

Land Auction

ACREAGE:

80.00 Acres, m/l
Faribault County, MN

DATE:

August 12, 2022
11:00 a.m.
Register to Attend

LOCATION:

Winnebago
Municipal Center
Winnebago, MN



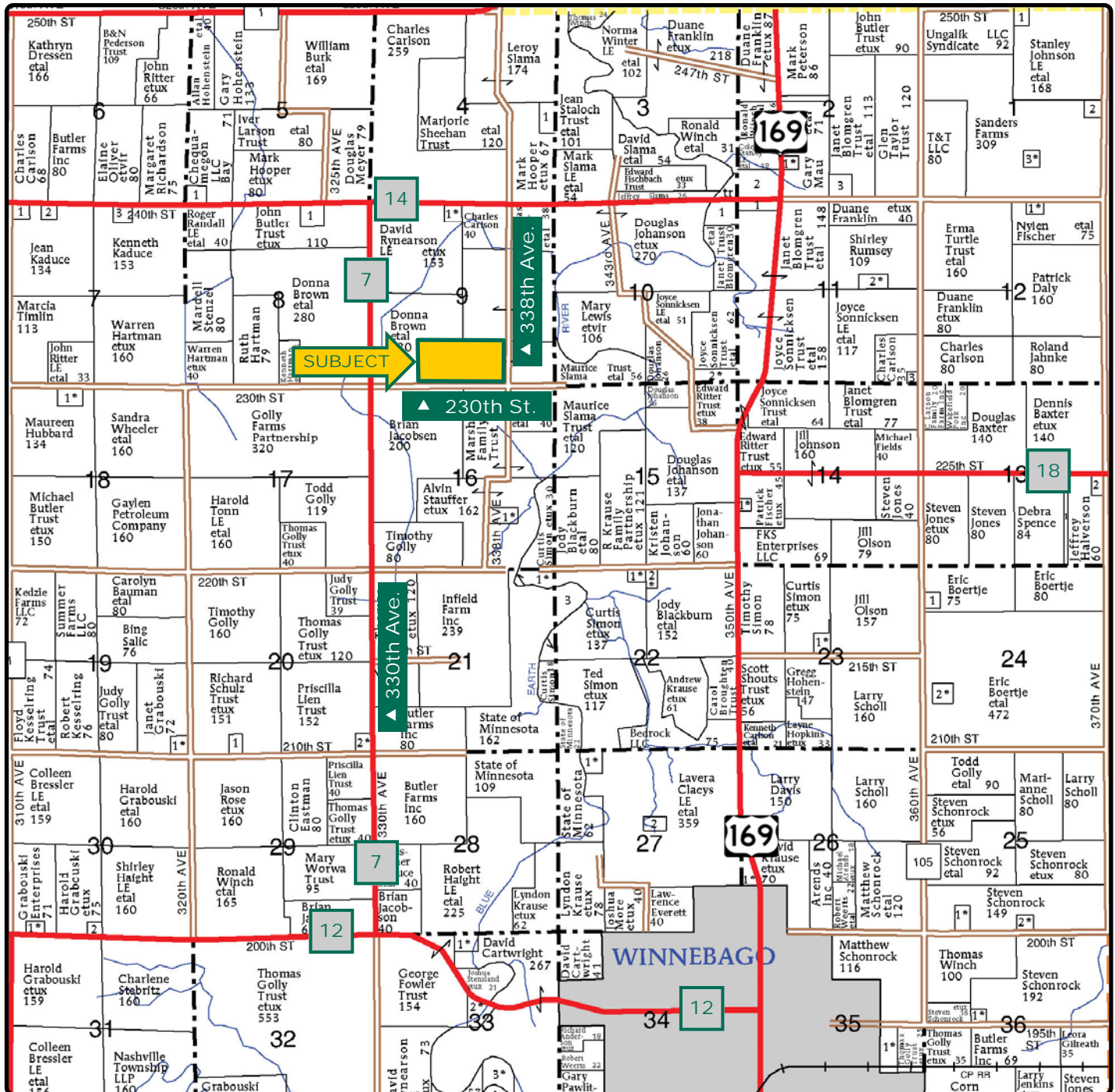
Property *Key Features*

- **Slama Family Farm**
- **76.67 Tillable Acres with CPI of 90.20**
- **County and Private Tile Outlets**

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Mankato, MN 56001
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FSA/Eff. Crop Acres:	76.67
Corn Base Acres:	37.90
Bean Base Acres:	38.77
Soil Productivity:	90.20 CPI

Property Information

80.00 Acres, m/l

Location

From Winnebago, take Co. Rd. 12 west 1½ miles to Co. Rd 7/330th Ave.. Go north 3 miles and turn east on 230th St. Property lies on the northwest corner of the intersection of 230th St. and 338th Ave.

