

# Land Auction

**ACREAGE:**

**51.18 Acres, m/l**  
Watonwan County, MN

**DATE:**

**August 3, 2022**  
**2:00 p.m.**  
Register to Attend

**LOCATION:**

**Fraternal Order of Eagles**  
St. James, MN



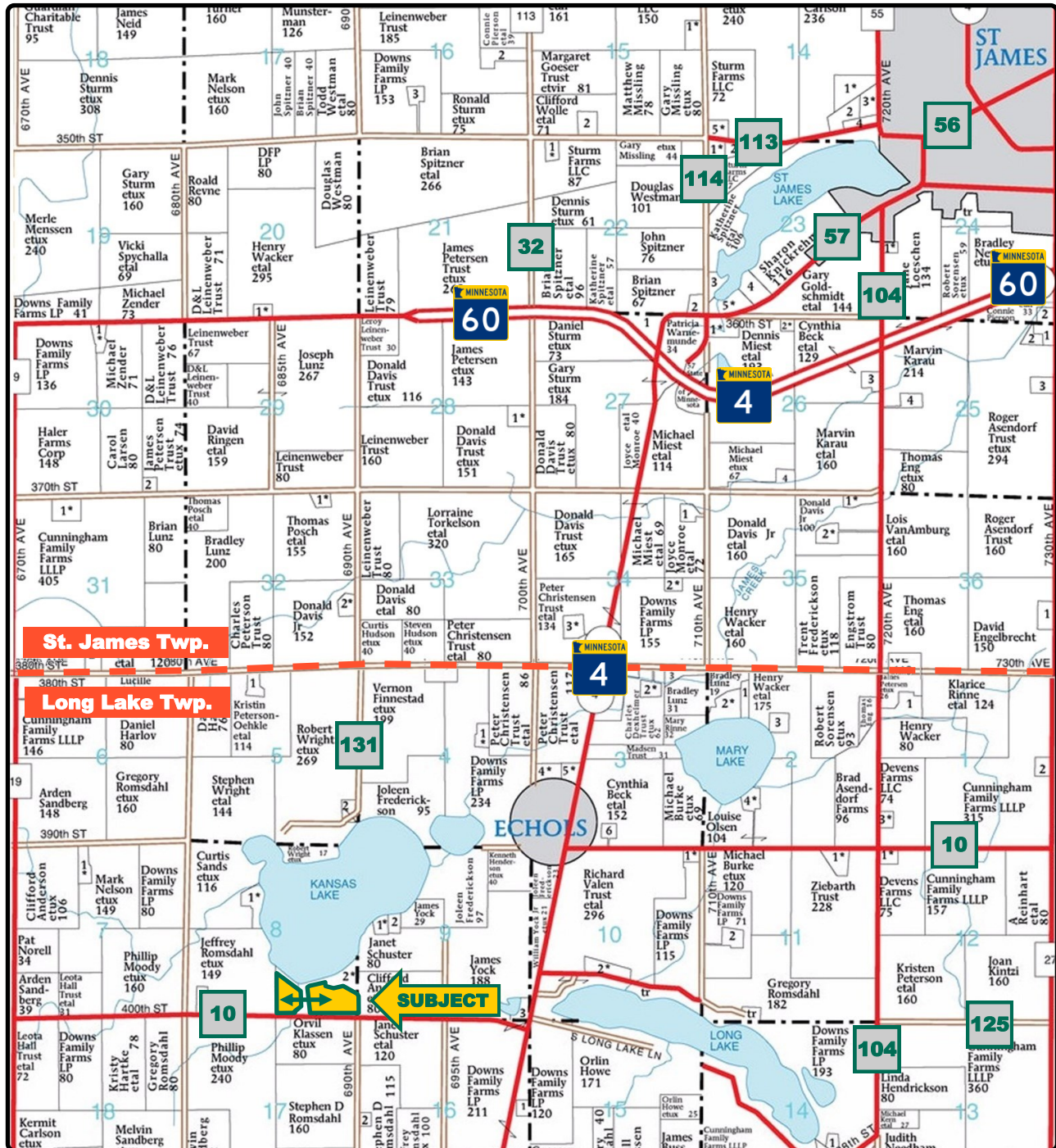
## Property Key Features

- Kathleen M. Buegler Revocable Trust
- High-Quality, Productive Farmland Soils
- Good Drainage Outlet to Drainage Ditch and Kansas Lake

