

Land Auction

ACREAGE:

300.20 Acres, m/l
In 3 parcels
Le Sueur County, MN

DATE:

July 20, 2022
10:00 a.m.
Register to Attend

LOCATION:

Pioneer Bank
Mankato, MN

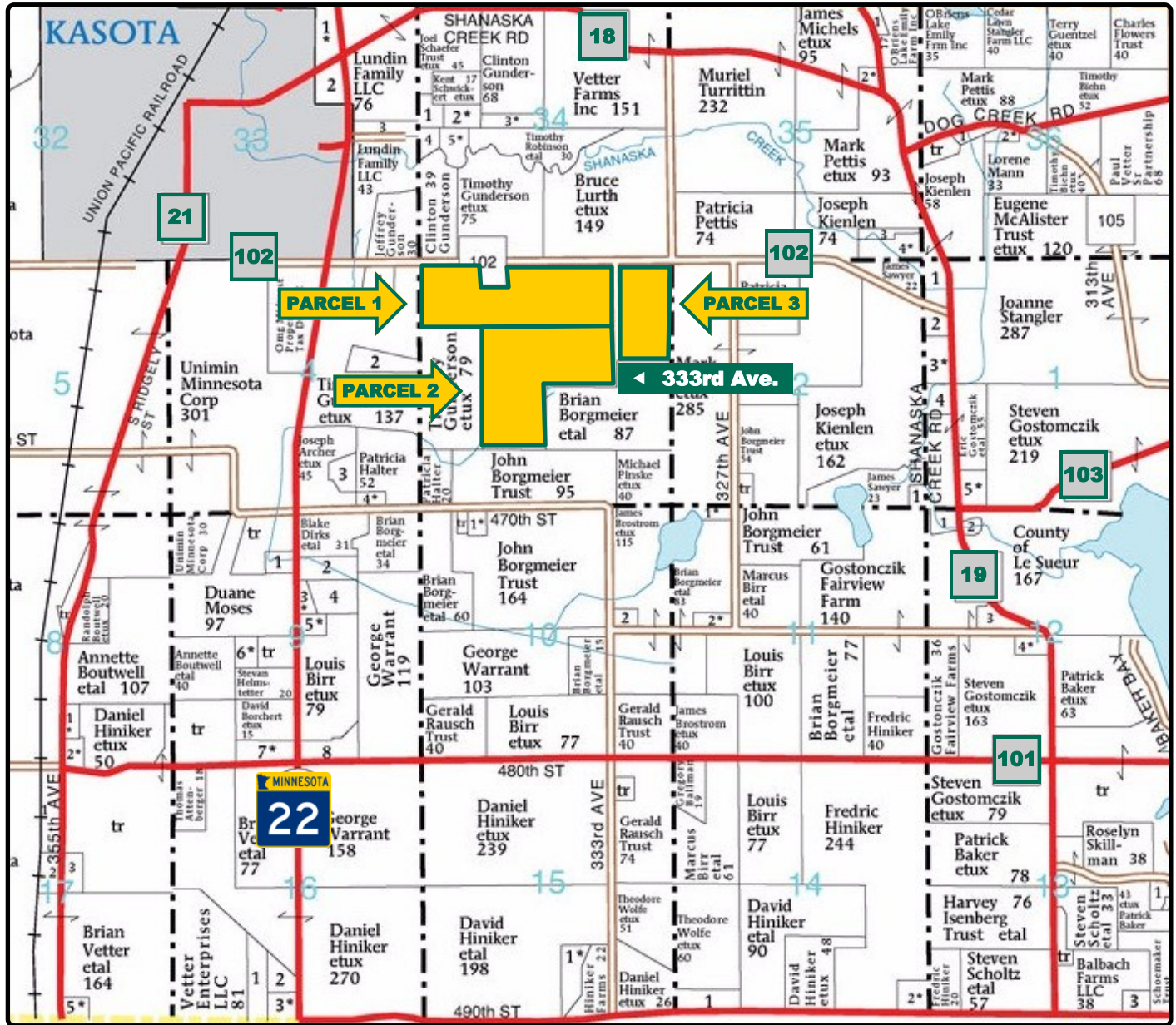


Property Key Features

- **Highly Productive Le Sueur County Farms**
- **Offered in 3 Parcels; Parcels 1 & 2 Adjoin**
- **Home Sites on Parcels 2 & 3**