Legal Description

SE¼ SW¼ and SW¼ SE¼ Section 9, Township 104 North, Range 28 West of the 5th p.m.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
Ag Non-Hmstd Taxes: \$3,086.08
Special Assessments: \$417.92

Total 2021 Real Estate Taxes: \$3,504.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$43.80
Tax Parcel ID #200090400

Lease Status

Leased through the 2022 Crop Year.

FSA Data

Farm Number 11643, Tract 15407
FSA/Eff. Crop Acres: 76.67
Corn Base Acres: 37.90
Corn PLC Yield: 153 Bu.
Bean Base Acres: 38.77
Bean PLC Yield: 41 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Waldorf, Nicollet and Clarion. 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

County and private tile outlets. System and random tile. County Ditch tile #24. See tile map.

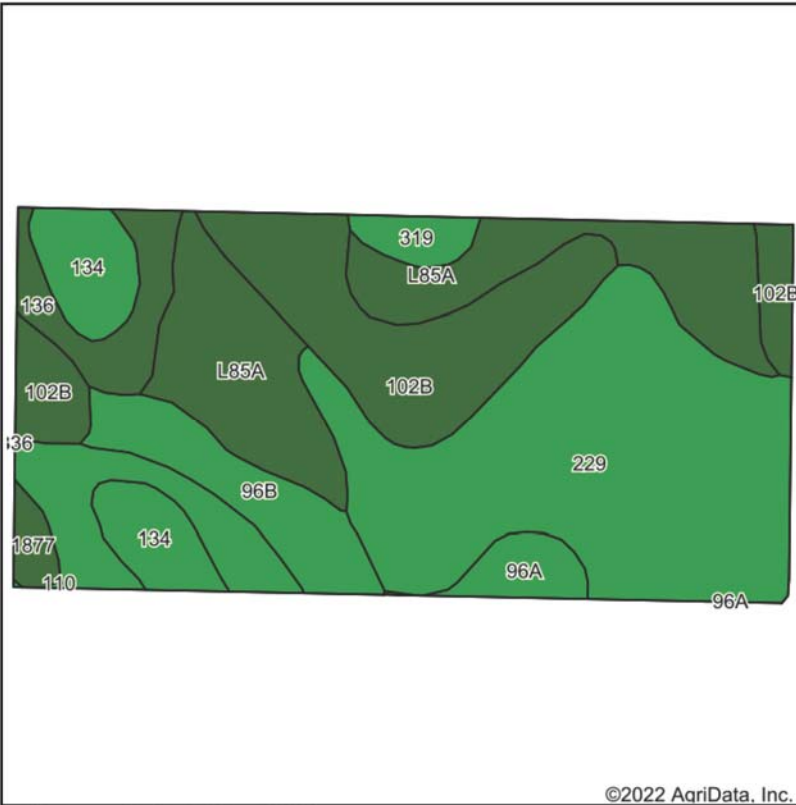
Water & Well Information

None.

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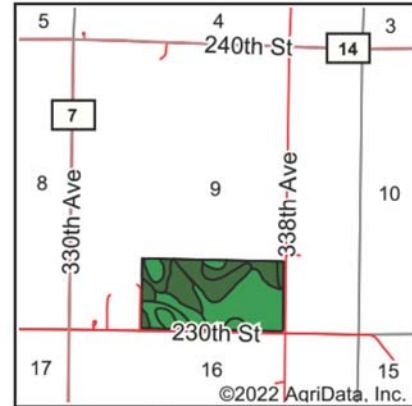
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Faribault**
Location: **9-104N-28W**
Township: **Winnebago City**
Acres: **76.67**
Date: **7/7/2022**



Maps Provided By:



Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
229	Waldorf silty clay loam, 0 to 2 percent slopes	30.54	39.8%		IIw	85
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.60	19.0%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	13.69	17.9%		Ile	95
134	Okoboji silty clay loam, 0 to 1 percent slopes	5.26	6.9%		IIIw	86
96B	Collinwood silty clay loam, 2 to 6 percent slopes	5.14	6.7%		Ile	86
136	Madelia silty clay loam, 0 to 2 percent slopes	3.38	4.4%		IIw	94
96A	Collinwood silty clay loam, 1 to 3 percent slopes	1.82	2.4%		IIw	86
319	Barbert silty clay loam	1.34	1.7%		IIIw	86
1877	Fostoria loam	0.90	1.2%		I	100
Weighted Average					1.88	90.2