**Charles Wingert, ALC**  
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<b>FSA/Eff. Crop Acres:</b>	<b>49.18</b>
<b>Corn Base Acres:</b>	<b>24.30</b>
<b>Bean Base Acres:</b>	<b>24.30</b>
<b>Soil Productivity:</b>	<b>90.20 CPI</b>

## Property Information

### 51.18 Acres, m/l

#### Location

From St. James, take Co. Rd.. 57 for approx. 1 mile southeast out of town. At the intersection of State Hwy. 60, continue south on State Hwy. 4 for 3 miles, then west 1.1 miles on Co. Rd. 10. Property lies on the north side of Co. Rd. 10.

#### Legal Description

Part of the S½ SE¼ Section 8, Township 105 North, Range 32 West of the 5th P.M.. *Legal description to be governed by final abstract.*

#### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$2,900.00  
Gross Acres: 51.18

Net Taxable Acres: 51.18  
Tax per Net Taxable Acre: \$56.66  
Tax Parcel ID #: 050080600

#### Lease Status

Leased through the 2022 Crop Year.

#### FSA Data

Farm Number 4045, Tract 3965  
FSA/Eff. Crop Acres: 49.18  
Corn Base Acres: 24.30  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 24.30  
Bean PLC Yield: 41Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PC/NW: Prior Converted/No Wetland

#### Soil Types/Productivity

Main soil types are Clarion, Webster and Nicollet. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.20. 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

Natural drainage, with outlet to drainage ditch and Kansas Lake.

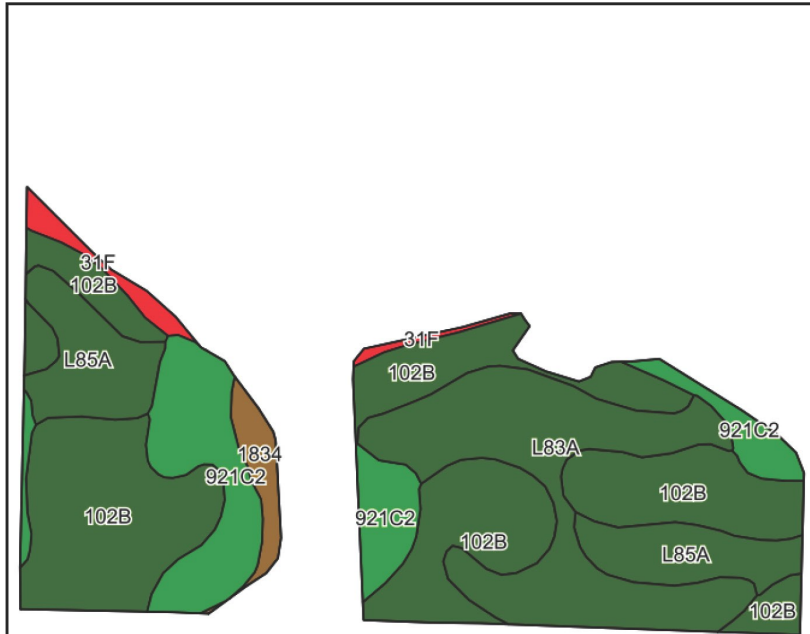
#### Water & Well Information

None.

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State: **Minnesota**  
 County: **Watonwan**  
 Location: **8-105N-32W**  
 Township: **Long Lake**  
 Acres: **49.18**  
 Date: **6/27/2022**









Maps Provided By:  
  
 CUSTOMIZED 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
102B	Clarion loam, 2 to 6 percent slopes	22.17	45.1%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	10.54	21.4%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.02	16.3%		IIIe	87
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.16	12.5%		Iw	99
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	1.22	2.5%		Vw	20
31F	Belview loam, 16 to 30 percent slopes	1.07	2.2%		Vle	17
<b>Weighted Average</b>					<b>2.20</b>	<b>90.2</b>

