

Land Auction

ACREAGE:

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

DATE:

July 18, 2022
1:00 p.m.
Register to Attend

LOCATION:

**Lake Crystal
City Hall**
Lake Crystal, MN

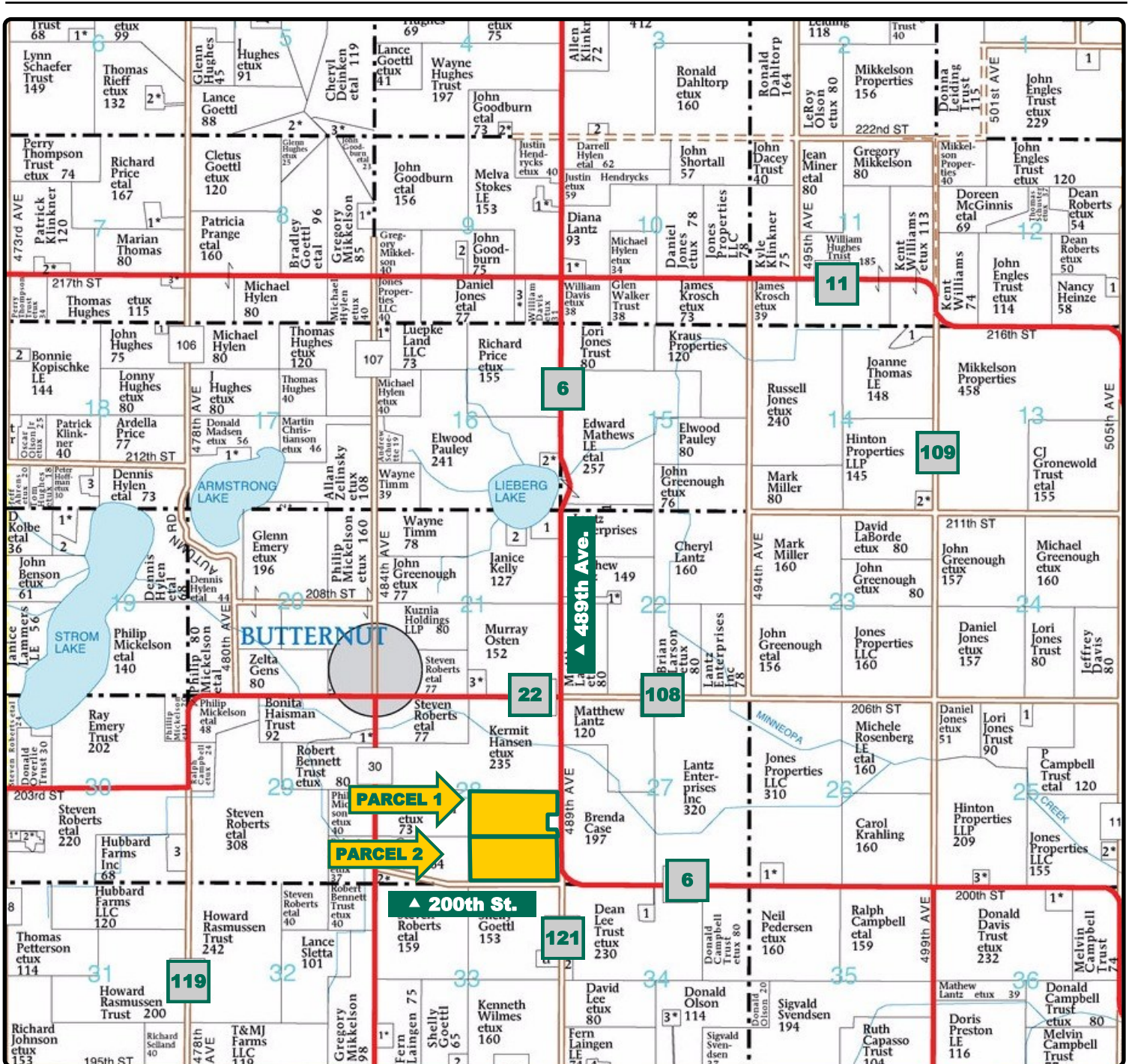


Property Key Features

- Lewis / Hawker Family Farm
- High-Quality, Productive Farmland Soils
- 18" County Main Outlets in J.D. 48

