

Land Auction

ACREAGE:

160.00 Acres, m/l
Watonwan County, MN

DATE:

Wednesday
August 3, 2022
10:00 a.m.

LOCATION:

Hybrid
St. James, MN &
bid.hertz.ag



Property Key Features

- High-Quality Soils with Natural Rolling Drainage
- 132.13 FSA/Eff. Crop Acres with a CPI of 93.10
- Potential Building Site

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FSA/Eff. Crop Acres:	132.13
Corn Base Acres:	74.00
Bean Base Acres:	55.80
Soil Productivity:	93.10 CPI

Property Information

160.00 Acres, m/l

Location

From Odin: west on Co. Rd. 7 for 4 miles, then north on Co. Rd. 2 for 3 miles to Co. Rd. 10/400th St. The farm is on the west side of the road.

Legal Description

E½ E½, Section 7, Township 105 North, Range 33 West of the 5th P.M., Watonwan Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$7,425.00
Net Taxable Acres: 160.00
Tax Parcel ID #s: R.08.007.0300 & R.08.007.0310

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 663, Tracts 5176 & 5177
FSA/Eff. Crop Acres: 132.13
Corn Base Acres: 74.00
Corn PLC Yield: 153 Bu.
Bean Base Acres: 55.80
Bean PLC Yield: 44 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a farmable wetland.
PCNW-Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Webster, Nicollet and Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.10. 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

Natural with some tile. No maps available.

Dwelling

There is a vacant, uninhabitable home on this property. Property does have a septic system.

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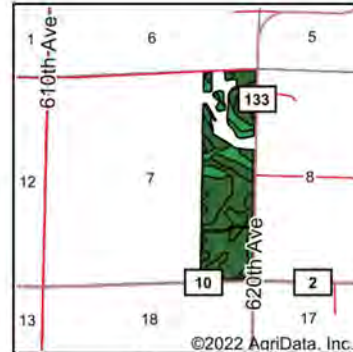
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State: **Minnesota**
 County: **Watonwan**
 Location: **7-105N-33W**
 Township: **Odin**
 Acres: **132.13**
 Date: **6/22/2022**



Maps Provided By:

 CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	52.60	39.8%		llw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	25.75	19.5%		lw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	17.94	13.6%		llle	87
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	17.11	12.9%		lle	92
102B	Clarion loam, 2 to 6 percent slopes	5.58	4.2%		lle	95
118	Crippin loam, 1 to 3 percent slopes	5.33	4.0%		le	100
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.29	3.2%		llw	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.47	2.6%		lllw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.06	0.0%		llw	91
Weighted Average					1.93	93.1

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

Buildings/Improvements

There is a 64' x 45' machine shed on this property.

Water & Well Information

There are 2 wells located on this property.
 1 well located south of the house and 1 well south of the machine shed.

Comments

This is a nice Watonwan County farm with quality soils and a potential building site.

