

Land Auction

ACREAGE:

105.30 Acres, m/l
In 2 parcels
Nicollet County, MN

DATE:

August 25, 2022
3:00 p.m.
Register to Attend

LOCATION:

Pioneer Bank
Mankato, MN



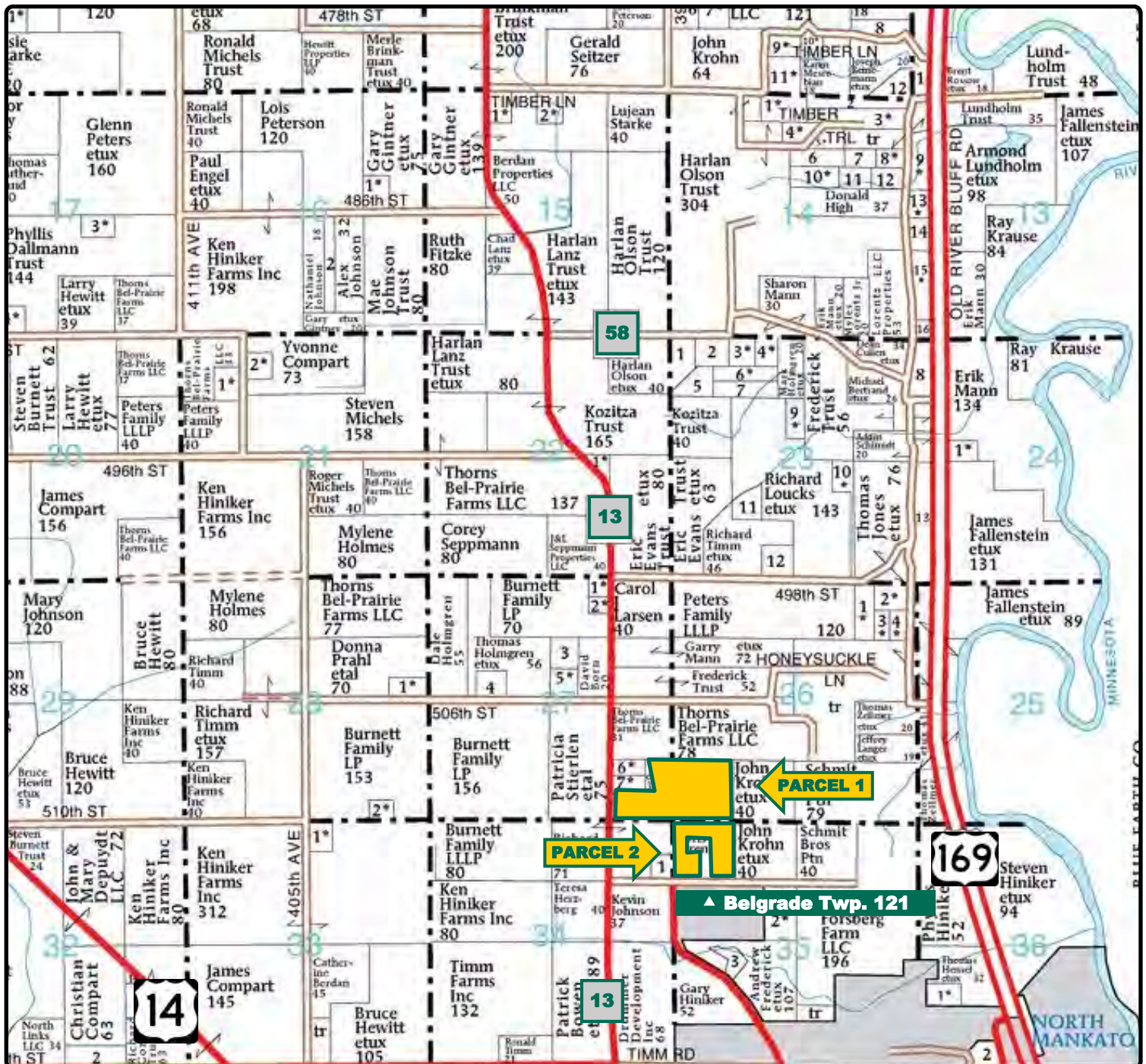
Property Key Features

- Lorentz Family Farm LLC
- Great Proximity to North Mankato for Possible Future Development
- High-Quality Soils

