Hertz.ag**





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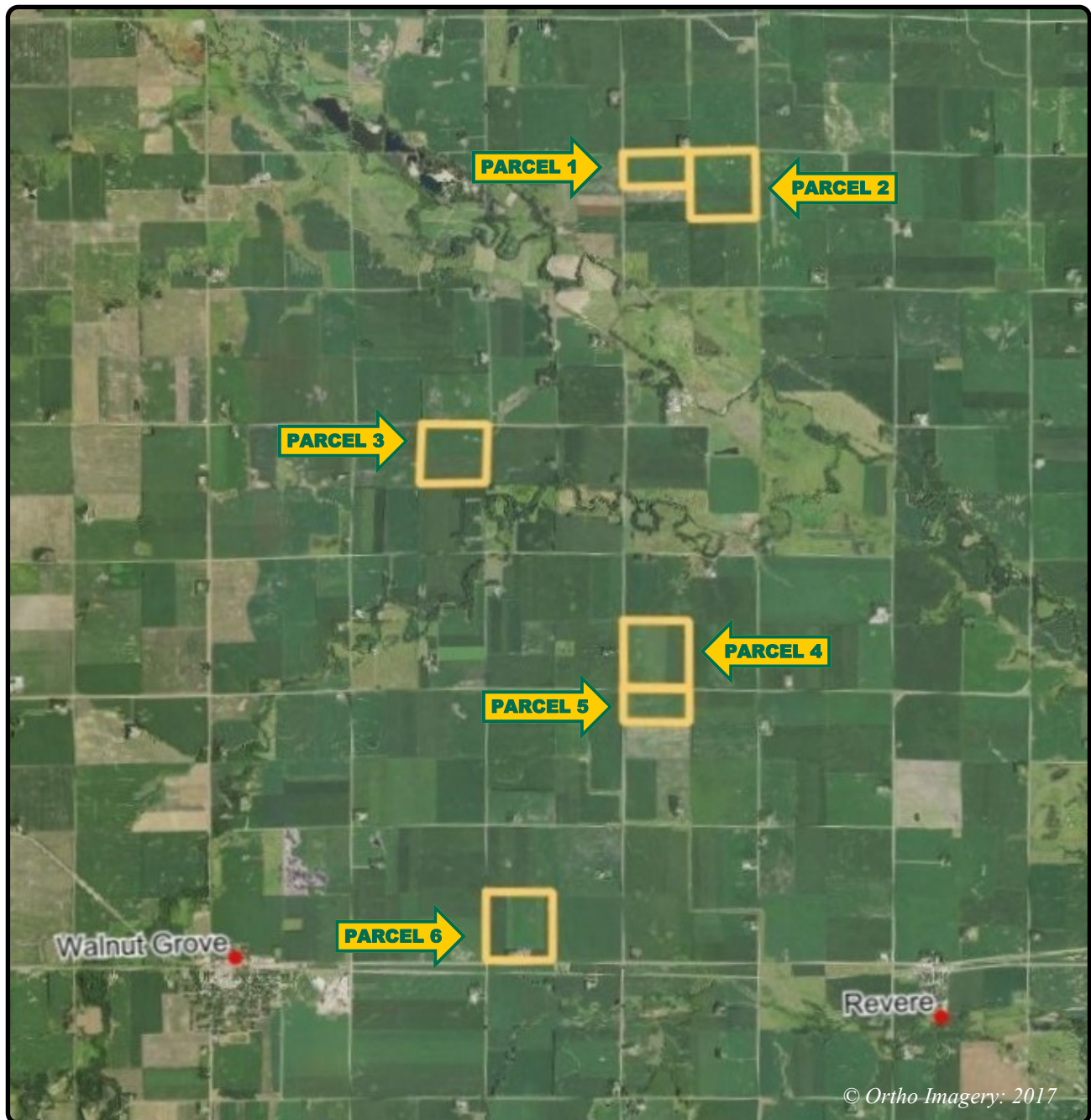
**507-345-5263**