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

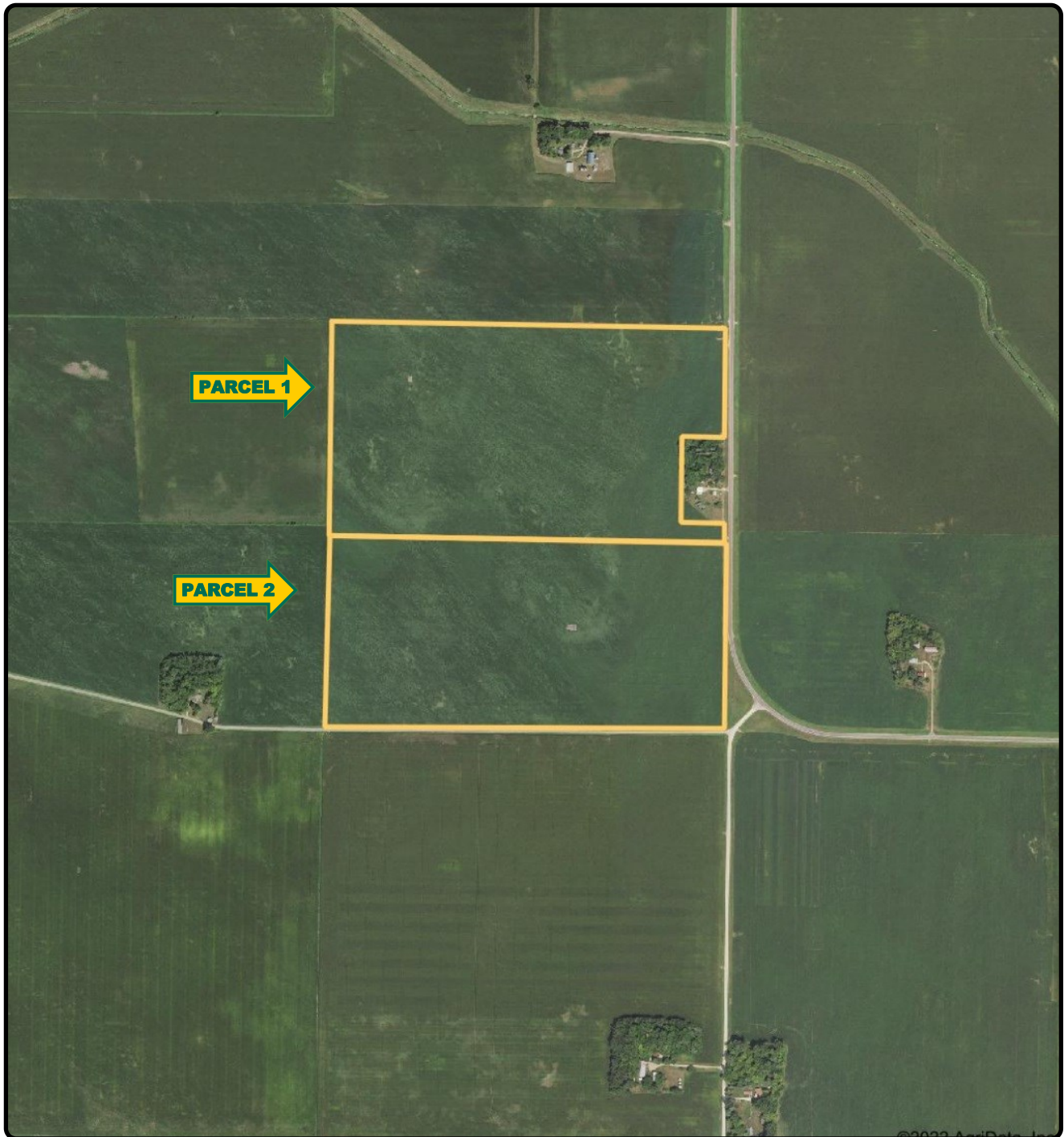
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151 St. Andrews Ct. Ste., 1310
Mankato, MN 56001
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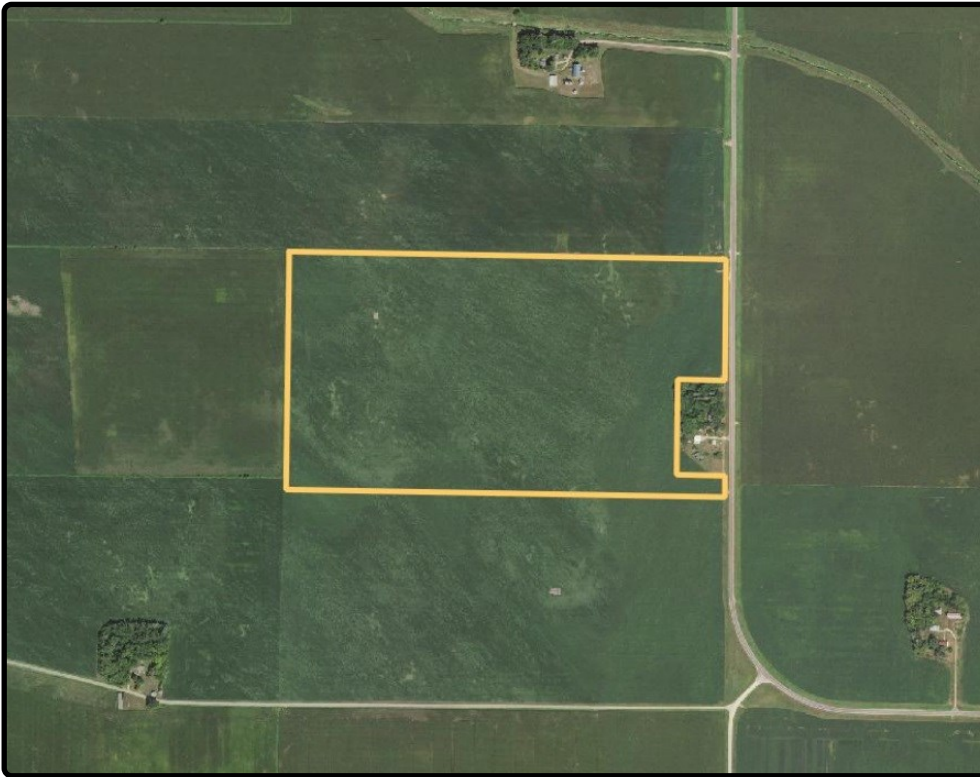
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Parcel 1