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

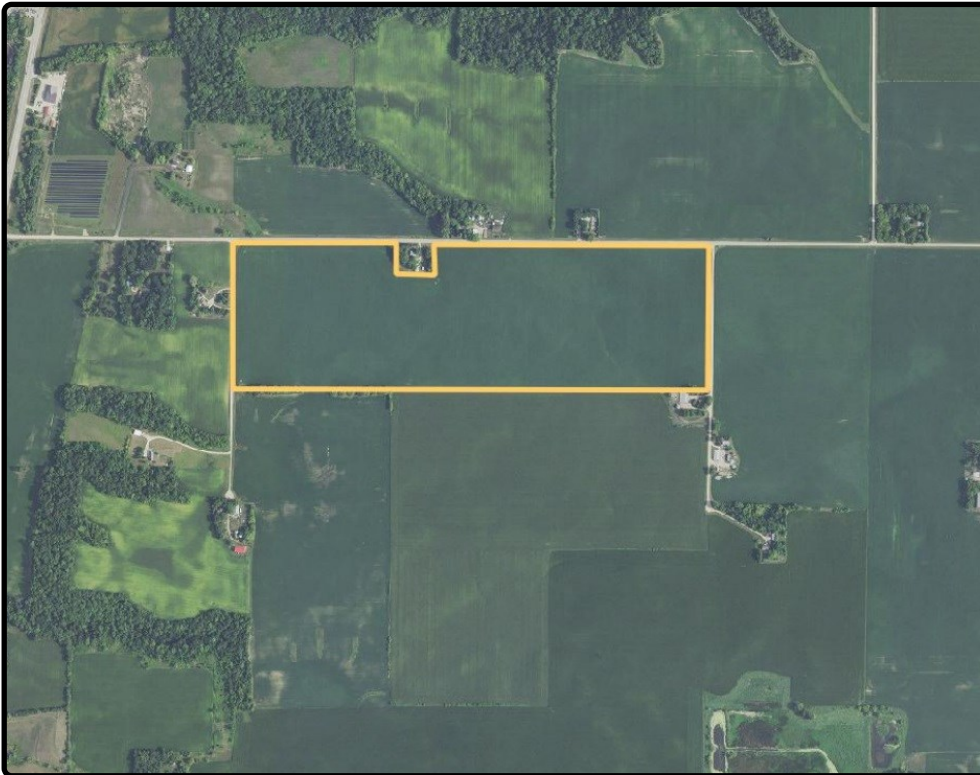
507-345-5263
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Mankato, MN 56001
www.Hertz.ag



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Parcel 1

FSA/Eff. Crop Acres: 106.74*
Corn Base Acres: 56.36*
Bean Base Acres: 50.20*
Soil Productivity: 86.60 CPI

**Acres are estimated.*

Parcel 1 Property Information 118.00 Acres, m/l

Location

From Mankato: 6½ miles north on Hwy 22, then east on Co. Rd. 102 for 1¼ miles. The farm is in on the south side of the road.

Legal Description

N½ NW¼ NE¼, N½ NW¼, except 1.74 acres and east 20 acres of NW¼ NE¼, Section 3, Township 109 North, Range 26 West of the 5th P.M., Le Sueur Co., MN.

Real Estate Tax

Taxes Payable in 2022
 Ag-Hmstd Taxes: \$3,832.00*
 Net Taxable Acres: 118.00*

Tax per Net Taxable Acre: \$32.47*
 Tax Parcel ID #: 05.103.2700 & Part of 05.103.2800

**Taxes are estimated pending potential tax parcel split. Le Sueur County Assessor to determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 8734, Tract 25965
 FSA/Eff. Crop Acres: 106.74*
 Corn Base Acres: 56.36*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 50.20*
 Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by Le Sueur County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Lester and Le Sueur. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 86.60. 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

