

Land Auction

ACREAGE:

419.00 Acres, m/l
In 3 parcels
Nicollet County, MN

DATE:

July 22, 2022
11:00 a.m.
Register to Attend

LOCATION:

Pioneer Bank
Mankato, MN

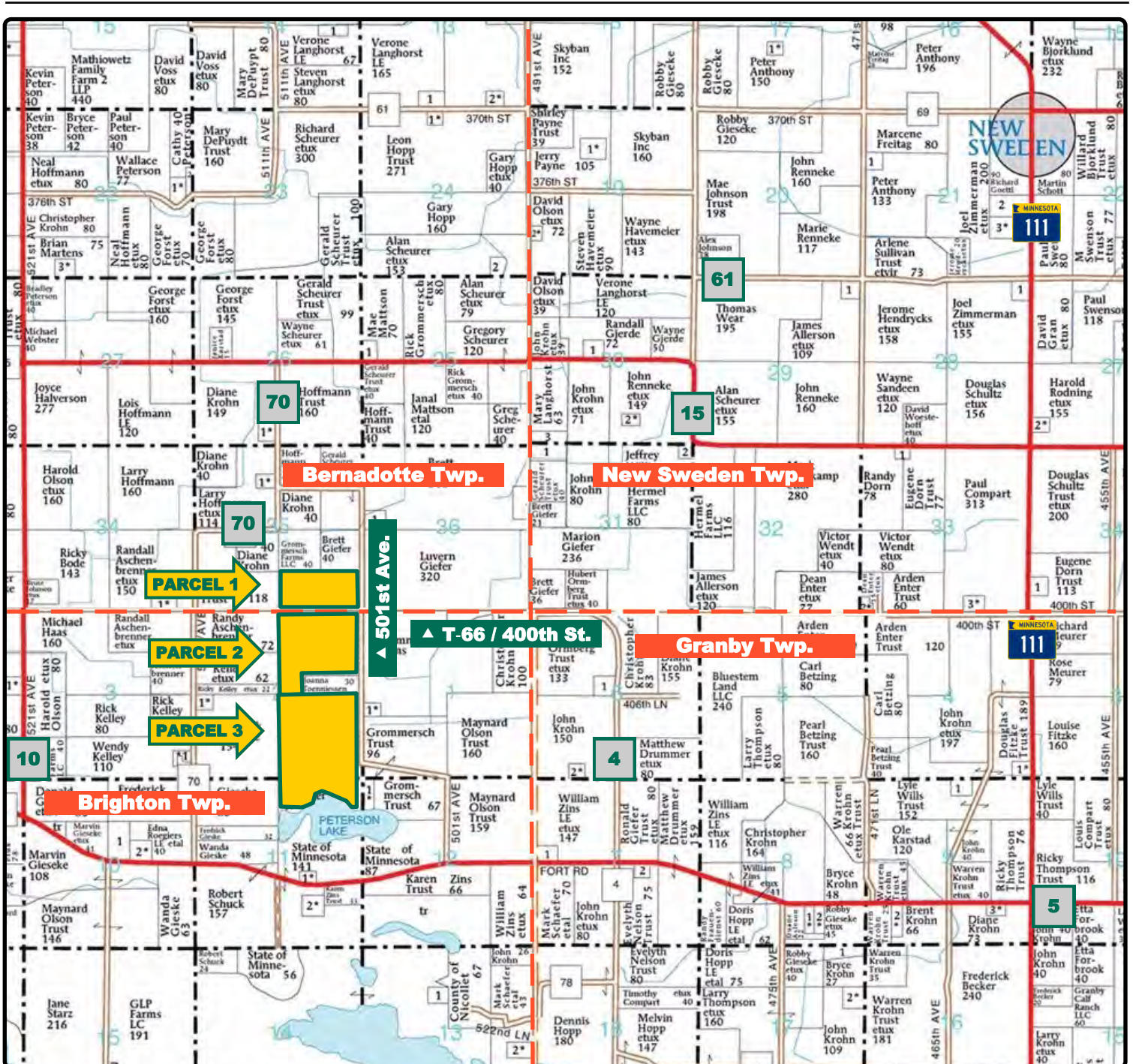


Property Key Features

- High-Quality Nicollet County Farmland
- County Open Ditch and Private Outlets
- Being Offered in 3 Parcels