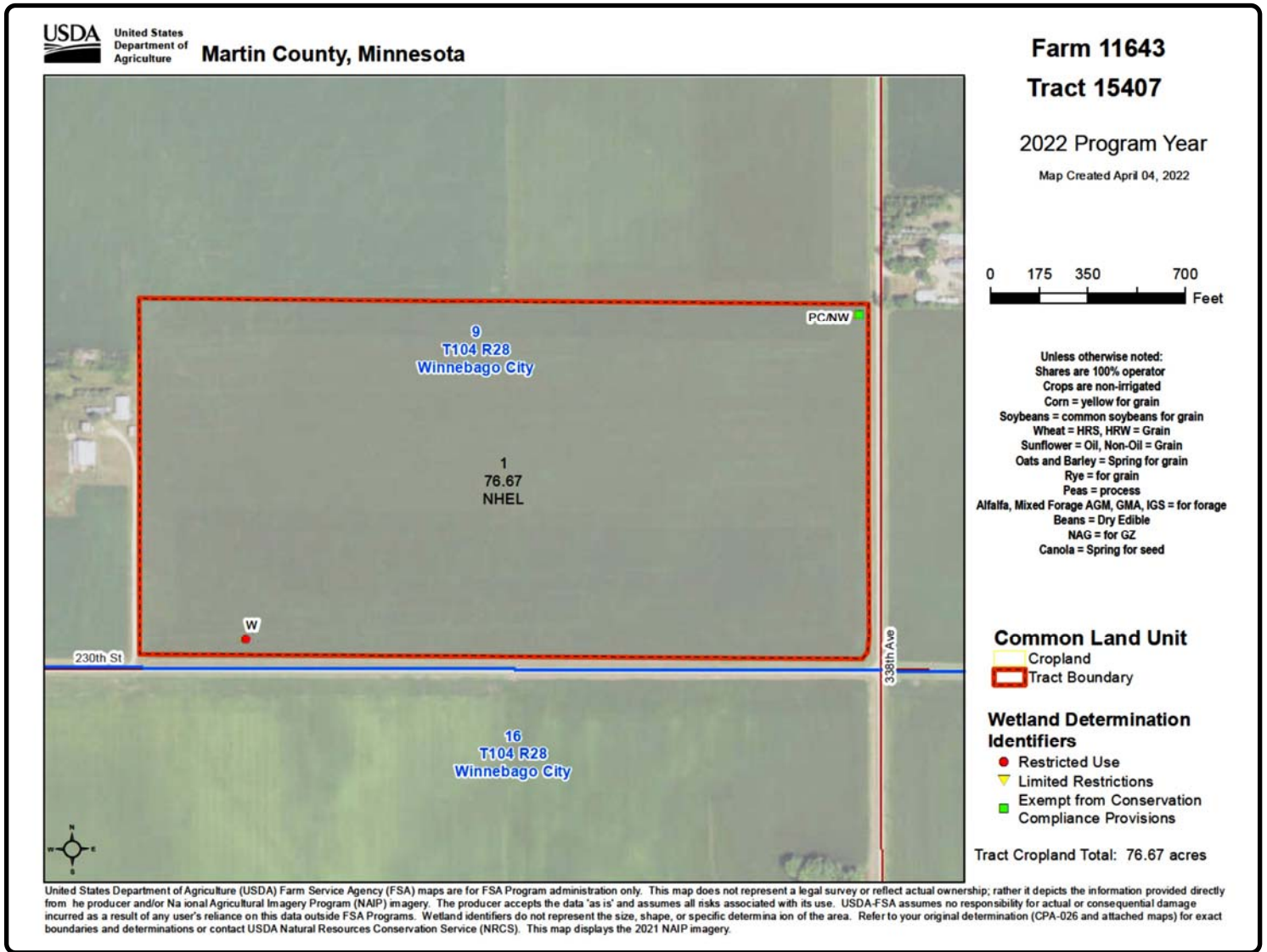
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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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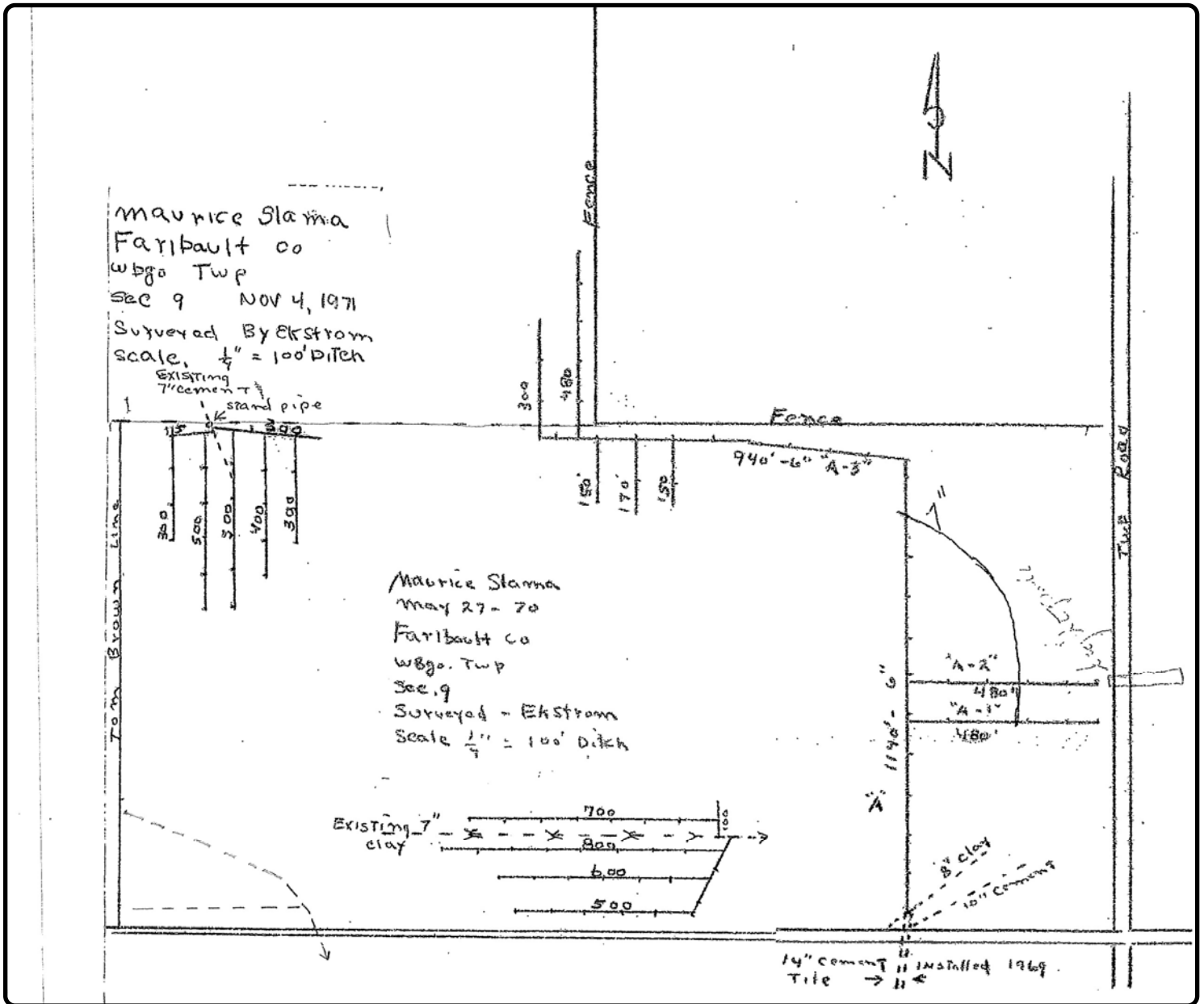
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SW Corner Looking NE



NE Corner Looking SW



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Bid Deadline/Mailing Info:

Bid Deadline: Thursday,
Aug. 11, 2022
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: Friday, Aug. 12, 2022

Time: 11:00 a.m.

Site: Winnebago Municipal Ctr.
140 S. Main St. S.
Winnebago, MN 56098

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Thursday, August 11, 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

Susan M. Findley and Kathleen A. Garry

Agency

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

Auctioneer

Charles Wingert

Attorneys

Paul Grabitske Steve Fink
Grabitske Law Farrish Johnson Law

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 14, 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 1, 2022. Taxes will be prorated to 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.

Bidder Registration Form

80.00 Acres - Faribault 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.

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ATTN: Charles Wingert
151 Saint Andrews Ct., Ste. 1310
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Acres

Subject: 80.00 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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