FSA/Eff. Crop Acres: 74.78*
Corn Base Acres: 50.58*
Bean Base Acres: 24.40*
Soil Productivity: 94.40 CPI

**Acres estimated.*

Parcel 1 Property Information 76.18 Acres, m/l

Location

From Lake Crystal: go north on Hwy 6 for 6 miles. The property is on the west side of Hwy 6/489th Ave.

Legal Description

N½ SE¼, except acreage site, Section 28, Township 108 North, Range 29 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$1,364.73
Special Assessments: \$907.27
Total 2022 Real Estate Taxes: \$2,272.00

Net Taxable Acres: 76.18
Tax per Net Taxable Acre: \$29.82
Tax Parcel ID #s: R31.06.28.400.004

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 13835, Tract 16329
FSA/Eff. Crop Acres: 74.78*
Corn Base Acres: 50.58*
Corn PLC Yield: 165 Bu.
Bean Base Acres: 24.40*
Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Blue Earth County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Clarion and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 94.40. 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

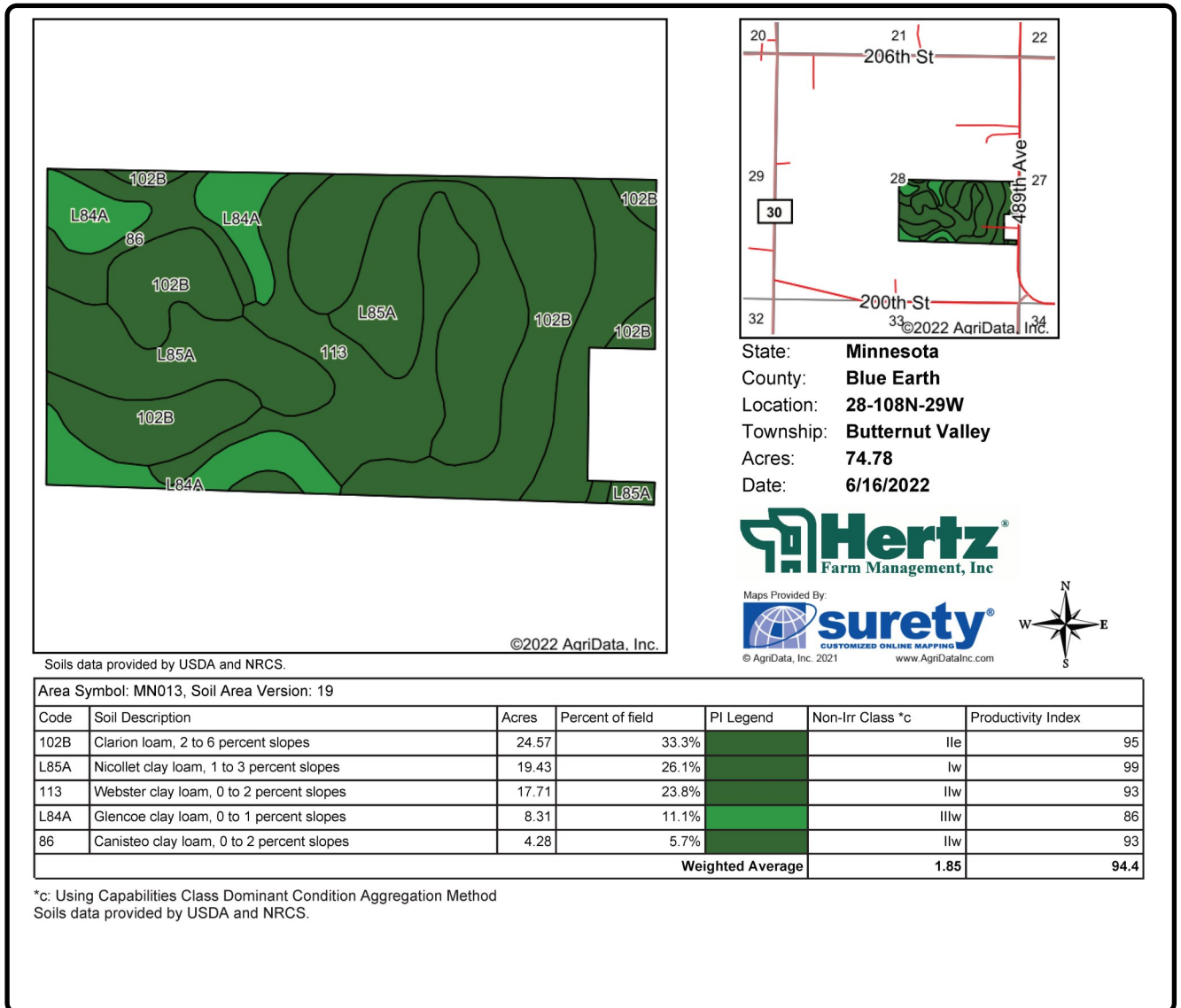
Level to rolling.

Drainage

Some tile. See tile map. Part of J.D. #48.

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Buildings/Improvements

None.