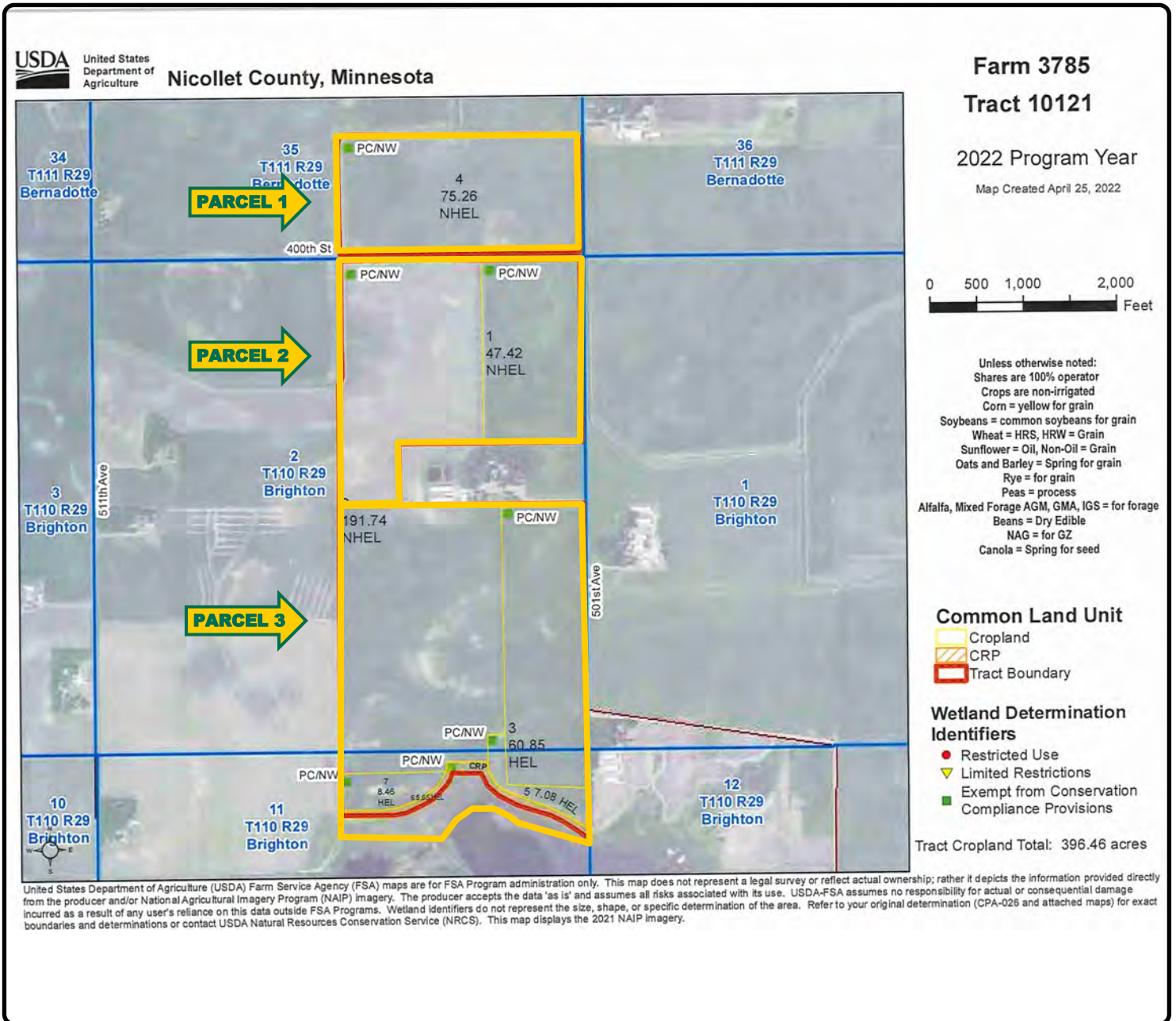
Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