151 St. Andrews Ct. Ste., 1310

Mankato, MN 56001

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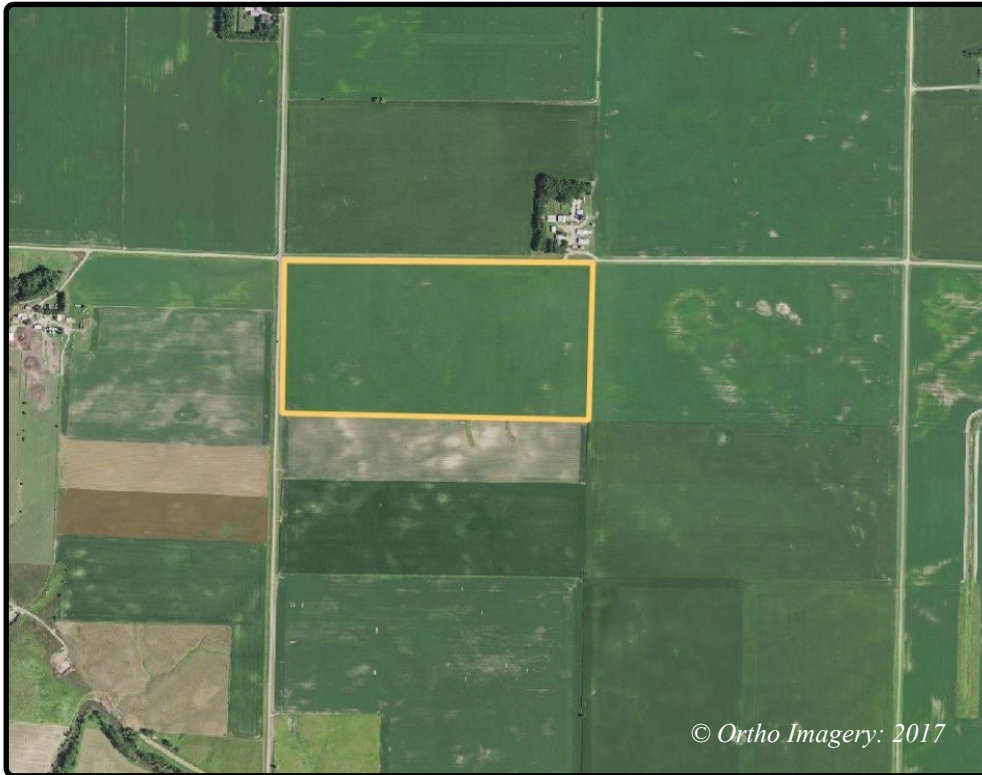
**784.41 Acres, m/l, in 6 Parcels - Redwood Co., MN**



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## Parcel 1

**FSA/Eff. Crop Acres:** 80.00\*  
**Corn Base Acres:** 40.28\*  
**Bean Base Acres:** 39.95\*  
**Soil Productivity:** 92.80 CPI

*\*Acres are estimated.*

### Parcel 1 Property Information 80.00 Acres, m/l

#### Location

**From Revere:** go west on Hwy 14 for 2 miles, then north on Co. Rd. 10 for 6 miles. The farm is on the east side of the road at 180th St.

#### Legal Description

N½ NW¼, Section 27, Township 110 North, Range 38 West of the 5th P.M., Redwood Co., MN.

#### Real Estate Tax

Taxes and Special Assessments  
 Payable in 2022  
 Ag Non-Hmstd Taxes: \$2,737.00\*  
 Special Assessments: \$311.00\*  
 Total 2022 Real Estate Taxes: \$3,048.00\*

Net Taxable Acres: 80.00\*  
 Tax per Net Taxable Acre: \$38.10\*  
 Tax Parcel ID #s: Part of 56-027-1020  
*\*Taxes are estimated pending tax parcel split. Redwood County Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Part of Farm Number 426, Tract 756  
 FSA/Eff. Crop Acres: 80.00\*  
 Corn Base Acres: 40.28\*  
 Corn PLC Yield: 162 Bu.  
 Bean Base Acres: 39.95\*  
 Bean PLC Yield: 41 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Redwood County FSA office.*

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Canisteo and Amiret-Swanlake. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.80. 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 roll.