Water & Well Information

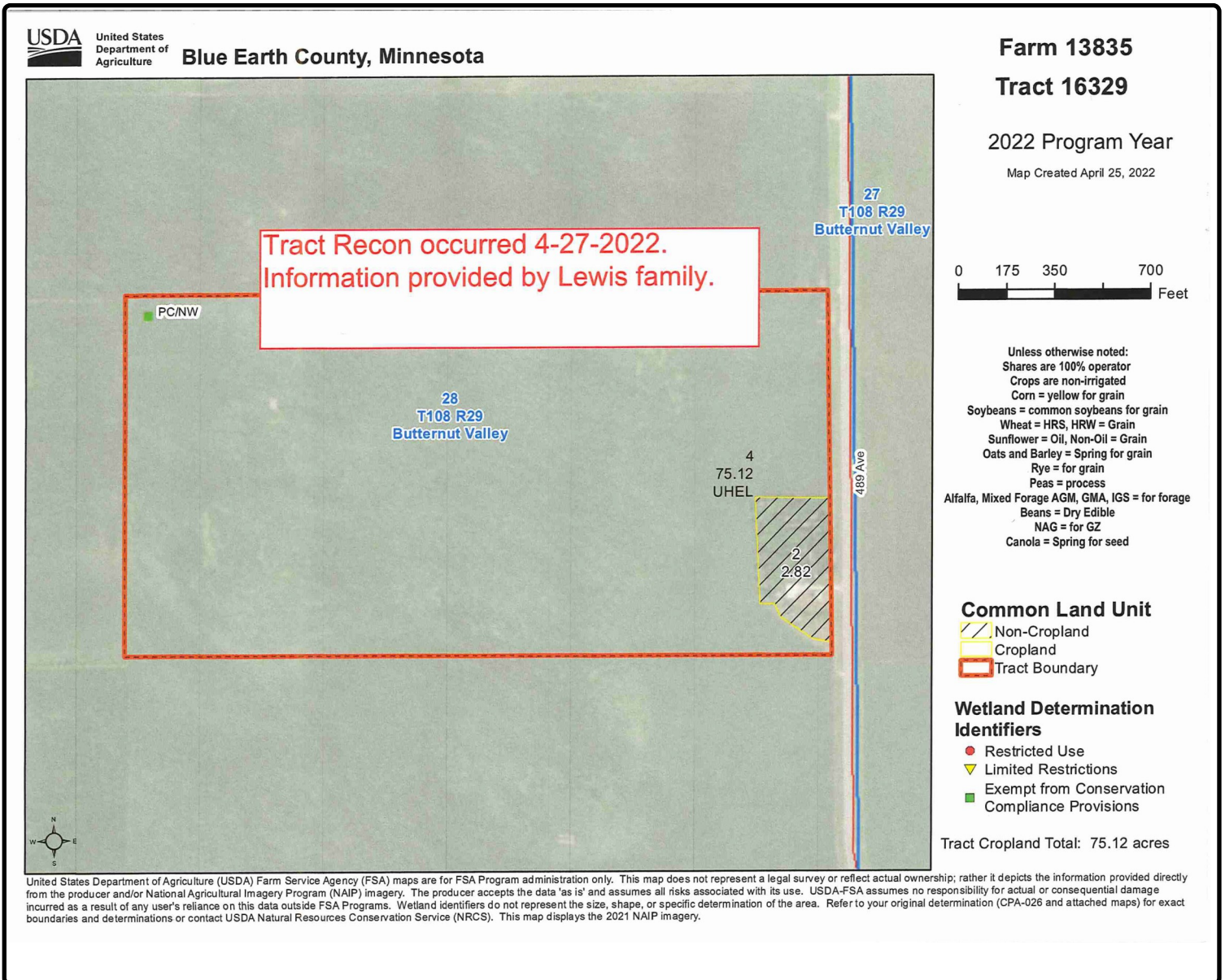
None.

Comments

High-quality farmland with outlets to County Ditch # 