507-345-5263
151 St. Andrews Ct. Ste., 1310
Mankato, MN 56001



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Parcel 1

FSA/Eff. Crop Acres:	75.26
Corn Base Acres:	47.15
Bean Base Acres:	26.76
Soil Productivity:	88.90 CPI

Parcel 1 Property Information 80.00 Acres, m/l

Location

From New Sweden: South on MN-111 S for 2½ miles to T-66/400th St., then west for 4 miles. The property is on the north side of T-66 and west of 501st Ave.

Legal Description

S½ SE¼, Section 35, Township 111 North, Range 29 West of the 5th P.M., Nicollet Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$3,594.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$44.93

Lease Status

Leased through the 2022 crop year. 2022 lease income will be prorated to date of closing.

FSA Data

Part of Farm Number 3785, Tract 10121
FSA/Eff. Crop Acres: 75.26
Corn Base Acres: 47.15
Corn PLC Yield: 177 Bu.
Bean Base Acres: 26.76
Bean PLC Yield: 45 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Harps and Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.90. 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

County open ditch outlet. System and random tiling. See tile map.

Water & Well Information

None.

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State: **Minnesota**
 County: **Nicollet**
 Location: **2-110N-29W**
 Township: **Brighton**
 Acres: **75.26**
 Date: **6/15/2022**



Soils data provided by USDA and NRCS.

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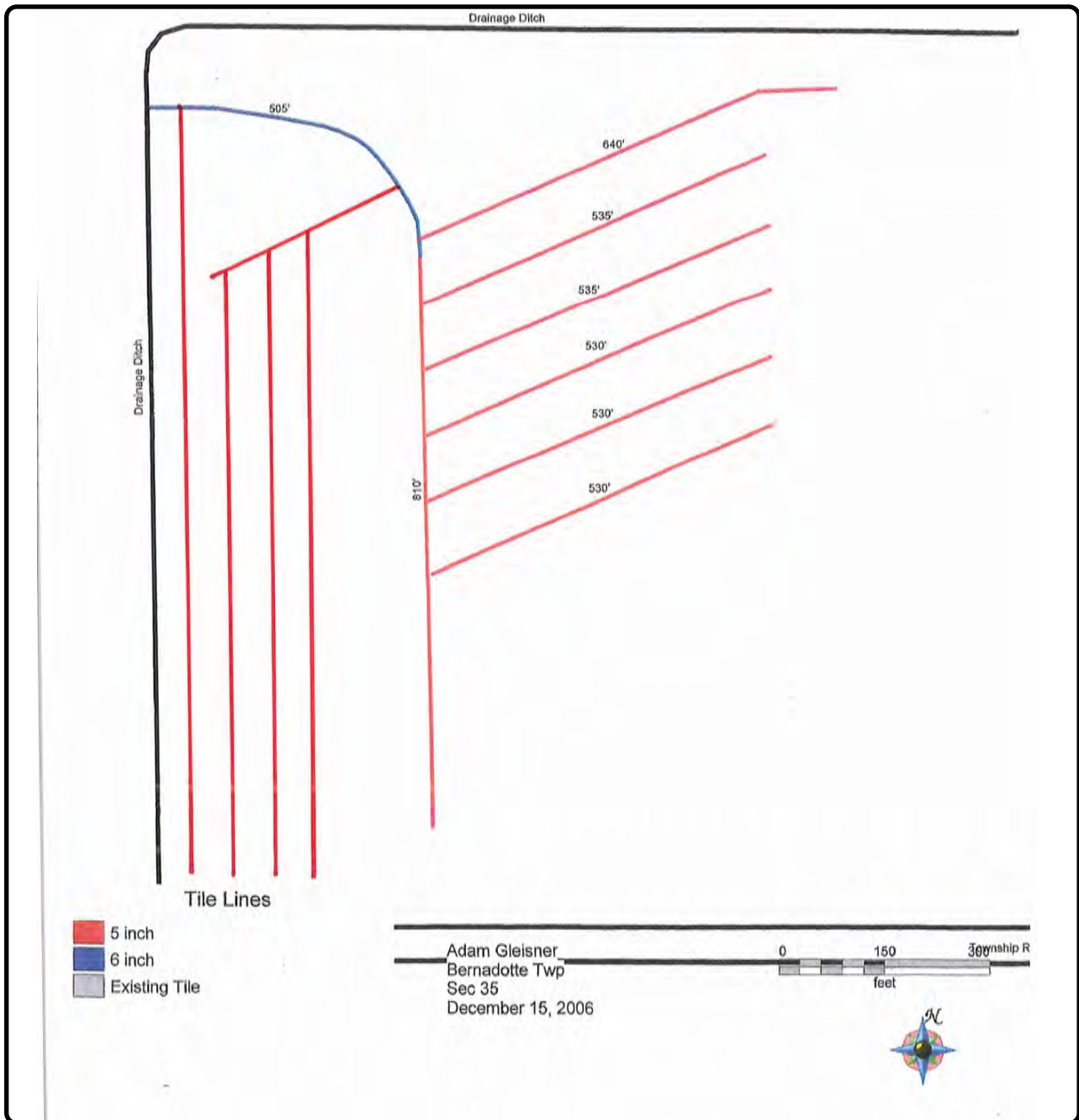
Area Symbol: MN103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
112	Harps clay loam, 0 to 2 percent slopes	31.91	42.4%		IIw	90
L84A	Glencoe clay loam, 0 to 1 percent slopes	13.71	18.2%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.79	9.0%		Iw	99
386	Okoboji mucky silty clay loam	6.70	8.9%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	5.75	7.6%		Ile	95
L13A	Klossner muck, 0 to 1 percent slopes	5.68	7.5%		IIIw	77
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.72	6.3%		IIIle	87
Weighted Average					2.32	88.9