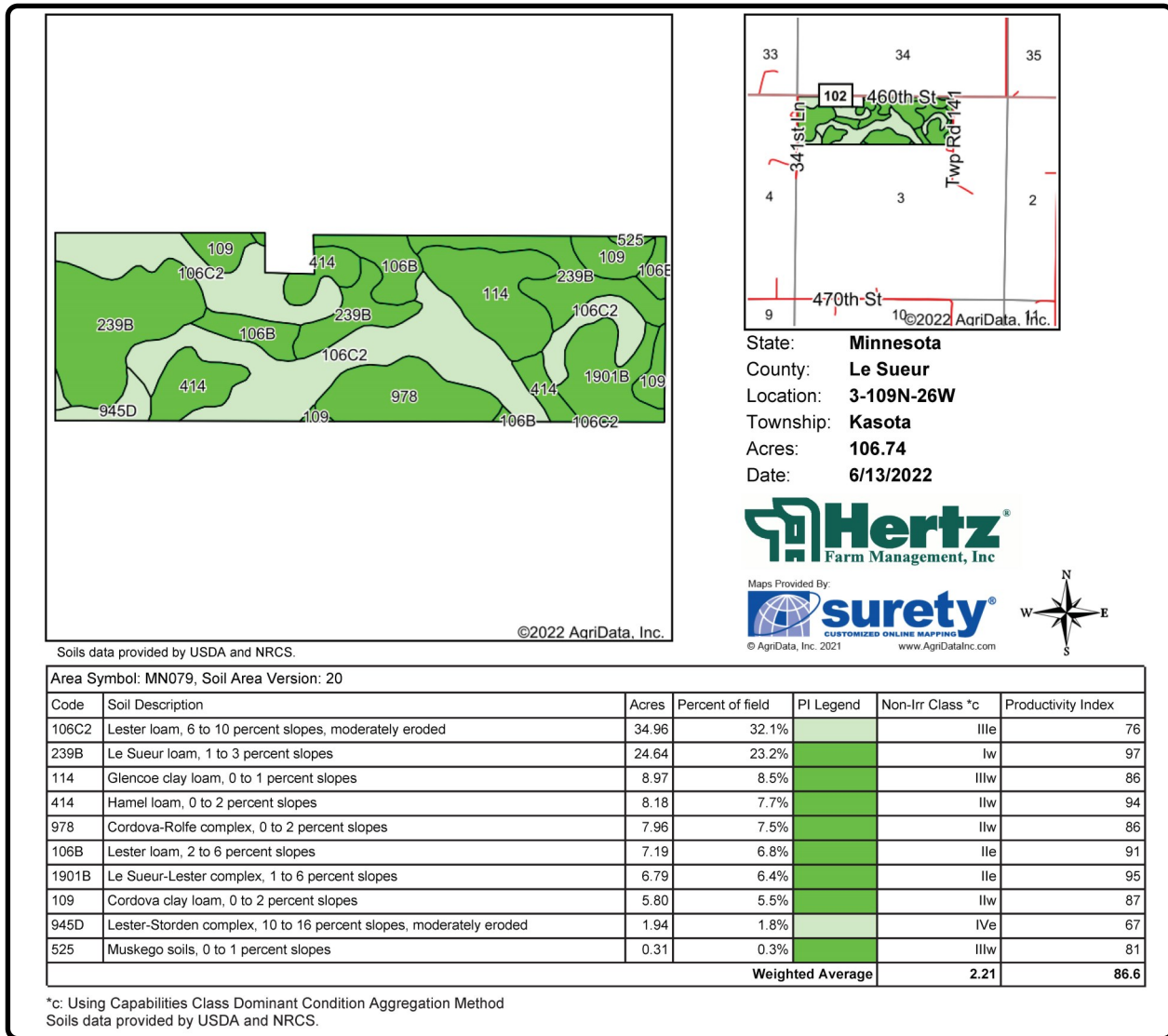
Level to rolling.

Drainage

Tile present. See tile map.

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Buildings/Improvements

None.

Water & Well Information

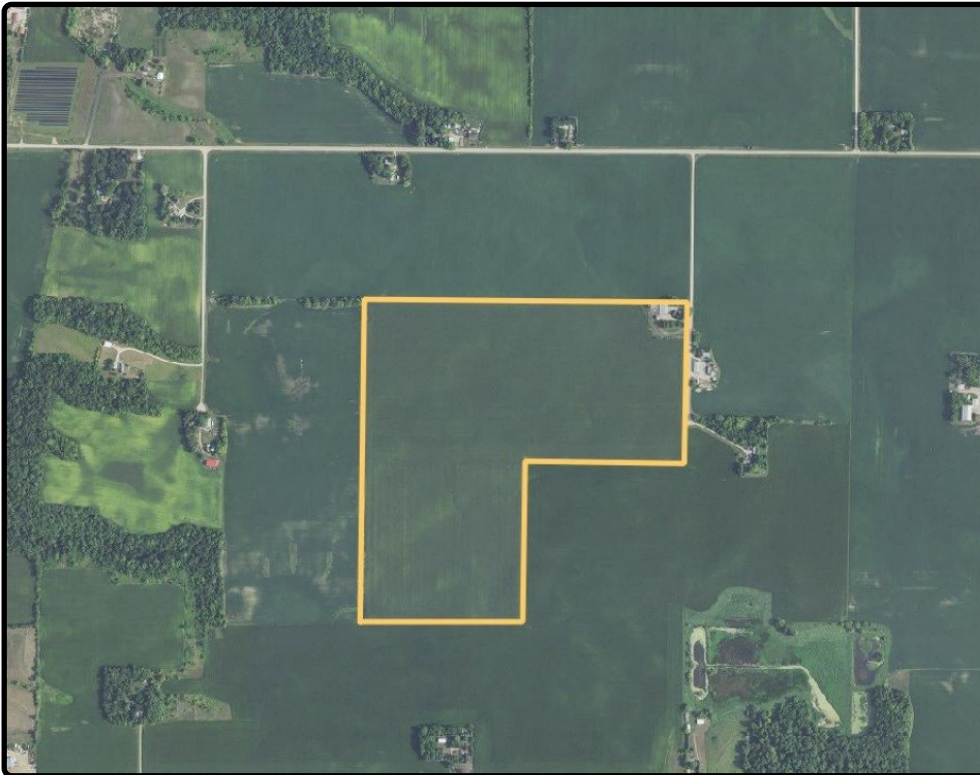
None.

Comments

High-quality Le Sueur County farm in aggressive farming area.