48 in productive farming area.

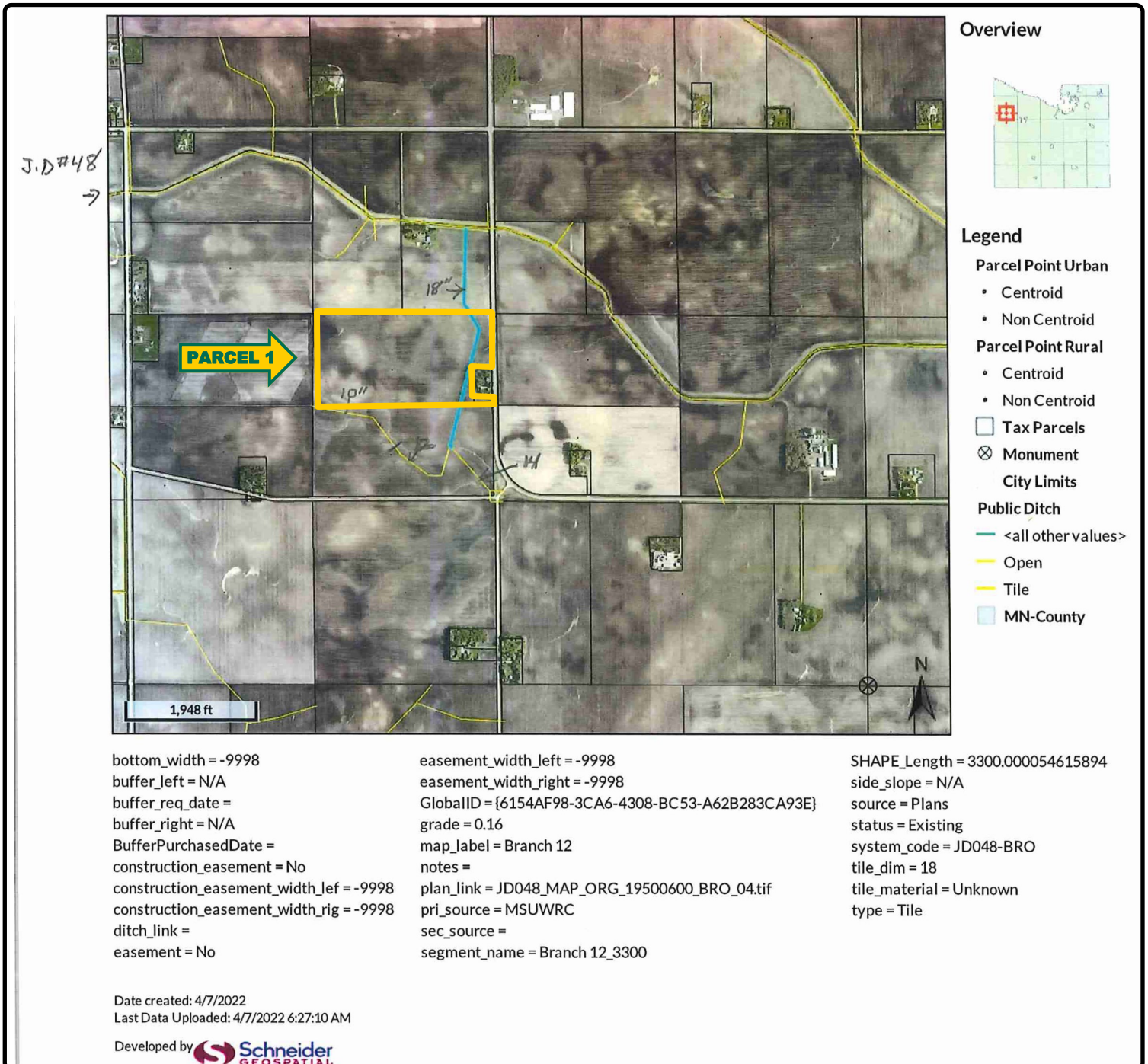
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Parcel 2