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

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Parcel 2

FSA/Eff. Crop Acres: 126.00*
Corn Base Acres: 78.93*
Bean Base Acres: 44.79*
Soil Productivity: 90.40 CPI

**Acres are estimated.*

Parcel 2 Property Information 130.00 Acres, m/l

Location

From New Sweden: South on MN-111 S for 2½ miles to T-66/400th St., then west for 4 miles. The property is on the south side of T-66 and west of 501st Ave.

Legal Description

NE¼, except 30-acre building site, in Section 110 North, Range 29 West of the 5th P.M., Nicollet Co., MN. *Updated abstract to govern.*

Lease Status

Leased through the 2022 crop year. 2022 lease income will be prorated to date of closing.

Real Estate Tax

Taxes Payable in 2022
 Ag Non-Hmstd Taxes: \$5,850.00*
 Net Taxable Acres: 130.00*
 Tax per Net Taxable Acre: \$45.00*
**Taxes are estimated pending tax parcel split. All 2022 real estate taxes due at closing date. Nicollet County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3785, Tract 10121
 FSA/Eff. Crop Acres: 126.00*
 Corn Base Acres: 78.93*
 Corn PLC Yield: 177 Bu.
 Bean Base Acres: 44.79*
 Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Harps, Nicollet and Webster. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 90.40. 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.