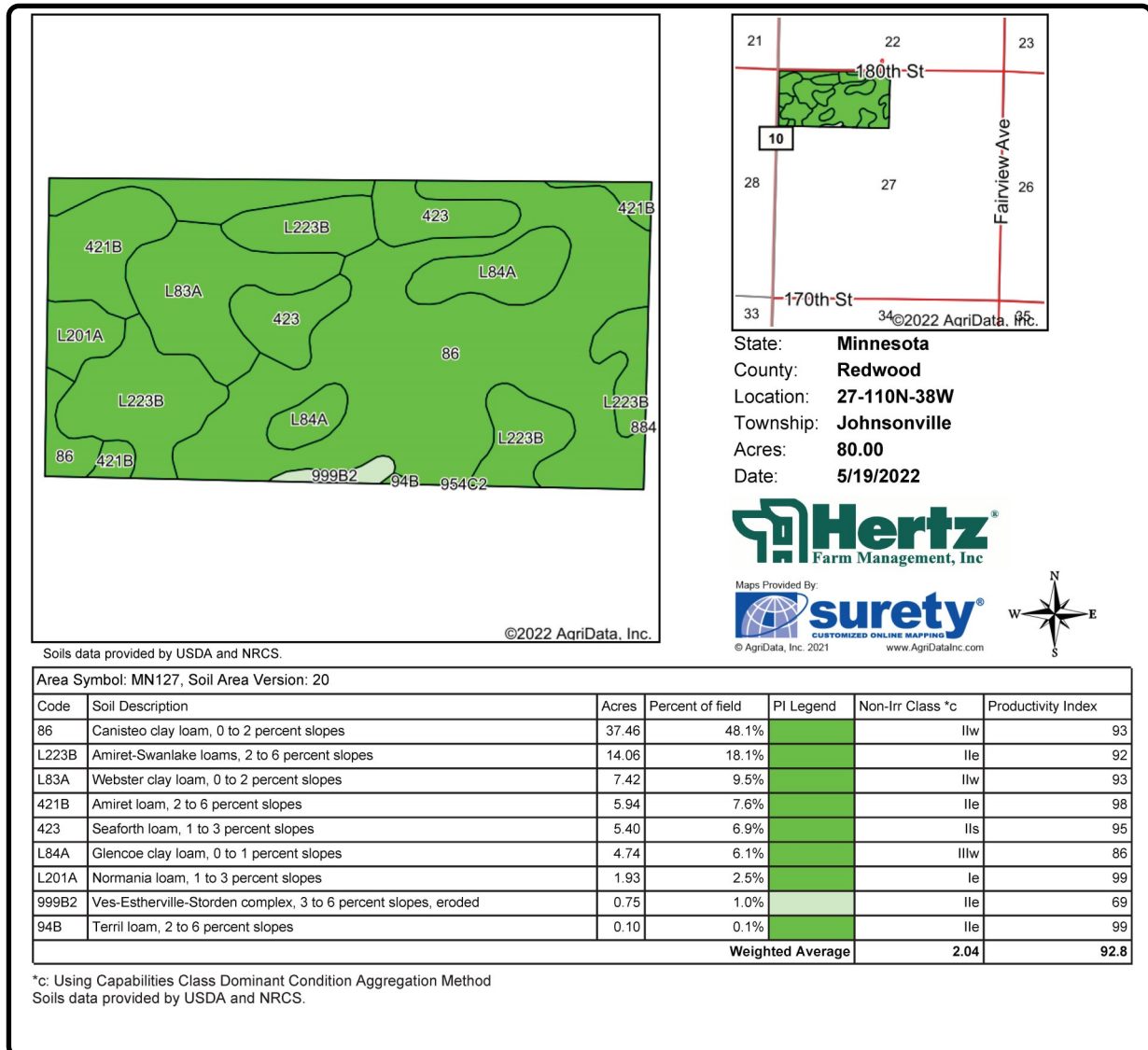
#### Drainage

Some tile. Maps available, contact agent.  
 Part of JD #36.

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## Water & Well Information

None.

## Comments

Quality Redwood County farm with productive soils.



## Parcel 2

**FSA/Eff. Crop Acres:** 160.00\*  
**Corn Base Acres:** 69.80\*  
**Bean Base Acres:** 68.50\*  
**Soil Productivity:** 90.80 CPI

*\*Acres are estimated.*

## Parcel 2 Property Information 160.00 Acres, m/l

### Location

**From Revere:** go west on Hwy 14 for 2 miles, then north on Co. Rd. 10 for 6 miles, then east on 180th St. for ½ mile. The farm is on the south side of the road.

### Legal Description

NE¼, Section 27, Township 110 North, Range 38 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
 Payable in 2022  
 Ag Non-Hmstd Taxes: \$5,474.00\*  
 Special Assessments: \$649.00\*  
 Total 2022 Real Estate Taxes: \$6,123.00\*

Net Taxable Acres: 160.00\*  
 Tax per Net Taxable Acre: \$38.26\*  
 Tax Parcel ID #s: Part of 56-027-1020  
*\*Taxes are estimated pending tax parcel split. Redwood County Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Part of Farm Number 426, Tract 756  
 FSA/Eff. Crop Acres: 160.00\*  
 Corn Base Acres: 69.80\*  
 Corn PLC Yield: 162 Bu.  
 Bean Base Acres: 68.50\*  
 Bean PLC Yield: 41 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Redwood County FSA office.*

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Amiret-Swanlake and Canisteo. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 90.80. 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 roll.