FSA/Eff. Crop Acres:	77.26
Corn Base Acres:	52.02
Bean Base Acres:	25.10
Soil Productivity:	92.20 CPI

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Lake Crystal: go north on Hwy 6 for 6 miles. The property is on the west side of Hwy 6/489th Ave.

Legal Description

S½ SE¼, Section 28, Township 108 North, Range 29 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
Ag Non-Hmstd Taxes: \$3,529.41
Special Assessments: \$1,378.59
Total 2022 Real Estate Taxes: \$4,908.00

Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$61.35
Tax Parcel ID #: R31.06.28.400.005

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 13835, Tract 16330
FSA/Eff. Crop Acres: 77.26
Corn Base Acres: 52.02
Corn PLC Yield: 165 Bu.
Bean Base Acres: 25.10
Bean PLC Yield: 47 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.20. 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

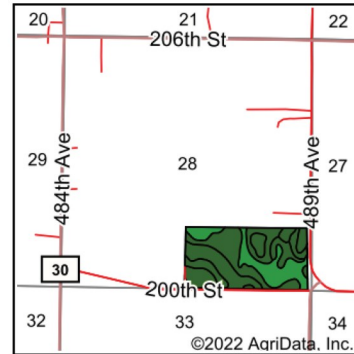
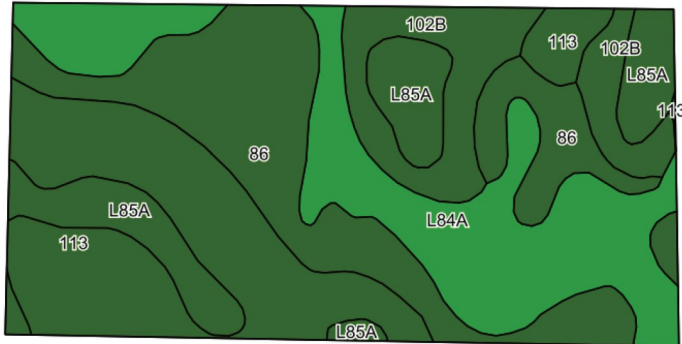
Some tile. See tile map.

Buildings/Improvements

None.

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State: **Minnesota**
 County: **Blue Earth**
 Location: **28-108N-29W**
 Township: **Butternut Valley**
 Acres: **77.26**
 Date: **6/16/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MN013, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteco clay loam, 0 to 2 percent slopes	20.57	26.1%		Ilw	93
113	Webster clay loam, 0 to 2 percent slopes	19.52	25.4%		Ilw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	18.89	24.6%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.49	12.4%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	8.79	11.5%		Ile	95
Weighted Average					2.12	92.2

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

Water & Well Information

None.