Charles Wingert, ALC
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507-381-9790
CharlesW@Hertz.ag

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151 Saint Andrews Ct., Suite 1310
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Parcel 1

FSA/Eff. Crop Acres: 71.20*
Corn Base Acres: 35.60*
Bean Base Acres: 35.60*
Soil Productivity: 91.30 CPI

**Acres are estimated.*

Parcel 1 Property Information 74.30 Acres, m/l

Location

From North Mankato: intersection of HWY 14 and Co. Rd. 13 go north 2.10 miles. Property will be on the east side of the road.

Legal Description

SW¼ SW¼ in Section 26, S½ SE¼ SE¼, in Section 27 and N½ SE¼ SE¼, excluding 2.75 acres, excluding 0.45 acres and excluding 2.5 acres in Section 27, all in Township 109 North, Range 27 West of the 5th p.m., Nicollet Co., MN.

Real Estate Tax

Taxes Payable in 2022

Ag Non-Hmstd Taxes: \$3,796.00
 Net Taxable Acres: 74.30
 Tax per Net Taxable Acre: \$51.09
 Tax Parcel ID #s: 01.026.3200, 01.027.1600, 01.027.1300

Lease Status

Leased through 2022 crop year.

FSA Data

Part of Farm Number 4286, Tract 10964
 FSA/Eff. Crop Acres: 71.20*
 Corn Base Acres: 35.60*
 Corn PLC Yield: 157 Bu.
 Bean Base Acres: 35.60*
 Bean PLC Yield: 47 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 type is Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 91.30. See soil map for details.

Mineral Rights

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

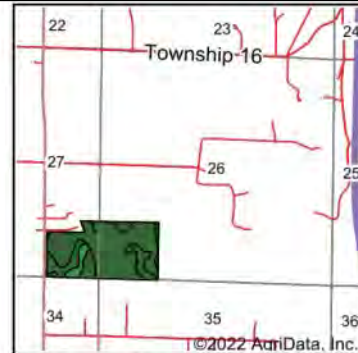
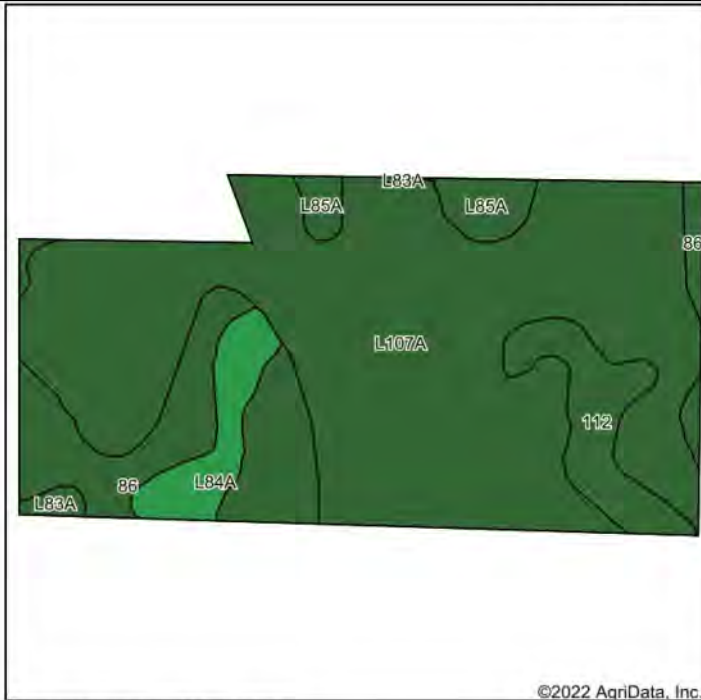
Land Description

Level to rolling.