### Drainage

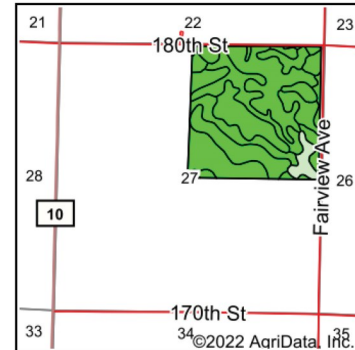
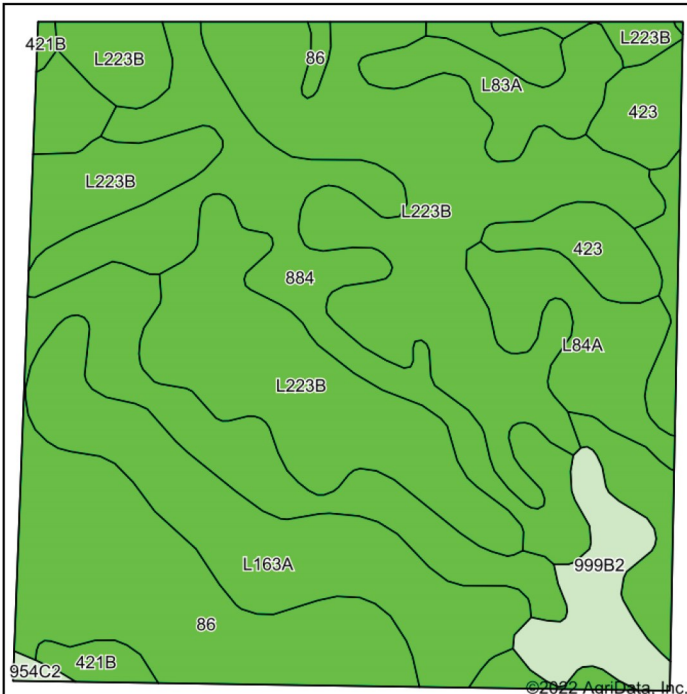
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**Parcel 2** - 160.00 Estimated FSA/Eff. Crop Acres



State: **Minnesota**  
County: **Redwood**  
Location: **27-110N-38W**  
Township: **Johnsonville**  
Acres: **160.00**  
Date: **5/19/2022**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	53.27	33.7%		Ile	92
86	Canisteo clay loam, 0 to 2 percent slopes	41.40	26.2%		IIw	93
884	Webster-Delft complex, 0 to 2 percent slopes	18.70	11.8%		IIw	94
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	16.77	10.6%		IIIw	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.65	4.8%		IIIw	86
423	Seaforth loam, 1 to 3 percent slopes	6.42	4.1%		IIIs	95
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	6.33	4.0%		Ile	69
L83A	Webster clay loam, 0 to 2 percent slopes	5.40	3.4%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	1.69	1.1%		Ile	98
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	0.37	0.2%		IIle	77
Weighted Average					2.16	90.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Water & Well Information

None.

## Comments

High-quality farm with productive soils.

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## Parcel 3

FSA/Eff. Crop Acres:	137.49
Corn Base Acres:	66.03
Bean Base Acres:	66.93
Soil Productivity:	95.90 CPI

## Parcel 3 Property Information 140.59 Acres, m/l

### Location

**From Revere:** go west on Hwy 14 for 2 miles, then north on Co. Rd. 10 for 4 miles, then west on 160th St. for 1 mile. The farm is on the south side of the road.

### Legal Description

NE¼, Section 5, Township 109 North, Range 38 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2022  
Ag Non-Hmstd Taxes: \$4,773.00  
Special Assessments: \$461.00

Total 2022 Real Estate Taxes: \$5,234.00  
Net Taxable Acres: 140.59  
Tax per Net Taxable Acre: \$37.22  
Tax Parcel ID #s: 61-005-1020

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 1007, Tract 527  
FSA/Eff. Crop Acres: 137.49  
Corn Base Acres: 66.03  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 66.93  
Bean PLC Yield: 43 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a farmable wetland.

### Soil Types/Productivity

Main soil types are Amiret and Normania. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 95.90. 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

Some tile. Maps available, contact agent.