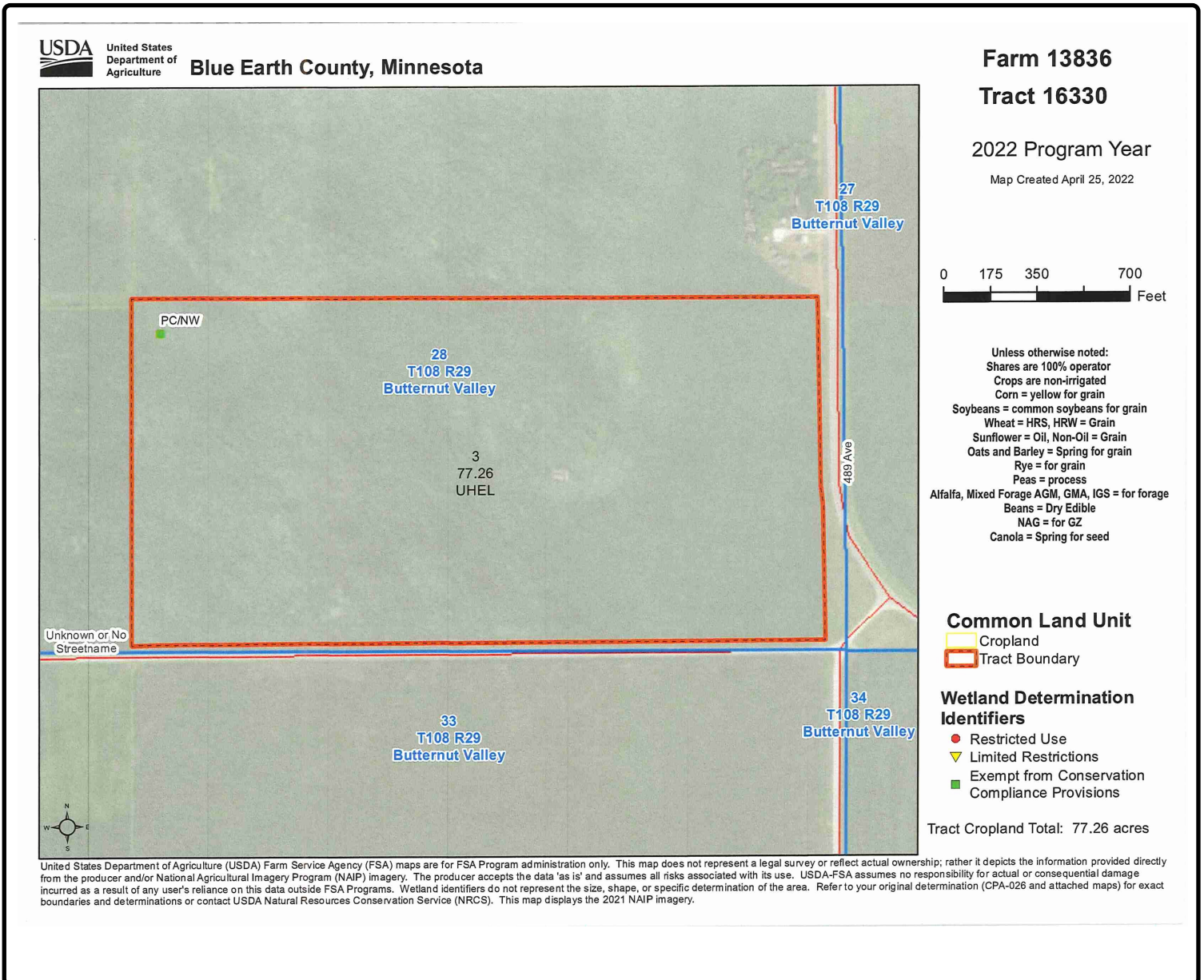
Comments

High-quality farmland with outlets to County Ditch # 48 in productive farming area.

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.