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State: **Minnesota**
County: **Nicollet**
Location: **26-109N-27W**
Township: **Belgrade**
Acres: **71.2**
Date: **7/12/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canistee-Glencoe complex, 0 to 2 percent slopes	49.06	68.9%		IIw	91
86	Canistee clay loam, 0 to 2 percent slopes	10.88	15.3%		IIw	93
112	Harps clay loam, 0 to 2 percent slopes	4.80	6.7%		IIw	90
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.52	4.9%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.39	3.4%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	0.55	0.8%		IIw	93
Weighted Average					2.02	91.3

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

Drainage

Some tile. Ditch #53-A outlet through NW corner in section 27 and several random laterals.

Water & Well Information

None.

Easement

There is a high voltage electrical easement agreement on this property with Excel Energy. The easement runs along the remnants of old Hwy 13. Contact agent for details.

Private Tile Agreement

A private tile agreement exists in the NW corner of the N½ of the SE¼ SE¼, that runs with the land. Contact agent for details.

Comments

Located next to recently annexed property in North Mankato. Future use for this property is guided by the City of North Mankato for single family homes.

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Parcel 2

FSA/Eff. Crop Acres: 30.30*
Corn Base Acres: 15.15*
Bean Base Acres: 15.15*
Soil Productivity: 90.60 CPI

**Acres are estimated.*

Parcel 2 Property Information 31.00 Acres, m/l

Location

From North Mankato: intersection of HWY 14 and Co. Rd. 13 go north 2.5 miles then east on Belgrade Township 121 for a ¼ mile. Property will be on the north side of the road.

Legal Description

NW¼ NW¼, excluding 9 acres, Section 35 Township 109 North West of the 5th p.m., Nicollet Co., MN.

Real Estate Tax

Taxes payable in 2022
 Ag Non-Hmstd Taxes: \$1,518.00
 Net Taxable Acres: 31.00

Tax per Net Taxable Acre: \$48.96
 Tax Parcel ID #s:01.035.0105
Green Acres exist on this farm. Should a farmer purchase the property with the intent to farm, he must refile for Green Acres at the county within 30 days. Should a developer purchase the property, the sellers will pay the Green Acres. Green Acres taxes due are \$3,487.00. Sellers will pay all the taxes in 2022. Buyer will assume all future tax payments. Contact agent for detail.

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 4286, Tract 10964
 FSA/Eff. Crop Acres: 30.30*
 Corn Base Acres: 15.15*

Corn PLC Yield: 157 Bu.
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Main soil type is Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 90.60. See soil map for details.

