

Land Auction

ACREAGE:

254.39 Acres, m/l
In 3 parcels
Sibley County, MN

DATE:

July 28, 2022
10:00 a.m.
Register to Attend

LOCATION:

Arlington
Community Center
Arlington, MN

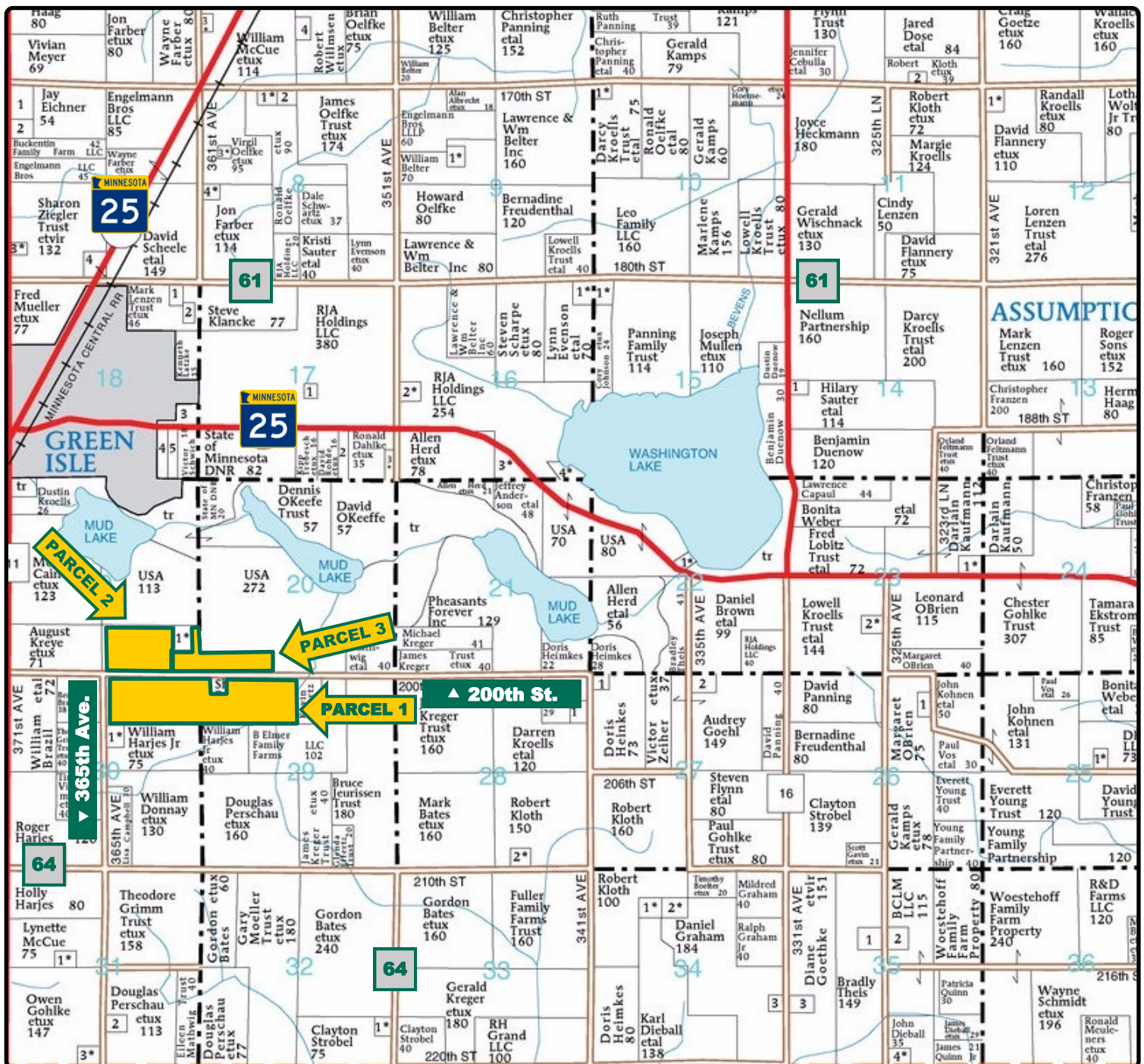


Property Key Features

- Shimota Family LLP
- High-Quality Farms with Productive Soils
- Being Offered in 3 Parcels; Large or Small Parcel Options

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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



Map reproduced with permission of Farm & Home Publishers, Ltd.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag



Parcel 1

FSA/Eff. Crop Acres: 89.11*
CRP Acres: 51.75
Corn Base Acres: 44.55*
Bean Base Acres: 45.56*
Soil Productivity: 90.40 CPI

**Acres are estimated.*

Parcel 1 Property Information 151.99 Acres, m/l

Location

Approximately 2 miles south of Green Isle on the south side of 200th St. at 365th Ave.