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Parcel 2

FSA/Eff. Crop Acres: 115.49*
Corn Base Acres: 60.90*
Bean Base Acres: 54.39*
Soil Productivity: 88.20 CPI

**Acres are estimated.*

Total Living SF: 1,240
Bedrooms: 4
Bathrooms: 4
Year Built: 1900

ADDRESS:

46258 333rd Lane
 Kasota, MN 56050

Parcel 2 Property Information 112.00 Acres, m/l

Location

From Mankato: 6½ miles north on Hwy 22, then east on Co. Rd. 102 for 1¼ miles. The farm is in on the south side of the road.

Legal Description

NE¼ SW¼, SE¼ NW¼, SW¼ NE¼,
 Section 3, Township 109 North, Range 26
 West of the 5th P.M., Le Sueur Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2022
 Ag-Hmstd Taxes: \$7,114.00*
 Special Assessments: \$18.00*

Total 2022 Real Estate Taxes: \$7,132.00*
 Net Taxable Acres: 112.00*
 Tax Parcel ID #: 05.103.7600,
 05.103.2600 & part of 05.103.2800
**Taxes are estimated pending potential
 tax parcel split. Le Sueur County Assessor
 to determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 8734
 Tracts 25965 & 2069
 FSA/Eff. Crop Acres: 115.49*
 Corn Base Acres: 60.90*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 54.39*
 Bean PLC Yield: 46 Bu.
**Acres are estimated pending*

*reconstitution of farm by the Le Sueur
 County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Hamel, Le Sueur and Lester. Crop Productivity Index (CPI) on estimated the FSA/Eff. Crop acres is 88.20. See soil map for details

Mineral Rights

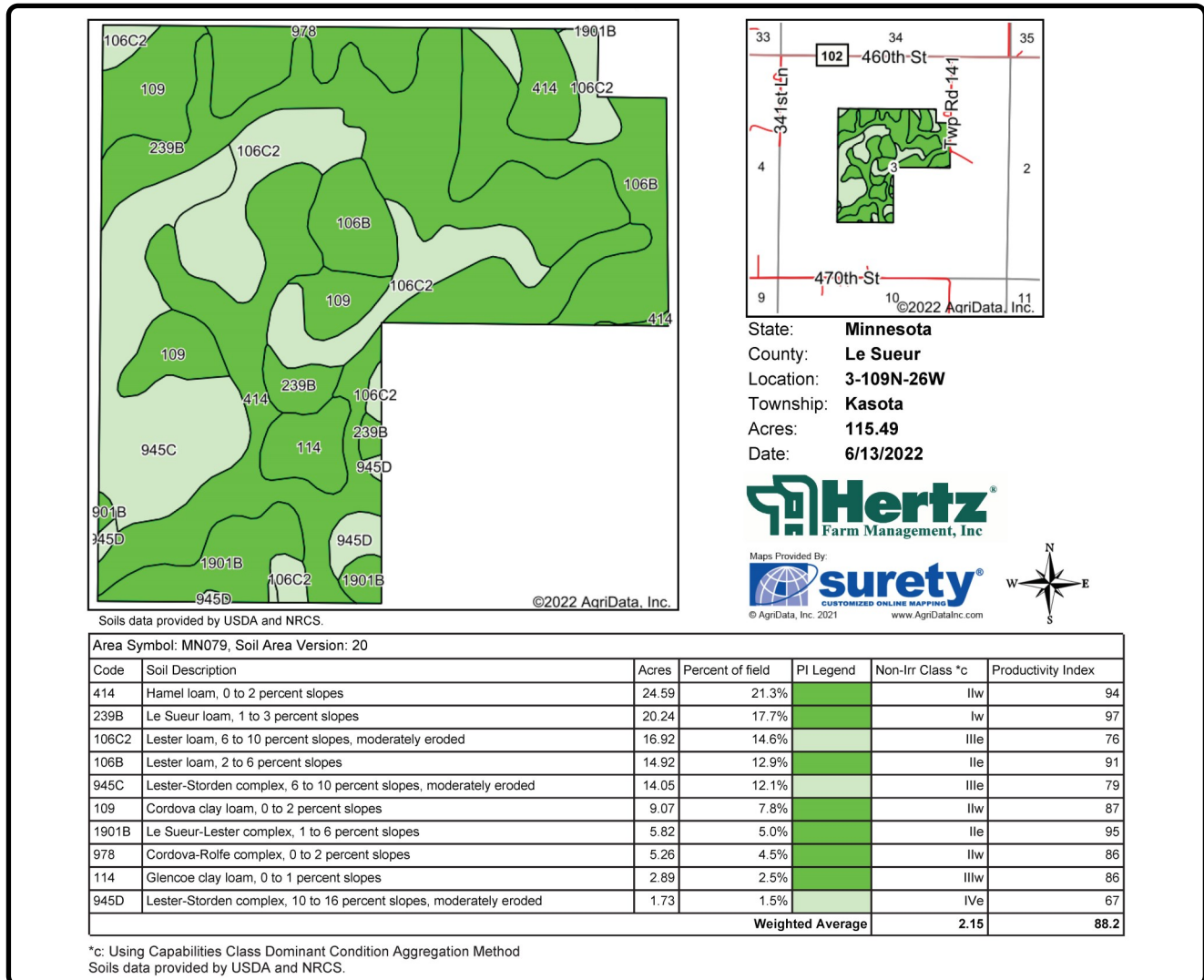
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Land Description

Level to rolling.