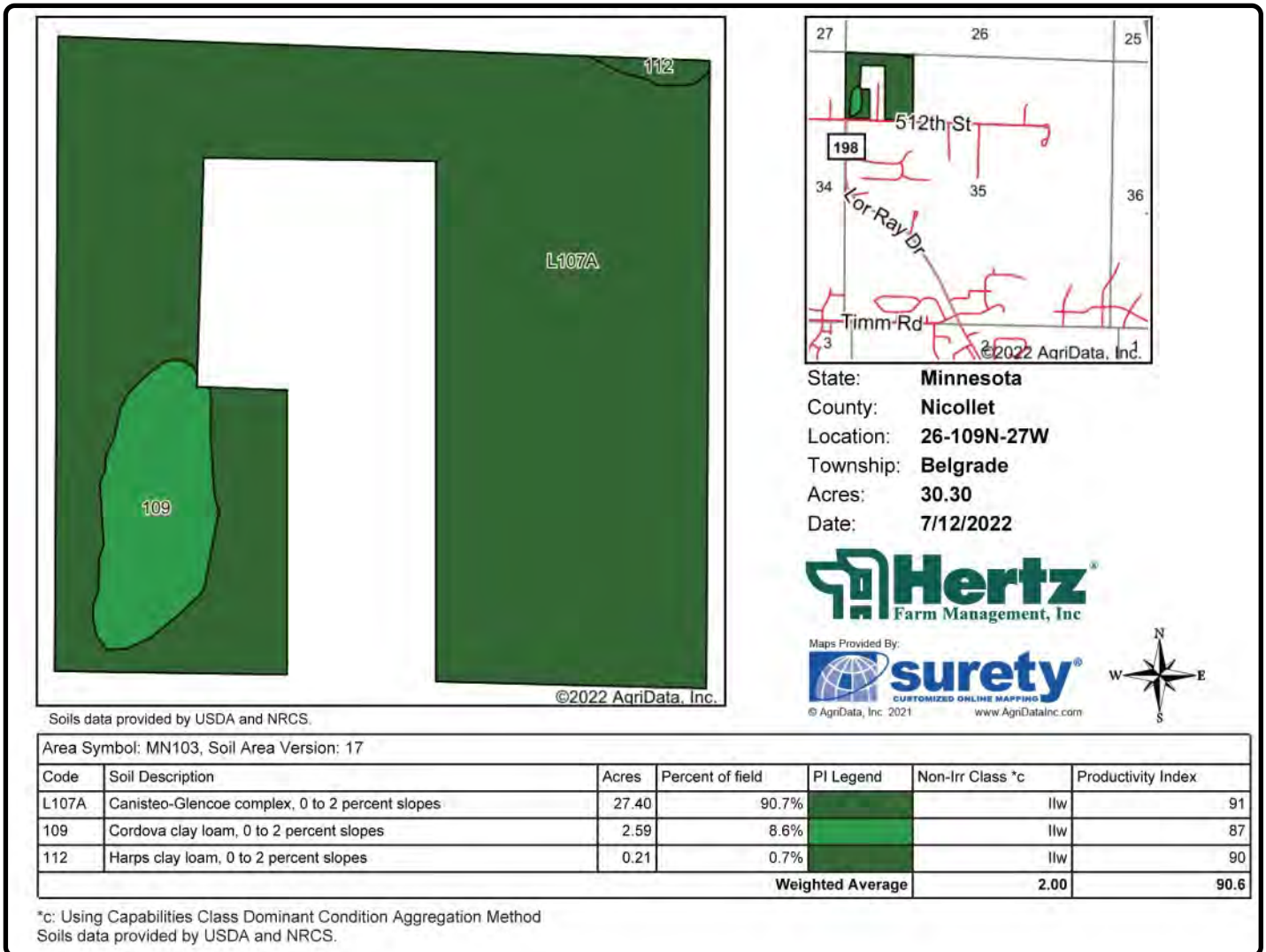
Mineral Rights

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Land Description

Level to rolling.

Drainage

Some tile. No maps available.

Water & Well Information

None.