Legal Description

N½ NE¼, except 0.77A SURV 1375, Section 30 AND N½ NW¼, except E 2A & except 3.36A, SURV 1375, Section 29, all in Township 114 North, Range 26 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2022
 Ag Non-Hmstd Taxes: \$7,723.28*

Special Assessments: \$1,393.72*
 Total 2022 Real Estate Taxes: \$9,117.00*
 Gross Acres: 153.87
 Surveyed Acres: 151.99
 Tax per Net Taxable Acre: \$59.98*
**Property was recently surveyed. Sibley County Assessor will determine final tax figures.*

Lease Status

Leased through the 2022 crop year.

FSA Data

Part of farm Number 8220, Tract 10172
 FSA/Eff. Crop Acres: 89.11*
 CRP Acres: 51.75
 Corn Base Acres: 44.55*
 Corn PLC Yield: 153 Bu.
 Bean Base Acres: 45.56*

Bean PLC Yield: 43 Bu.
**Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

NRCS Classification

NHEL: Undetermined.
 Tract contains a farmable wetland.

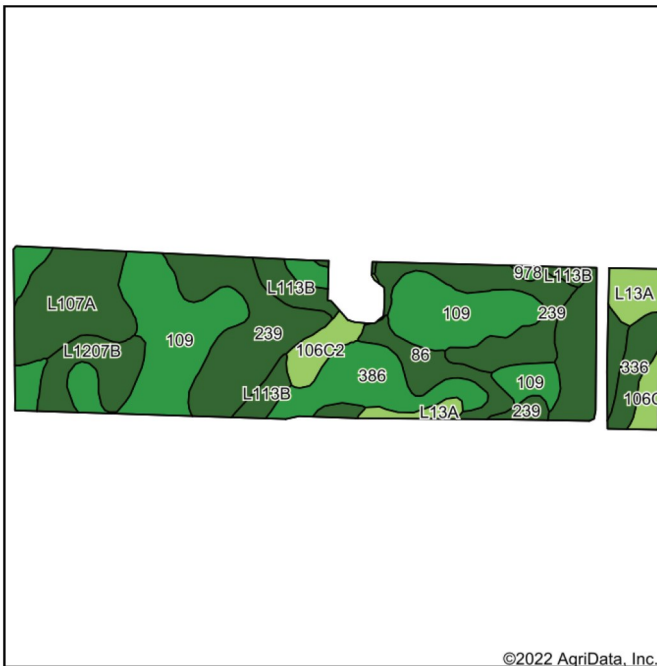
CRP Contracts

There are 51.75 acres enrolled in a CP-23A contract that pays \$192/acre - or \$9,936 annually - and expires 9/30/30.

Soil Types/Productivity

Main soil types are Cordova, Le Sueur and Canisteo. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres and CRP acres is 90.40. See soil map for details.

Parcel 1 - 140.86 Estimated FSA/Eff. Crop Acres & CRP Acres



State: **Minnesota**
County: **Sibley**
Location: **30-114N-26W**
Township: **Washington Lake**
Acres: **140.86**
Date: **6/23/2022**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	37.85	27.4%		IIw	87
239	Le Sueur loam, 1 to 3 percent slopes	29.68	21.0%		Iw	97
86	Canisteo clay loam, 0 to 2 percent slopes	16.82	11.8%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	14.59	10.3%		IIw	91
386	Okoboji mucky silty clay loam	11.58	8.2%		IIIw	86
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	7.65	5.4%		Ile	95
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	6.51	4.6%		Ile	98
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	6.05	4.3%		IIle	76
L13A	Klossner muck, 0 to 1 percent slopes	5.38	3.8%		IIIw	77
336	Delft clay loam, 0 to 2 percent slopes	4.29	3.0%		Iw	94
978	Cordova-Rolfe complex, 0 to 2 percent slopes	0.46	0.3%		Iw	86
Weighted Average					1.95	90.4

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

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. Part of CD#39 & CD#1. Tile map available contact agent.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

Minnesota Valley Electric Cooperative has an easement on this property to place, construct, operate, repair, maintain, relocate, and replace electric transmission line located on this property.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag



Parcel 2

FSA/Eff. Crop Acres: 52.03*
Corn Base Acres: 26.01*
Bean Base Acres: 26.02*
Soil Productivity: 91.80 CPI

**Acres are estimated.*

Parcel 2 Property Information 56.78 Acres, m/l

Location

Approximately 2 miles south of Green Isle on the north side of 200th St.