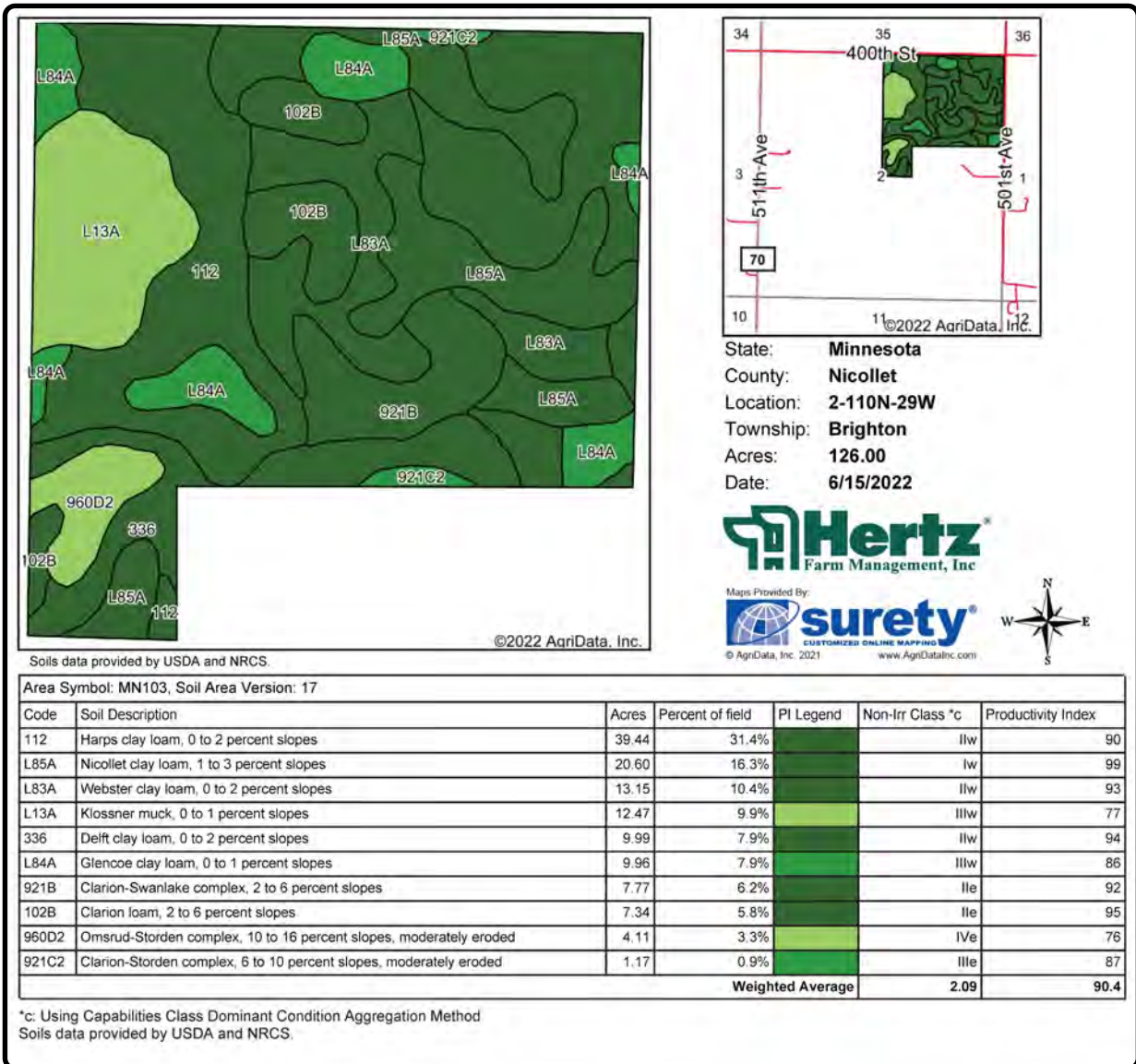
Drainage

County open ditch outlets. Private mains and random laterals.

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Parcel 2 - 126.00 Estimated FSA/Eff. Crop Acres



Water & Well Information

None.

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Parcel 3

FSA/Eff. Crop Acres: 194.00*
CRP Acres: 5.65
Corn Base Acres: 118.65*
Bean Base Acres: 67.32*
Soil Productivity: 87.70 CPI

**Acres are estimated.*

Parcel 3 Property Information 209.00 Acres, m/l

Location

From New Sweden: South on MN-111 S for 2½ miles to T-66/400th St., then west for 4 miles, then south on 501st Ave. for ½ mile. The property is on the west side of the road.