Easement

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Comments

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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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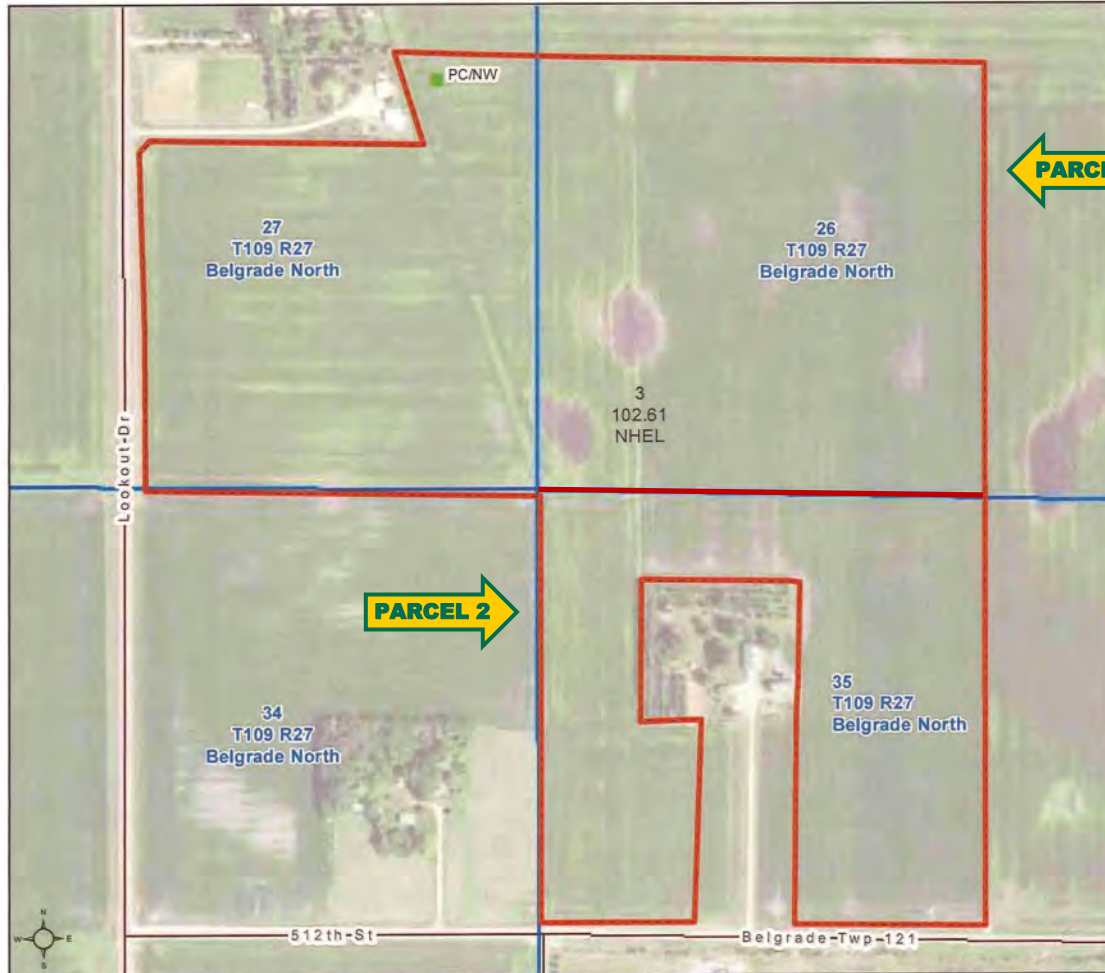
Nicollet County, Minnesota

Farm 4286

Tract 10964

2022 Program Year

Map Created November 03, 2021



0 180 360 720 Feet

Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

Yellow box = Cropland
Red box = Tract Boundary

Wetland Determination Identifiers

Red dot = Restricted Use
Yellow triangle = Limited Restrictions
Green square = Exempt from Conservation Compliance Provisions

Tract Cropland Total: 102.61 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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Parcel 1 - Southeast looking Northwest