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Drainage

Some tile. See tile map.

Dwelling

There is a 1½ story, 4 bedroom, 4 bathroom home with 1,240 square feet on this property that was built in 1900 and has a one-stall, detached garage.

Buildings/Improvements

- 90 x 58 machine shed built in 1977
- 1 - 10,000 bushel capacity grain bin

Water & Well Information

There is one well on this property.

Comments

High-quality Le Sueur County farm in an aggressive farming area.

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Parcel 3

FSA/Eff. Crop Acres: 63.28*
Corn Base Acres: 33.41*
Bean Base Acres: 29.74*
Soil Productivity: 91.20 CPI

**Acres are estimated.*

Total Living SF: 1,208
Bedrooms: 3
Bathrooms: 1 ¾
Year Built: 1900

ADDRESS:

46317 333rd Land
 Kasota, MN 56050

Parcel 3 Property Information 70.20 Acres, m/l

Location

From Mankato: 6½ miles north on Hwy 22, then east on Co. Rd. 102 for 1½ miles. The farm is in on the south side of the road.

Legal Description

NE¼ NW¼ and N 30 Acres of the SE¼ NW¼, Section 3, Township 109 North, Range 26 West of the 5th P.M., Le Sueur Co., MN.

Real Estate Tax

Taxes Payable in 2022
 Ag-Hmstd Taxes: \$4,389.00*
 Net Taxable Acres: 70.20*

Tax Parcel ID #: 05.103.2500, Part of 05.103.2800

**Taxes are estimated pending potential tax parcel split. Le Sueur County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 8734, Tract 25965
 FSA/Eff. Crop Acres: 63.28*
 Corn Base Acres: 33.41*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 29.74*
 Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Le Sueur Count FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Le Sueur and Cordova. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 91.20. 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

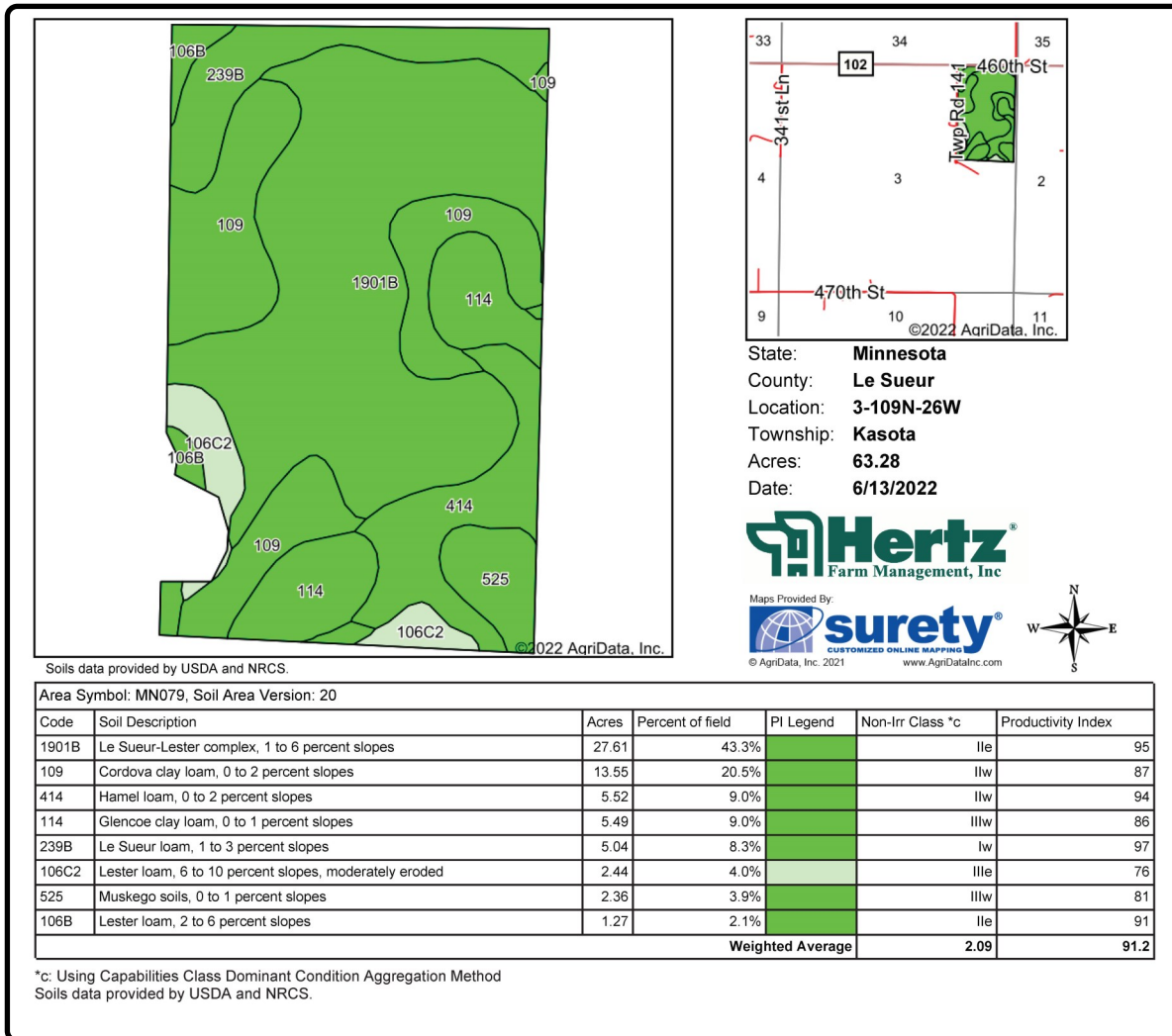
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Drainage