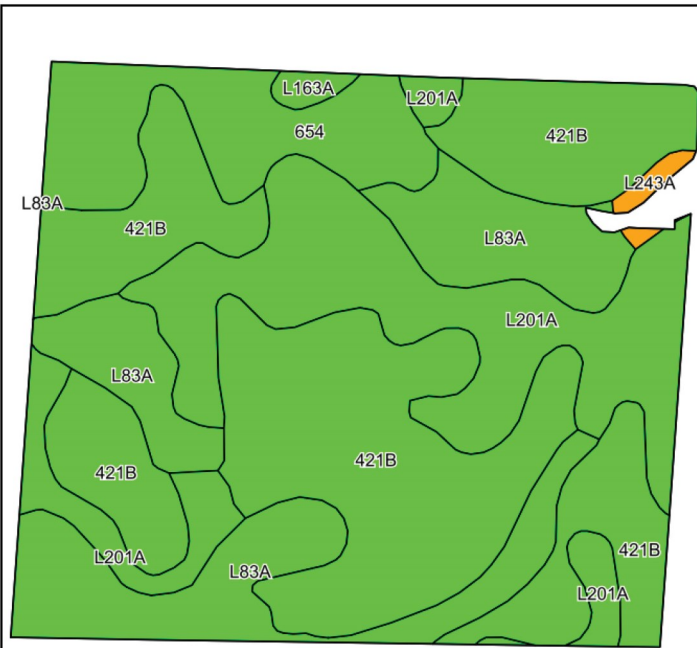
### Water & Well Information

None.

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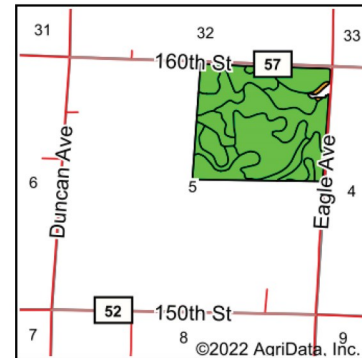
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
421B	Amiret loam, 2 to 6 percent slopes	59.98	43.7%		Ile	98
L201A	Normania loam, 1 to 3 percent slopes	33.04	24.1%		Ie	99
L83A	Webster clay loam, 0 to 2 percent slopes	28.41	20.7%		Ilw	93
654	Revere clay loam	14.00	10.2%		Ilw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	0.86	0.6%		Illw	86
L243A	Havelock-Zumbro complex, 0 to 3 percent slopes, frequently flooded	0.86	0.6%		Vw	20
Weighted Average					1.78	95.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Redwood**  
Location: **5-109N-38W**  
Township: **North Hero**  
Acres: **137.49**  
Date: **5/19/2022**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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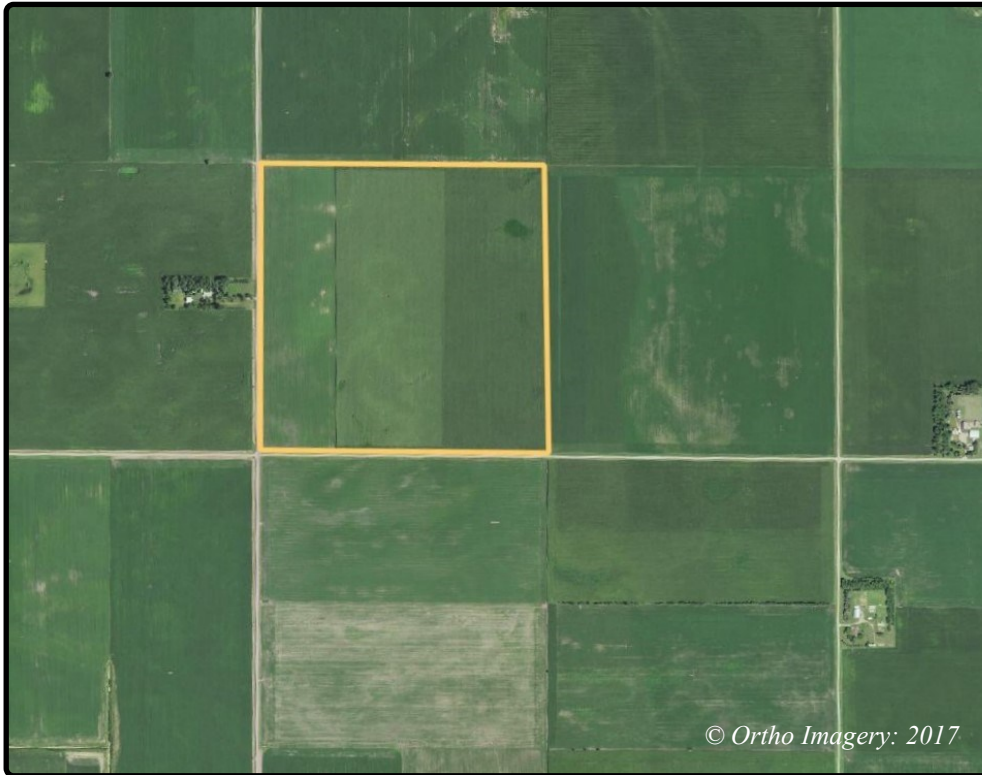


## Comments

High-quality farm that is well-drained.