Parcel 1 - Northwest looking Southeast



Parcel 1 - Southwest looking Northeast



Parcel 1 - Northeast looking Southwest

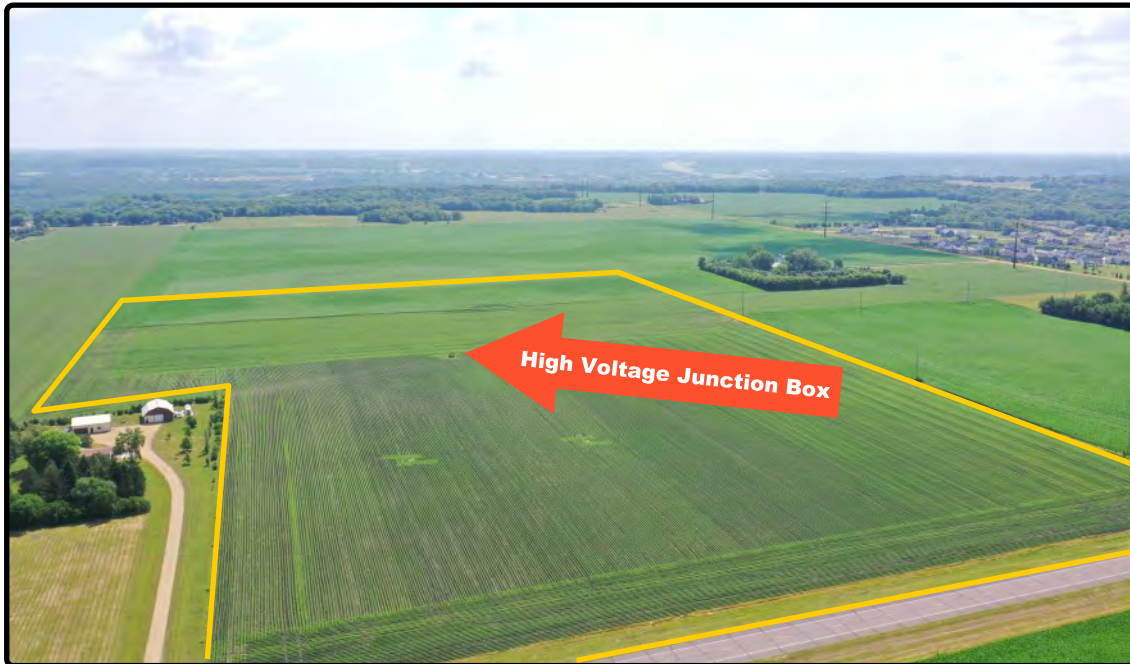


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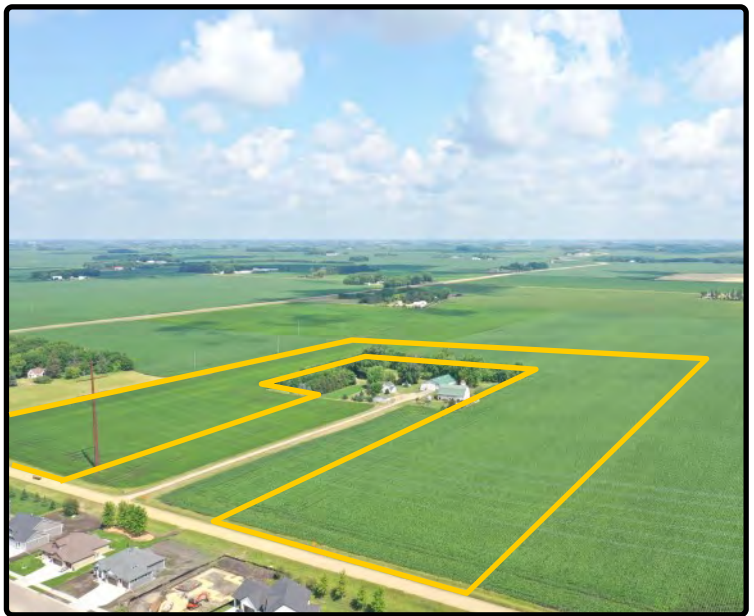
Parcel 1 - Telephone Utility Box Located Property



Parcel 2 - Northeast looking Southwest



Parcel 2 - Southeast looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Aug. 24, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Thurs. Aug. 25, 2022**

Time: **3:00 p.m.**

Site: **Pioneer Bank
1450 Adams Street
Mankato, MN 56001**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, August 24**, 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 then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Lorentz Family Farm LLC.

Agency

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

Auctioneer

Adam Knewton
License No. 81-14

Attorney

Karl Friedrichs
Friedrichs 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 27, 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. Seller will pay real estate taxes due and payable in 2022; buyer will pay real estate taxes due and payable in 2023 and beyond.

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

105.30 Acres in 2 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.

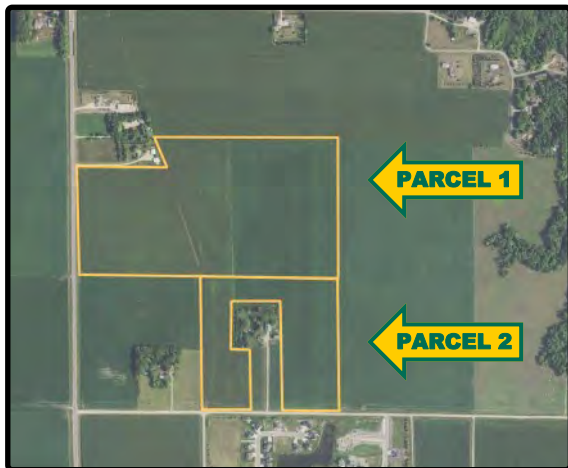
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Wednesday, August 24 2022**, to attend auction.

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



Acres

Parcel 1 - 74.30 Ac., m/l

Parcel 2 - 31.00 Ac., m/l

Write in Combination of Parcels

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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