Some tile. See tile map.

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Dwelling

There is a 1½ story Colonial Farmhouse on this property that was built in 1900 and has 3 bedrooms and 1¾ bathrooms. There is also a one-stall, detached garage.

Buildings/Improvements

- 80 x 40 machine shed built in 1967
- 1 - 6,000 bushel capacity grain bin
- 1 - 8,000 bushel capacity grain bin
- 1 - 10,000 bushel capacity grain bin

Water & Well Information

There is one well located on this property.

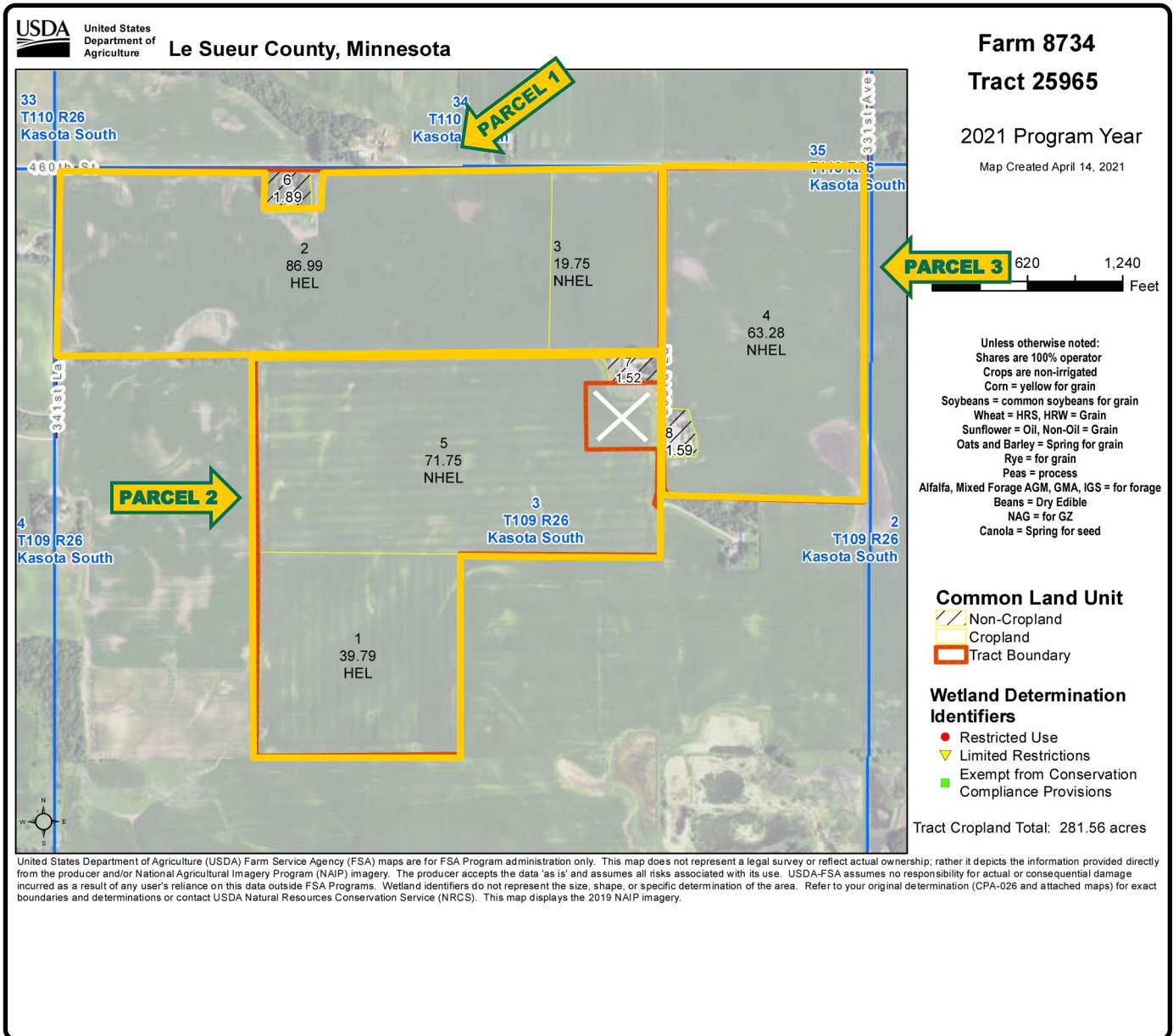
Comments

High-quality Le Sueur County farm in an aggressive 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.

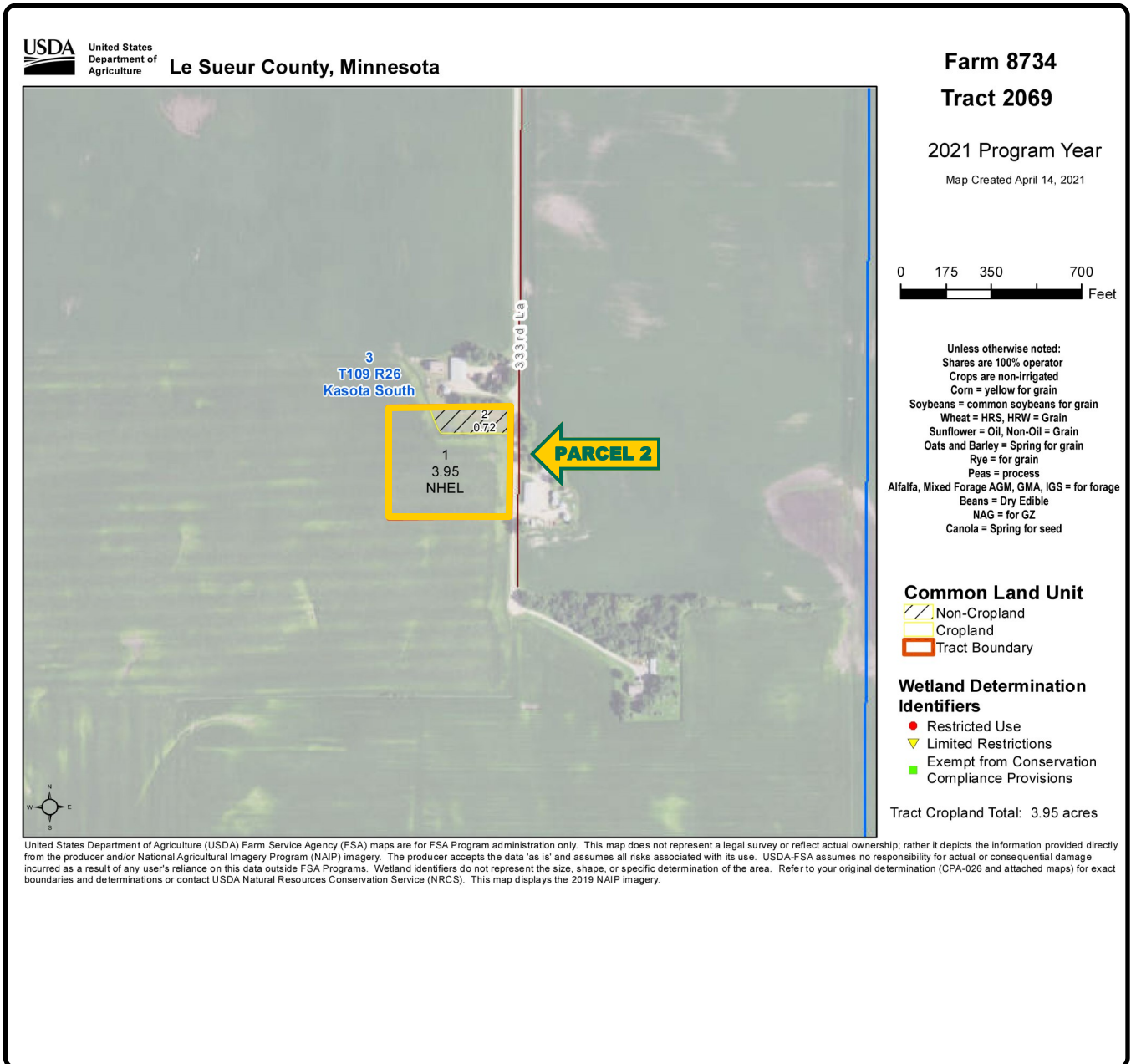
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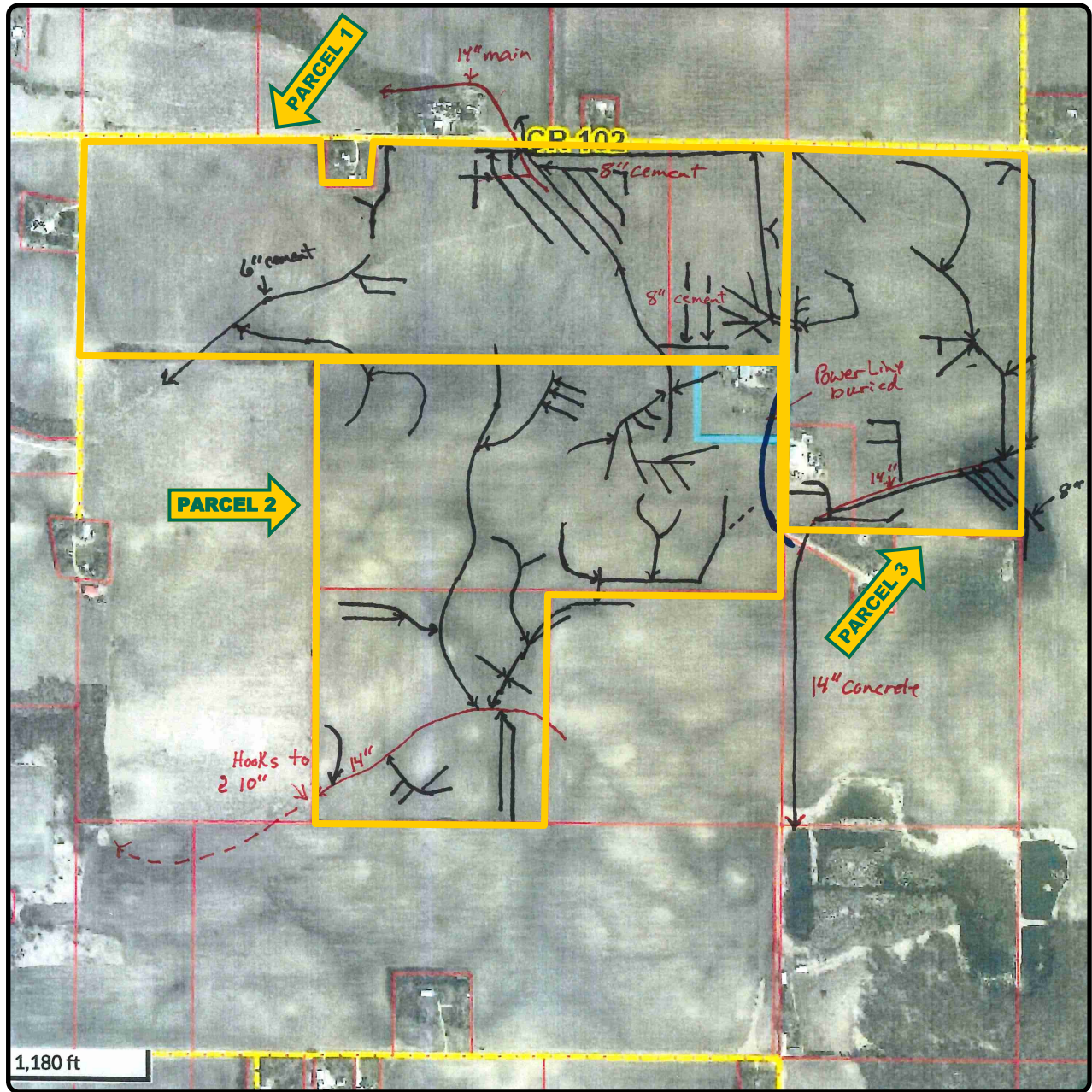
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Parcel 1 - East Looking West



Parcel 2 - Northeast Looking Southwest



Parcels 1 & 2 - Northeast Looking Southwest



Parcel 2 - North Looking South



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Parcel 3 - North Looking South



Parcel 3 - Northeast Looking Southwest



Parcel 3 - Outbuildings



Parcel 3 - Southwest Looking Northeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., July 19, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Wed., July 20, 2022**

Time: **10:00 a.m.**

Site: **Pioneer Bank
1450 Adams St.
Mankato, MN 56001**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, July 19, 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

Bruce and Michelle Lurth

Agency

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

Auctioneer

Darrell Hysten

Attorney

Paul Grabitske
Grabitske Law Firm

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. Possession will be given after 2022 crop is harvested. The Seller will pay real estate taxes due and payable in 2022; Buyer will pay 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

300.20 Acres in 3 Parcels - Le Sueur 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 Tuesday, July 19, 2022** to attend auction.

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



Acres

Parcel 1 - 118.00 Ac., m/l
Parcel 2 - 112.00 Ac., m/l
Parcel 3 - 70.20 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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