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## Parcel 4

FSA/Eff. Crop Acres:	156.00
Corn Base Acres:	75.06
Bean Base Acres:	76.09
Soil Productivity:	91.90 CPI

### Parcel 4 Property Information 160.00 Acres, m/l

#### Location

**From Revere:** go west on Hwy 14 for 2 miles, then north on Co. Rd. 10 for 2 miles to 140th St. The farm is on the north side of the 140th St. and east of Co. Rd. 10.

#### Legal Description

SW ¼, Section 10, Township 109 North, Range 38 West of the 5th P.M., Redwood Co., MN.

#### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$4,788.00  
Net Taxable Acres: 160.00  
Tax per Net Taxable Acre: \$29.92  
Tax Parcel ID #: 61-010-3020

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Farm Number 1007, Tract 554  
FSA/Eff. Crop Acres: 156.00  
Corn Base Acres: 75.06  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 76.09  
Bean PLC Yield: 43 Bu.

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Revere, Amiret and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.90. 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 roll.

#### Drainage

Some tile. No maps available. Part of CD #28.

#### Water & Well Information

None.

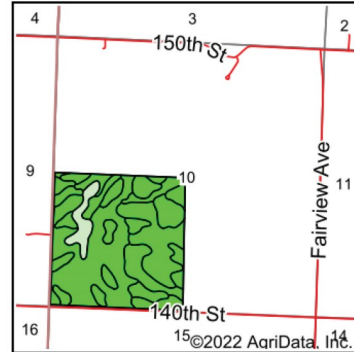
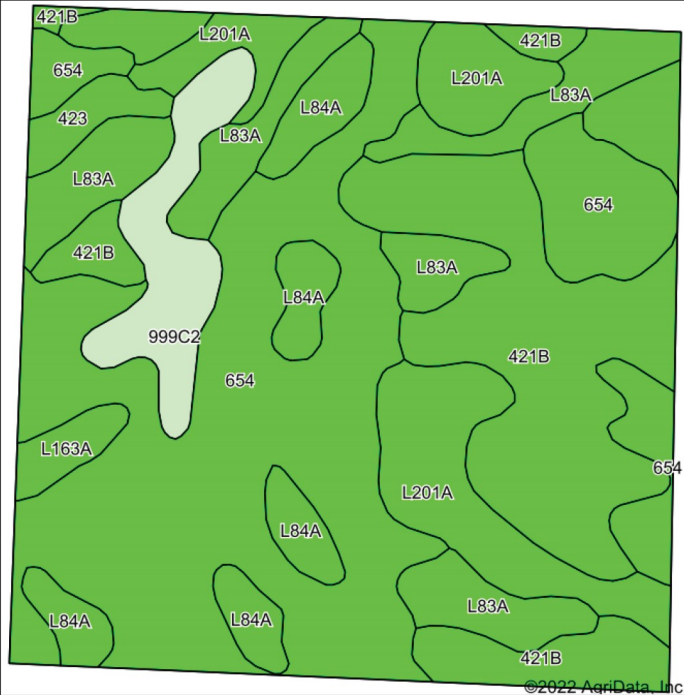
#### Transmission Easement

There is a transmission easement agreement on this farm with Plum Creek Wind Farm. Contact agent for details.

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State: **Minnesota**  
County: **Redwood**  
Location: **10-109N-38W**  
Township: **North Hero**  
Acres: **156.00**  
Date: **5/19/2022**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
654	Revere clay loam	61.17	39.2%		IIw	91
421B	Amiret loam, 2 to 6 percent slopes	34.84	22.3%		IIe	98
L83A	Webster clay loam, 0 to 2 percent slopes	20.43	13.1%		IIw	93
L201A	Normania loam, 1 to 3 percent slopes	16.92	10.8%		Ie	99
L84A	Glencoe clay loam, 0 to 1 percent slopes	10.09	6.5%		IIIw	86
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	8.38	5.4%		IIIe	63
423	Seaforth loam, 1 to 3 percent slopes	2.32	1.5%		IIIs	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.01	1.3%		IIIw	86
Weighted Average					2.02	91.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

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## Parcel 5

FSA/Eff. Crop Acres:	77.44
Corn Base Acres:	37.26
Bean Base Acres:	37.77
Soil Productivity:	86.90 CPI

## Parcel 5 Property Information 80.00 Acres, m/l

### Location

**From Revere:** go west on Hwy 14 for 2 miles, then north on Co. Rd. 10 for 2 miles to 140th St. The farm is on the south side of the 140th St. and east of Co. Rd. 10.