Legal Description

S½ SE¼, except 10-acre building site, Section 19, Township 114 North, Range 26 West of the 5th P.M., Sibley Co., MN.

Lease Status

Leased through the 2022 crop year.

Real Estate Tax

Taxes Payable in 2022

Ag Non-Hmstd Taxes: \$1,396.00*

Net Taxable Acres: 56.78*

Tax per Net Taxable Acre: \$24.59*

Seller is receiving Ag-Homestead Credit by "Corporate Ag-Tier Linkage. Buyer should expect taxes to adjust to standard rate if Buyer's Homestead Credits are unavailable. Contact agent for details.

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

FSA Data

Part of Farm Number 8220, Tract 10172

FSA/Eff. Crop Acres: 52.03*

Corn Base Acres: 26.01*

Corn PLC Yield: 153 Bu.

Bean Base Acres: 26.02*

Bean PLC Yield: 43 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Cordova and Le Sueur. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 91.80. 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 rolling.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

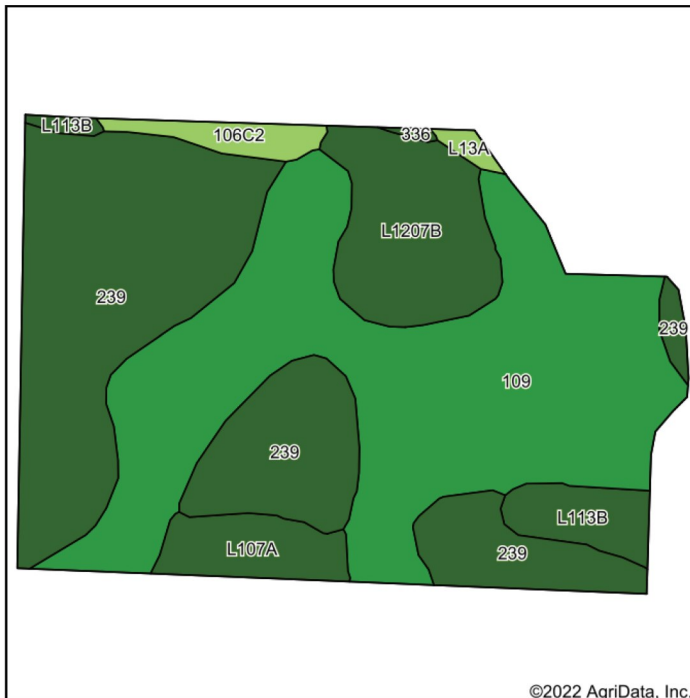
GeoffM@Hertz.ag

507-345-5263

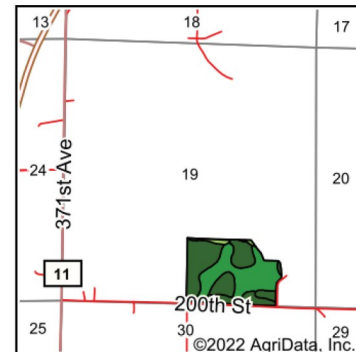
151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Sibley**
Location: **30-114N-26W**
Township: **Washington Lake**
Acres: **52.03**
Date: **6/23/2022**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN143, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	22.36	43.0%		IIw	87
239	Le Sueur loam, 1 to 3 percent slopes	19.22	36.9%		Iw	97
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	5.12	9.8%		IIe	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	2.07	4.0%		IIw	91
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	1.86	3.6%		IIe	98
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.04	2.0%		IIIe	76
L13A	Klossner muck, 0 to 1 percent slopes	0.28	0.5%		IIIw	77
336	Delft clay loam, 0 to 2 percent slopes	0.08	0.2%		IIw	94
Weighted Average					1.66	91.8

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

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag



Parcel 3

FSA/Eff. Crop Acres: 42.73*
Corn Base Acres: 21.36*
Bean Base Acres: 21.37*
Soil Productivity: 93.90 CPI

**Acres are estimated.*

Parcel 3 Property Information 45.62 Acres, m/l

Location

Approximately 2 miles south of Green Isle on the north side of 200th St.