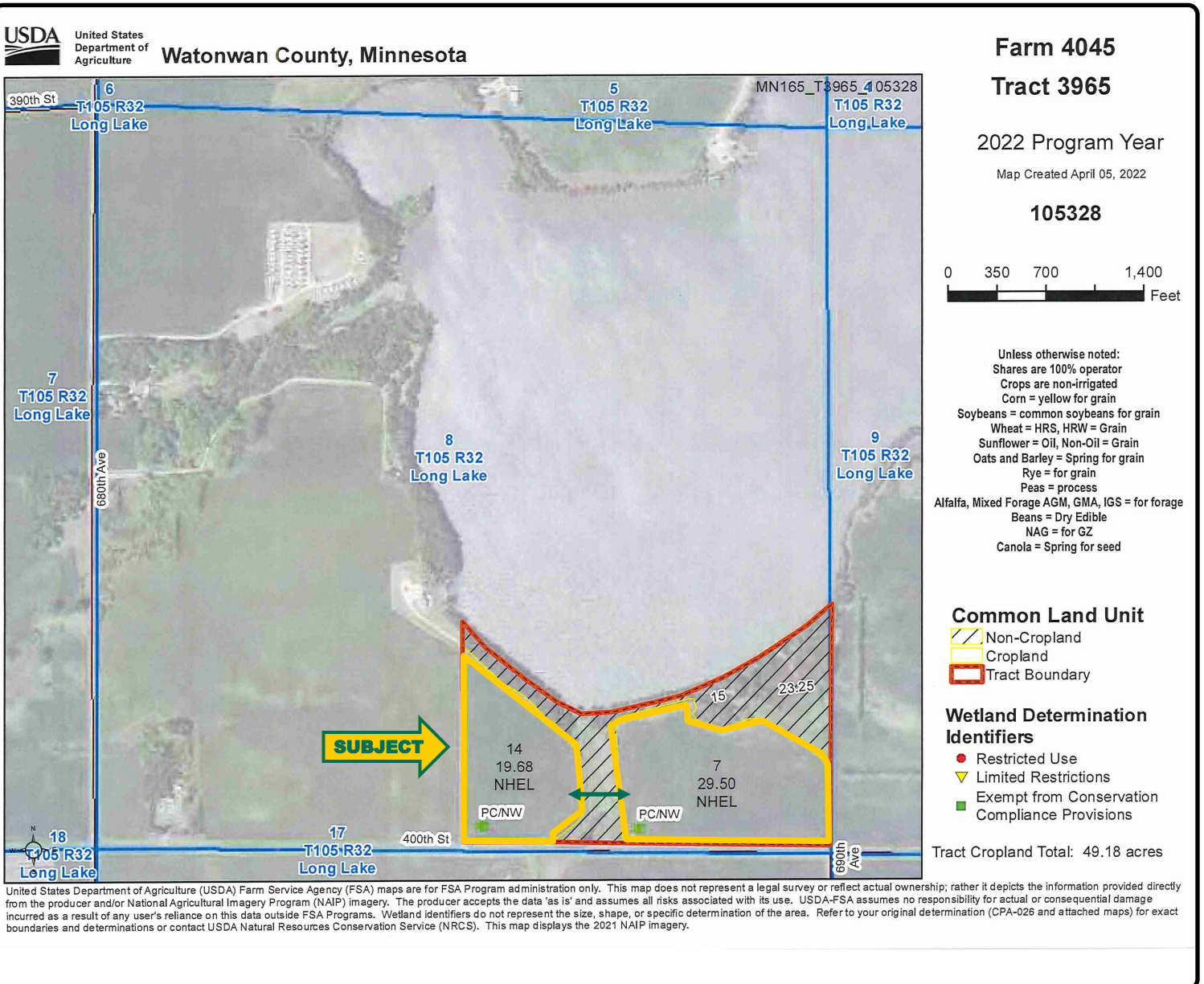
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

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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West Side Looking East



East Side Looking West



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## Bid Deadline/Mailing Info:

Bid Deadline: **Tues. Aug. 2, 2022  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

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

Time: **2:00 p.m.**

Site: **Fraternal Order of Eagles  
701 1st Ave. S.  
St. James, MN 56081**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, August 2, 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

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

## Seller

Kathleen M. Buegler Revocable Trust

## Agency

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

## Auctioneer

Charles Wingert

## Attorney

Darren Knight  
Knight Law Office 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 12, 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 settlement date. Buyer will receive a credit for existing lease payment pro-rated to settlement date.

## 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

**51.18 Acres** - Watonwan 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, August 2** to attend auction.

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



**Acres**

Subject - 51.18 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**

- Real Estate Sales and Auctions
- Professional Buyer Representation
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