### Legal Description

N½ NW¼ Section 15, Township 109 North, Range 38 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes and Special Assessments Payable in 2022  
Ag Non-Hmstd Taxes: \$2,021.80  
Special Assessments: \$138.20

Total 2022 Real Estate Taxes: \$2,160.00  
Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$25.27  
Tax Parcel ID #s: 61-015-2020

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 426, Tract 311  
FSA/Eff. Crop Acres: 77.44  
Corn Base Acres: 37.26  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 37.77  
Bean PLC Yield: 43 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a wetland.

### Soil Types/Productivity

Main soil types are Revere and Ves-Estherville-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 86.90. 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 roll.

### Drainage

Some tile. Maps available, contact agent.  
Part of CD #28.

### Water & Well Information

None.

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## Transmission Easement

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## Parcel 6

**FSA/Eff. Crop Acres:** 152.41  
**Corn Base Acres:** 73.38  
**Bean Base Acres:** 74.38  
**Soil Productivity:** 94.90 CPI

**Total Living SF:** 768  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Year Built:** 1910

### ADDRESS:

18229 US Hwy 14  
Walnut Grove, MN 56180

## Parcel 6 Property Information 163.82 Acres, m/l

### Location

**From Revere:** go west on Hwy 14 for 2½ miles to Eagle Ave. The farm is on the north side of the road at Eagle Ave.

### Legal Description

SW¼, Section 21, Township 109 North, Range 38 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2022  
Ag Non-Hmstd Taxes: \$6,123.88  
Special Assessments: \$88.12  
Total 2022 Real Estate Taxes: \$6,212.00  
Surveyed Acres: 163.82

Net Taxable Acres: 159.00  
Tax per Net Taxable Acre: \$39.07  
Tax Parcel ID #: 61-021-3020

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 1007, Tract 3305  
FSA/Eff. Crop Acres: 152.41  
Corn Base Acres: 73.38  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 74.38  
Bean PLC Yield: 43 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Normania, Amiret and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.90. 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 roll.

### Drainage

Some tile. Maps available, contact agent. Part of CD #42.