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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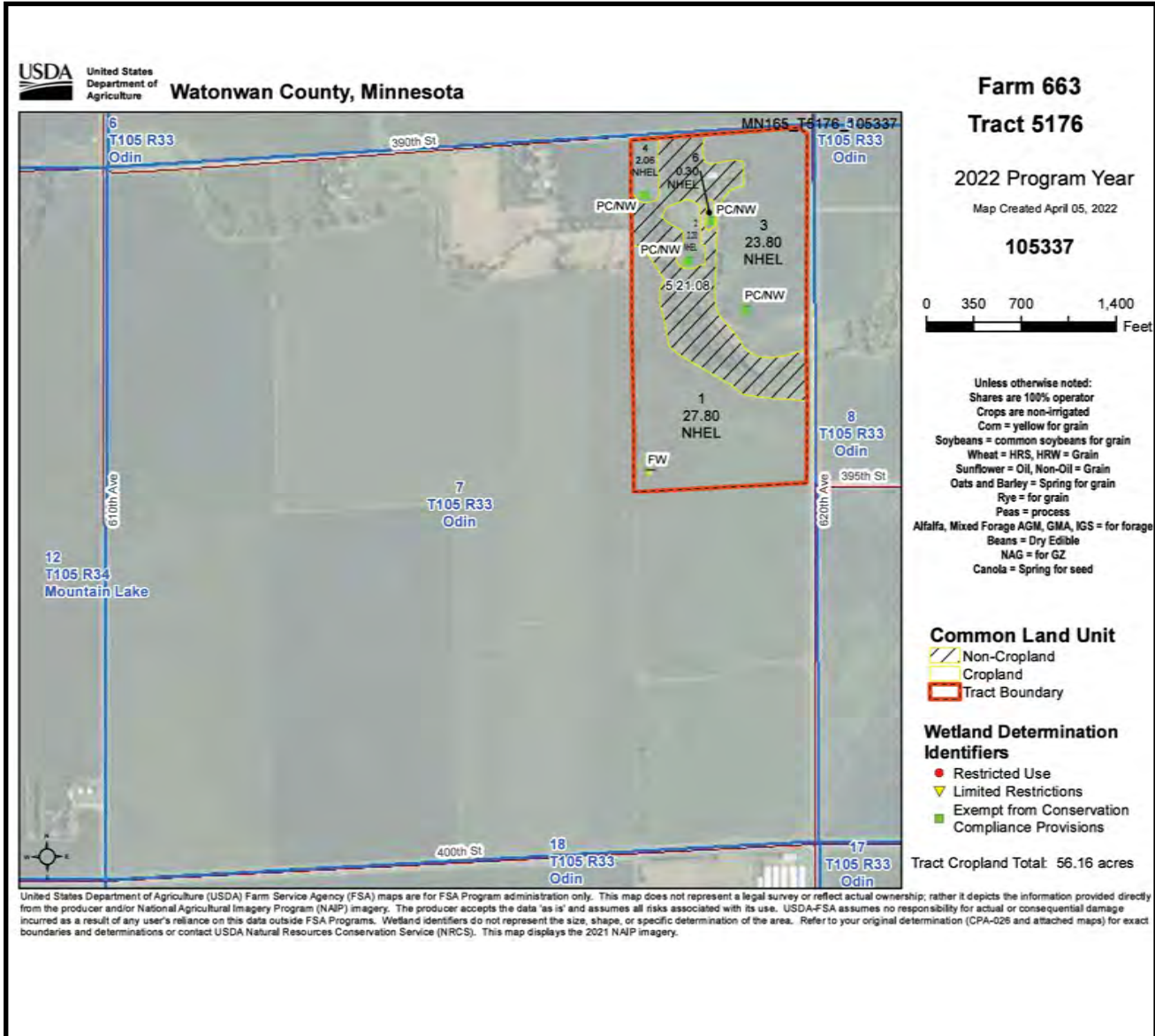
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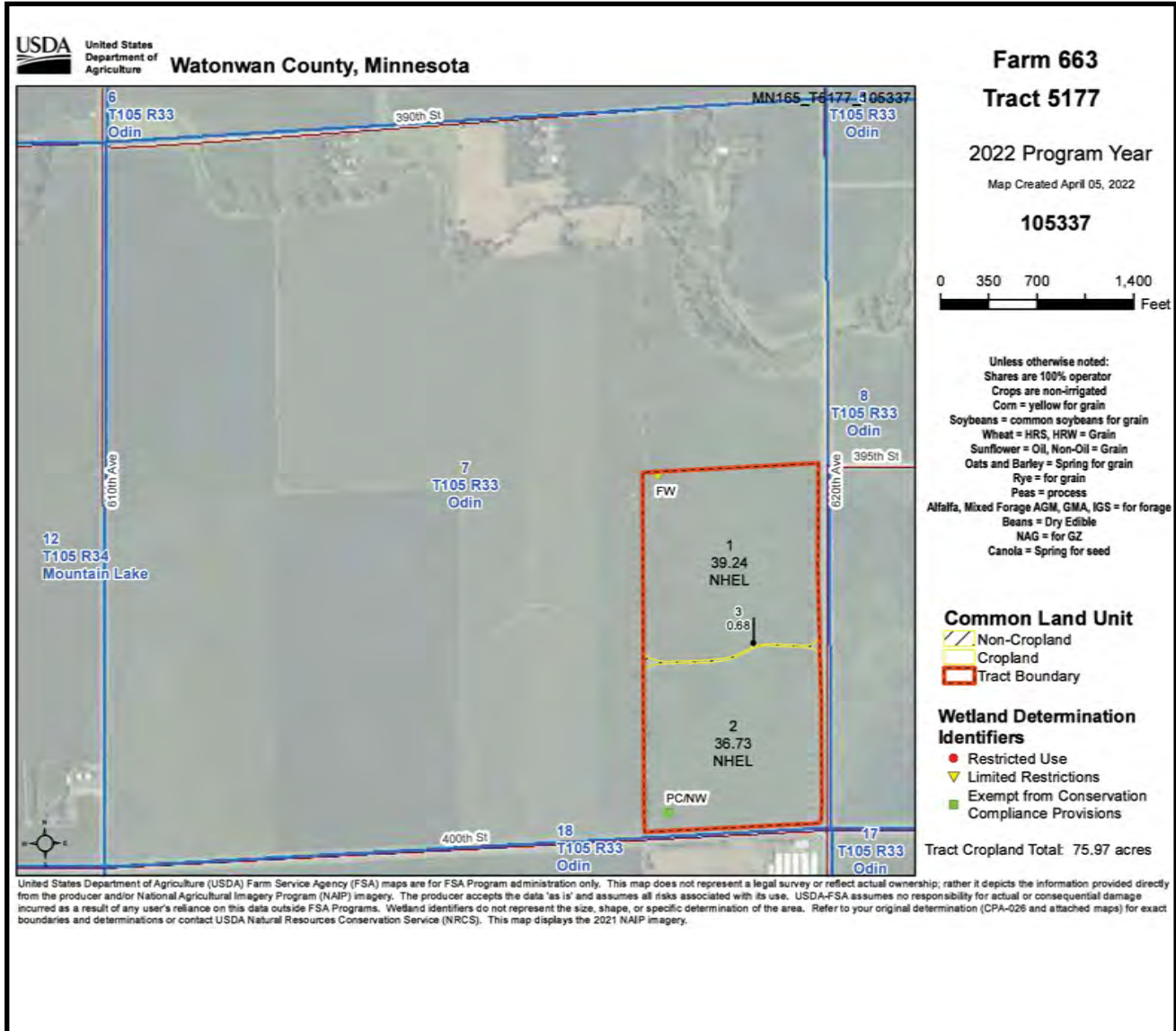
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Southeast Looking Northwest



North Looking South



Northwest Looking Southeast



64' x 45' Machine Shed



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Date: **Wed., August 3, 2022**

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

Site: **American Legion
620 1st Ave. S
St. James, MN 56081**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Nick Meixell at 507-380-7638.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Wegner Family

Agency

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

Auctioneer

Kyle Hansen

Attorney

Dan Birkholz
Birkholz & Associates, LLC

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

10% down payment required 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 1, 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. Taxes will be prorated to closing date.

Contract & Title

Immediately upon conclusion of the auction, the high bidder 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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