

# Land Auction

**ACREAGE:**

**151.26 Acres, m/l**  
In 2 parcels  
Sibley County, MN

**DATE:**

**August 18, 2022**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Arlington**  
**Community Center**  
Arlington, MN

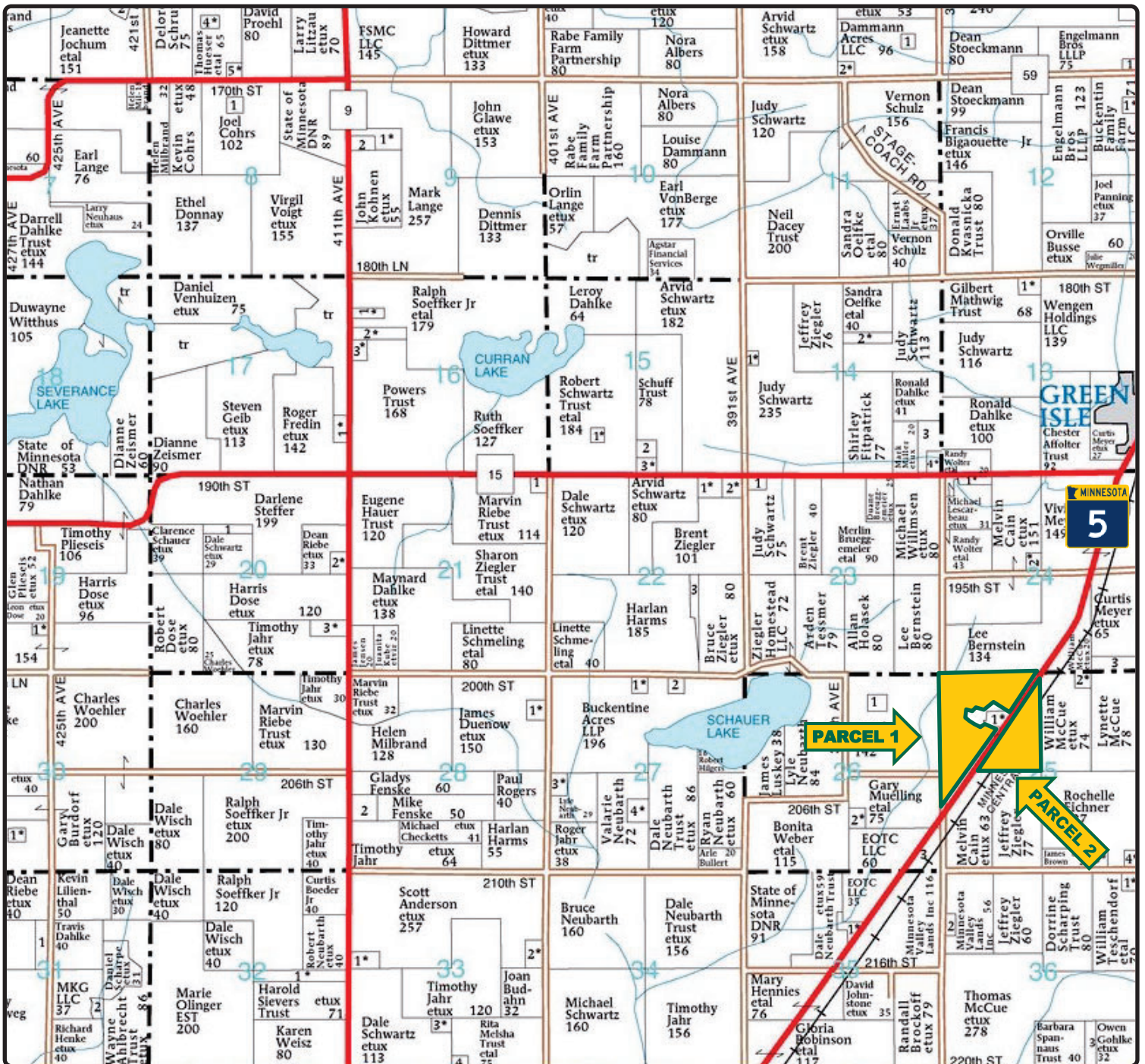


## Property Key Features

- High-Quality Soil Productivity
- Access to Open Ditch Outlet BR-1B High Island 2 Watershed
- Large or Small Tract Options

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
[GeoffM@Hertz.ag](mailto:GeoffM@Hertz.ag)