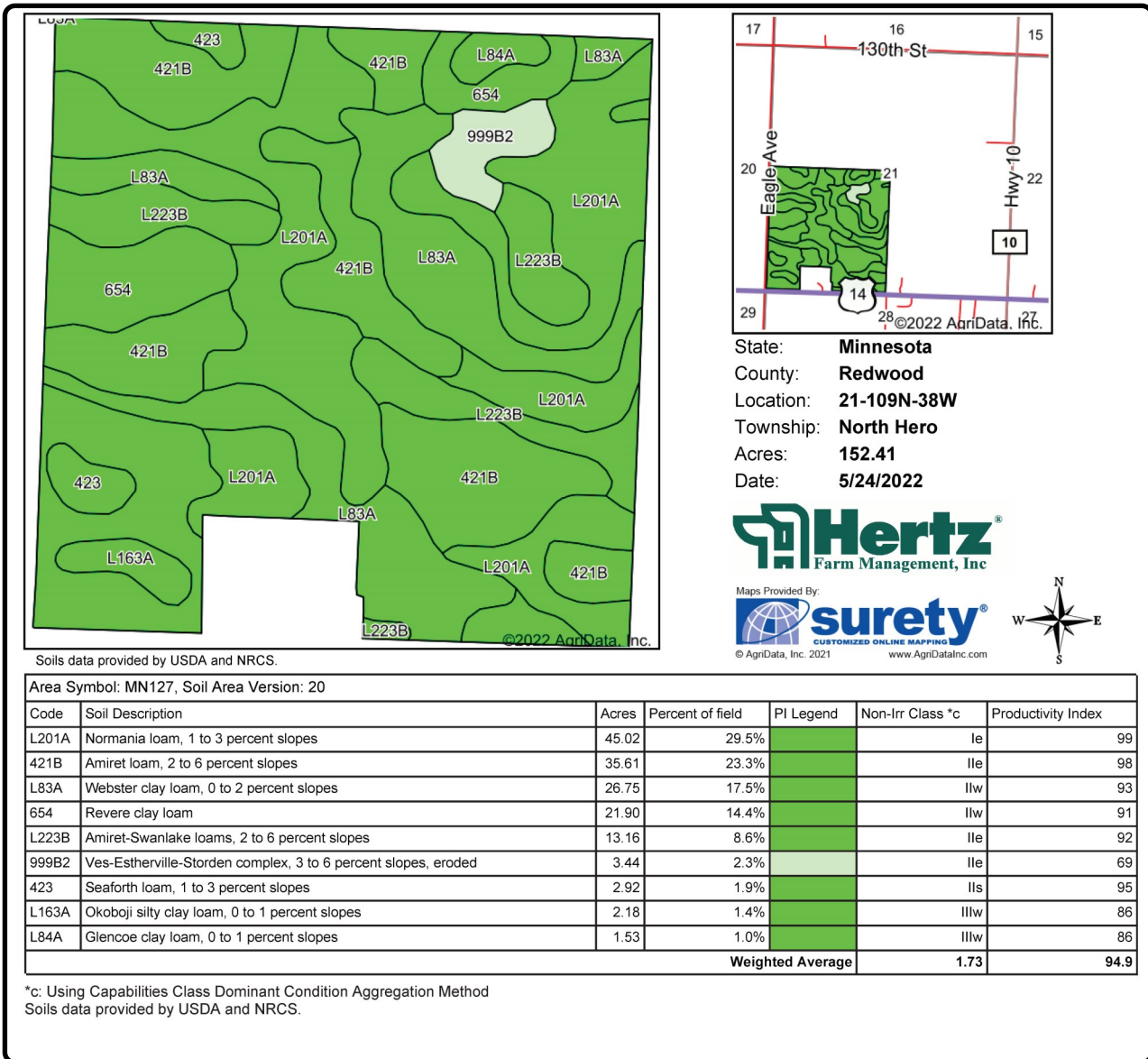
### Buildings/Improvements

There are 5 grain bins, varying in size, a machine shed, 2-car detached garage, hog barns and other outbuildings on this property.

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## Water & Well Information

Part of Red Rock Rural Water System.

*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** - NE Looking SW



**Parcel 2** - NW Looking SE



**Parcel 3** - NE Looking SW



**Parcel 4** - SW Looking NE



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**Parcel 5** - East Looking West



**Parcel 6** - North Looking South



**Parcel 6** - SW Looking NE



**Parcel 6** - SE Looking NW



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## Bid Deadline/Mailing Info:

Bid Deadline: **Mon., June 27, 2022**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Wed. June 29, 2022**

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

Site: **Wabasso Comm. Center**  
**1429 Front St.**  
**Wabasso, MN 56293**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Mon., June 27, 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

- There will be 2 rounds of bidding and parcels will be offered in the following sale methods:

**Round 1:** Parcels 1 & 2 will be offered individually or in combination.

**Round 2:** Parcels 3, 4, 5 & 6 will be offered individually and not combined in any way.

- Seller reserves the right to refuse any and all bids.

## Seller

Herbert C. Lindstrom Terminal Interest Trust

## Agency

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

## Auctioneer

Darrell Hylan

## 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 20, 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 12/31/2022. The Seller will pay real estate taxes due and payable in 2022 and receive 2022 income; Buyer will pay real estate taxes due and payable in 2023.

## 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.

# Bidder Registration Form

**Round 1 - Parcels 1 & 2**  
**Round 2 - Parcels 3, 4, 5 & 6**

## 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 27, 2022** to attend auction.

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

## Acres

## Total Bid Amount (Nearest \$1,000.00)

*Parcels 1 & 2 being offered individually or in combination.*

Parcel 1 - 80.00 Ac., m/l \$ \_\_\_\_\_

Parcel 2 - 160.00 Ac., m/l \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

Write in Combination of Parcels

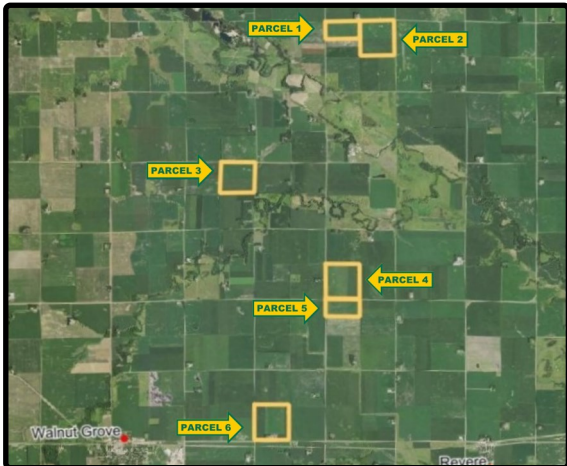
***Parcels 3,4,5 & 6 being offered individually and not combined in any way.***

Parcel 3 - 140.59 Ac., m/l \$ \_\_\_\_\_

Parcel 4 - 160.00 Ac., m/l \$ \_\_\_\_\_

Parcel 5 - 80.00 Ac., m/l \$ \_\_\_\_\_

Parcel 6 - 163.82 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).**

**Darrell Hylen, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
**DarrellH@Hertz.ag**

**507-345-5263**  
151 St. Andrews Ct. Ste., 1310  
Mankato, MN 56001  
**www.Hertz.ag**

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