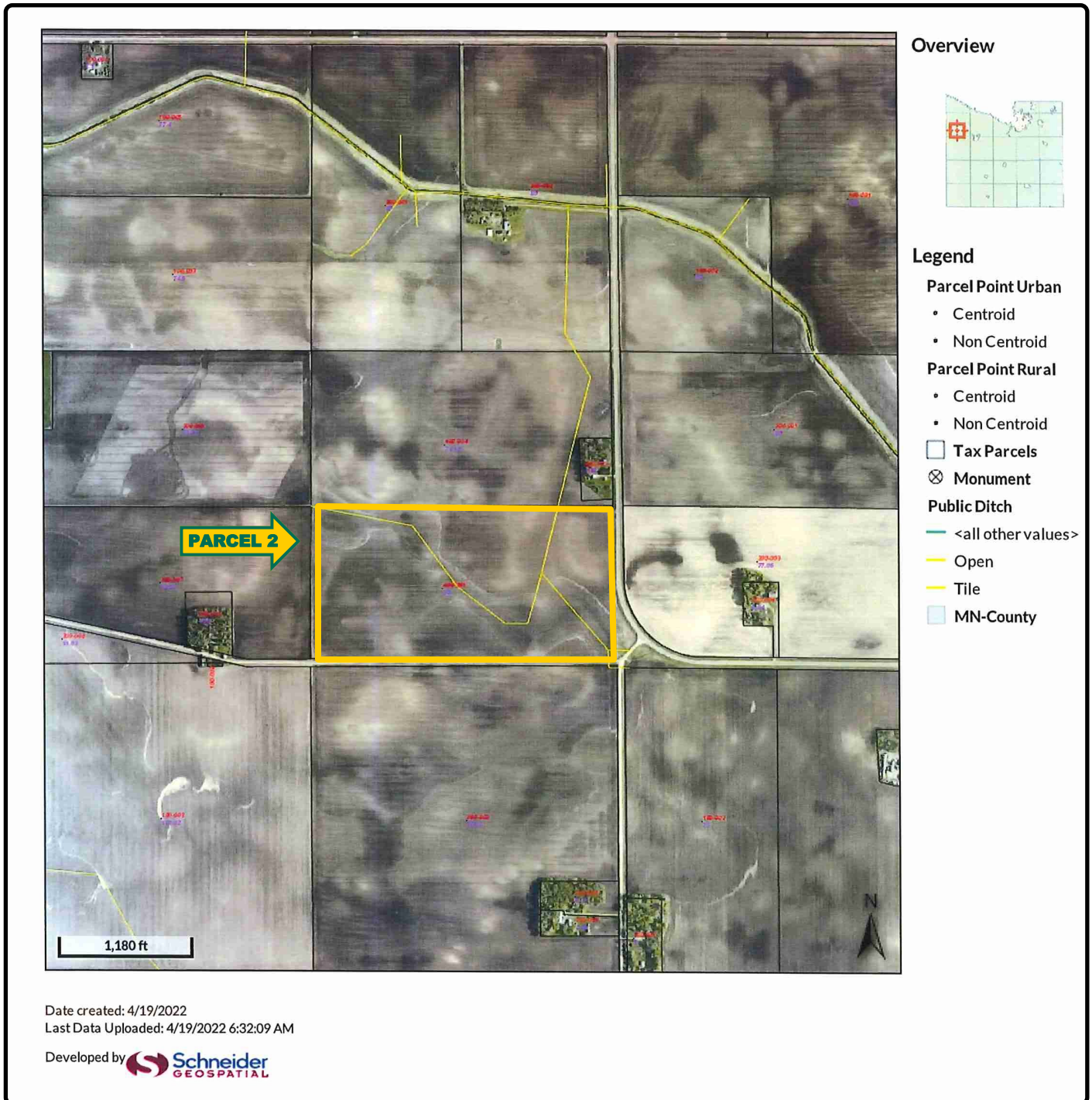
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Parcels 1 & 2 - NE Looking SW



Parcels 1 & 2 - West Looking East



Parcels 1 & 2 - North Looking South



Parcels 1 & 2 - West Looking East



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Parcels 1 & 2 - NE Looking SW



Parcels 1 & 2 - SE Looking NW



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Bid Deadline/Mailing Info:

Bid Deadline: **Fri., July 15, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Mon. July 18, 2022**

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

Site: **Lake Crystal City Hall**
100 E Robinson St.,
Ste. 2051
Lake Crystal, MN 56055

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Friday, July 15, 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

- Parcels will be offered individually and not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Lewis/Hawker Family

Agency

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

Auctioneer

Darrell Hylén

Attorney

Paul Grabitske, Grabitske Law Firm PLC
Daniel Mahon, McGraw-Mahon PA

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 14, 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 1, 2022. Seller will pay the real estate taxes due and payable in 2022; Buyer will pay the real estate taxes 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

156.18 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 Friday, July 15, 2022** to attend auction.

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



Acres

Parcel 1 - 76.18., m/l

Parcel 2 - 80.00 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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