Legal Description

SW½ SW¼, excluding 46.42 acres and 12.04 acres in SE¼ SE¼, Section 19, Township 114 North, Range 26 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2022
 Ag Non-Hmstd Taxes: \$1,602.44*
 Special Assessments: \$367.56*
 Total 2022 Real Estate Taxes: \$1,970.00*

Net Taxable Acres: 45.62

Tax per Net Taxable Acre: \$43.18*

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

Lease Status

Leased through the 2022 crop year.

FSA Data

Part of Farm Number 8220, Tract 10172

FSA/Eff. Crop Acres: 42.73*

Corn Base Acres: 21.36*

Corn PLC Yield: 153 Bu.

Bean Base Acres: 21.37*

Bean PLC Yield: 43 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Reedslake-Le Sueur and Cordova-Rolfe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 93.90. 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

Natural. Part of CD#39 & CD#1.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

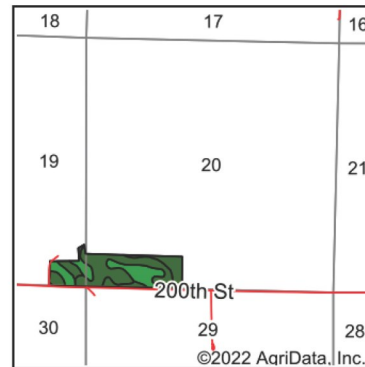
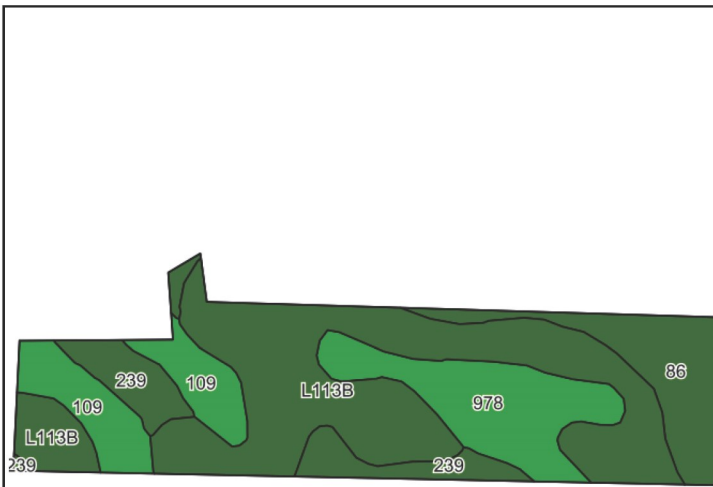
GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

www.Hertz.ag



State: **Minnesota**
County: **Sibley**
Location: **20-114N-26W**
Township: **Washington Lake**
Acres: **42.73**
Date: **6/23/2022**



Maps Provided By:

© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	20.41	47.8%		Ile	98
978	Cordova-Rolfe complex, 0 to 2 percent slopes	7.14	16.7%		Ilw	86
109	Cordova clay loam, 0 to 2 percent slopes	5.36	12.5%		Ilw	87
86	Canisteo clay loam, 0 to 2 percent slopes	5.27	12.3%		Ilw	93
239	Le Sueur loam, 1 to 3 percent slopes	4.55	10.6%		lw	97
Weighted Average					1.89	93.9

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

Buildings/Improvements

None.

Water & Well Information

None.