Legal Description

SE¼, in Section 2 AND Gov Lot 1 exc S300' of W1450' in Section 11, all in Township 110 North, Range 29 West of the 5th P.M., Nicollet Co., MN. *Updated abstract to govern.*

Real Estate Tax

Taxes Payable in 2022

Ag Non-Hmstd Taxes: \$8,770.00*

Net Taxable Acres: 209.00*

Tax per Net Taxable Acre: \$41.96*

**Taxes are estimated pending tax parcel split. Nicollet County Assessor will determine final tax figures.*

Lease Status

Leased through the 2022 crop year. 2022 income will be prorated to date of closing.

FSA Data

Part of Farm Number 3785, Tract 10121

FSA/Eff. Crop Acres: 194.00*

CRP Acres: 5.65

Corn Base Acres: 118.65*

Corn PLC Yield: 177 Bu.

Bean Base Acres: 67.32*

Bean PLC Yield: 45 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW-Prior Converted Non-Wetlands.

CRP Contracts

There are 5.65 acres enrolled in a CP-21 contract that pays \$176.53/acre - or \$997.00 annually - and expires 9/30/24.

Soil Types/Productivity

Main soil types are Clarion, Omsrud-Storden and Canisteo. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 87.70. See soil map for details.

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Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

Drainage

County open ditch and Peterson Lake.
Private mains and random laterals. See tile map.

Water & Well Information

None.

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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Tile Map re-created from an older map for clarity. Original map available upon request.

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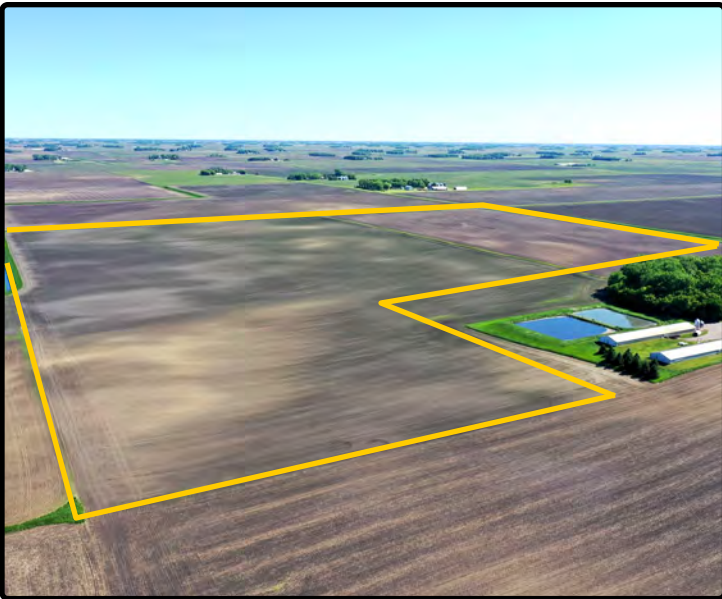
Parcel 1 - NE Looking SW



Parcel 1 - NW Looking SE



Parcel 2 - SW Looking NE



Parcel 2 - NW Looking SE



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Parcel 3 - NW Looking SE



Parcel 3 - South Looking North



Parcel 3 - Pump Station



Parma pump with 10hp Motor.
48" Riser with 48" Horizontal
Reservoir. Pump station rebuilt
in 2020.

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Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Jul. 21, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Friday, July 22, 2022**

Time: **11:00 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 Thursday, July 21, 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

Gleisner Family

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Stacey Edwards Jones
Jones Law Office

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 August 25, 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. Buyer will receive a credit for existing lease payment prorated to date of closing. 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

419.00 Acres in 3 Parcels - Nicollet 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 Thursday, July 21, 2022** to attend auction.

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



Acres

Parcel 1 - 80.00 Ac., m/l
Parcel 2 - 130.00 Ac., m/l
Parcel 3 - 209.00 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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Make the Most of Your Farmland Investment

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