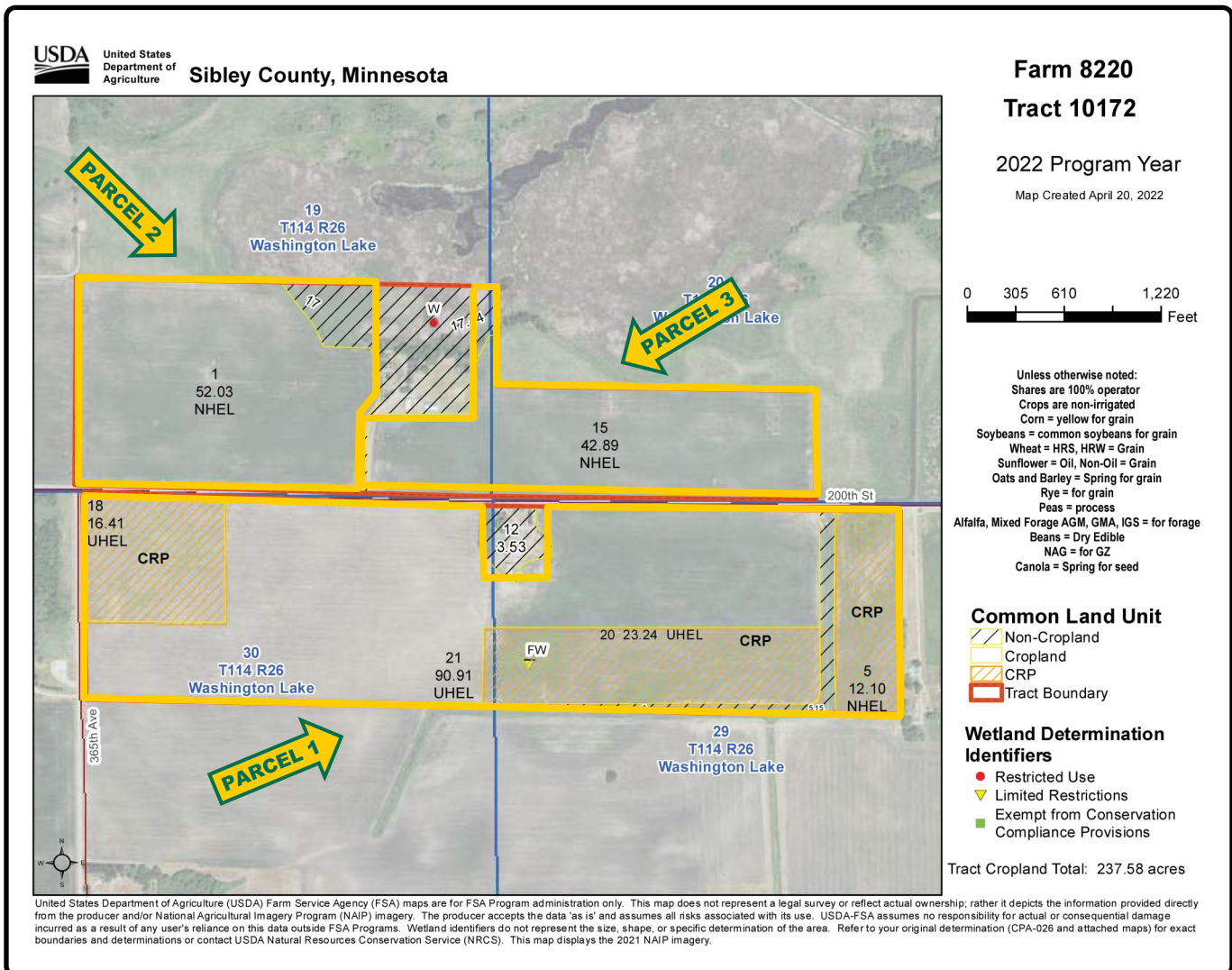
Easement

Minnesota Valley Electric Cooperative has an easement on this property to place, construct, operate, repair, maintain, relocate, and replace electric transmission line located on this property.

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.

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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



Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Northwest Looking Southeast



Southeast Looking Northwest



Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Northeast Looking Southwest



Southwest Looking Northeast



Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Bid Deadline/Mailing Info:

Bid Deadline: **Wed., July 27, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Thurs., July 28, 2022**

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

Site: **Arlington Comm. Center
204 Shamrock Dr.
Arlington, MN 55307**

Auction Instructions

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

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

Seller

Shimota Family LLP

Agency

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

Auctioneer

Geoff Mead, ALC

Attorney

Lori Molden
Gavin, Janssen, Stabenow, Ltd

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 30, 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 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.

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Bidder Registration Form

254.39 Acres in 3 Parcels - Sibley 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 27, 2022** to attend auction.

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



Acres

Parcel 1 - 151.99 Ac., m/l
Parcel 2 - 56.78 Ac., m/l
Parcel 3 - 45.62 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).

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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