**507-345-5263**  
151 Saint Andrews Ct, Suite 1310  
Mankato, MN 56001  
[www.Hertz.ag](http://www.Hertz.ag)



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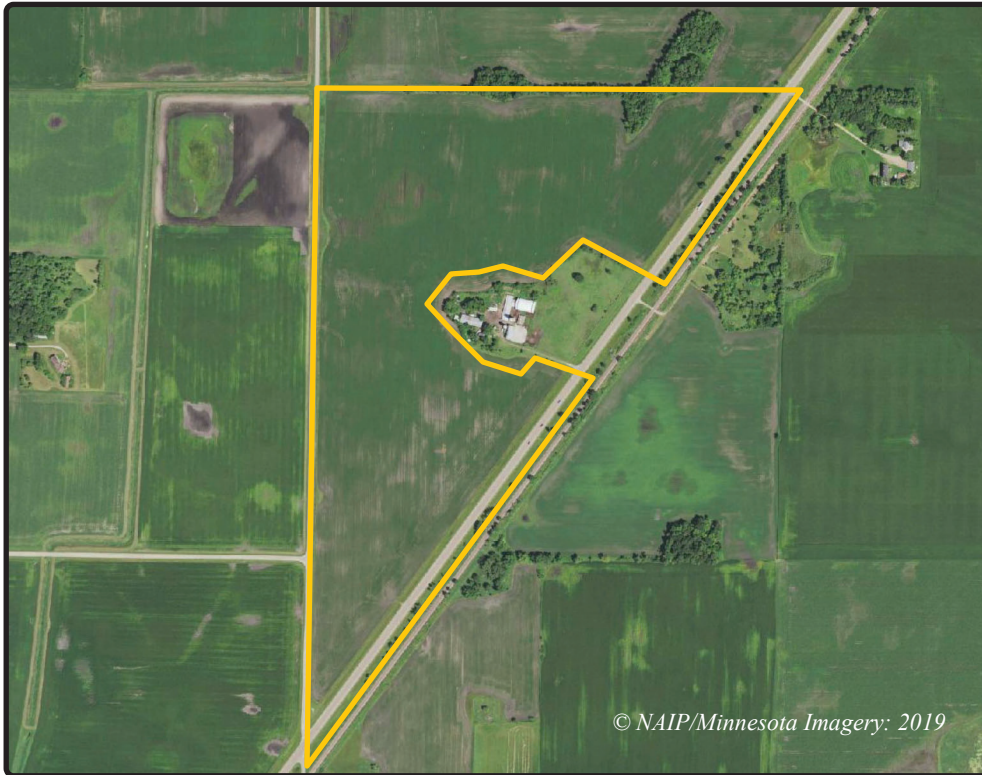
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## Parcel 1

**FSA/Eff. Crop Acres: 92.14\***  
**Corn Base Acres: 67.87\***  
**Bean Base Acres: 22.62\***  
**Soil Productivity: 89.30 CPI**

*\*Acres are estimated.*

### Parcel 1 Property Information 106.98 Acres, m/l

#### Location

**From Green Isle:** Head south on MN-5 for 1.7 miles. The tract will be on the west side, of the highway.

#### Legal Description

All that part of NW¼ and W½ SW¼ Section 25, Township 114, Range 27, west of the 5th P.M. Sibley Co., MN, west of the westerly right-of-way line of the now existing railroad, exempting the building site.

#### Lease Status

Leased through the 2022 crop year.

#### Real Estate Tax

Taxes Payable in 2022  
 Ag Non-Hmstd Taxes: \$4,968.00\*  
 Net Taxable Acres: 106.98\*  
 Tax per Net Taxable Acre: \$46.43\*  
 Tax Parcel ID #s: 15-2501-010  
 There are more than 10 acres of non-productive land classified as rural vacant land on the tax statement.  
*\* Taxes are estimated due to recent survey of property. Sibley County Assessor will determine final tax figures.*

#### FSA Data

Farm Number 8118, Tract 10065  
 FSA/Eff. Crop Acres: 92.14\*  
 Corn Base Acres: 67.87\*  
 Corn PLC Yield: 158 Bu.  
 Bean Base Acres: 22.62\*  
 Bean PLC Yield: 44 Bu.

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

#### NRCS Classification

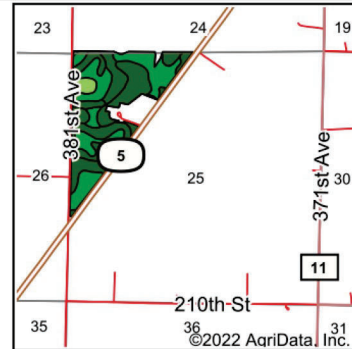
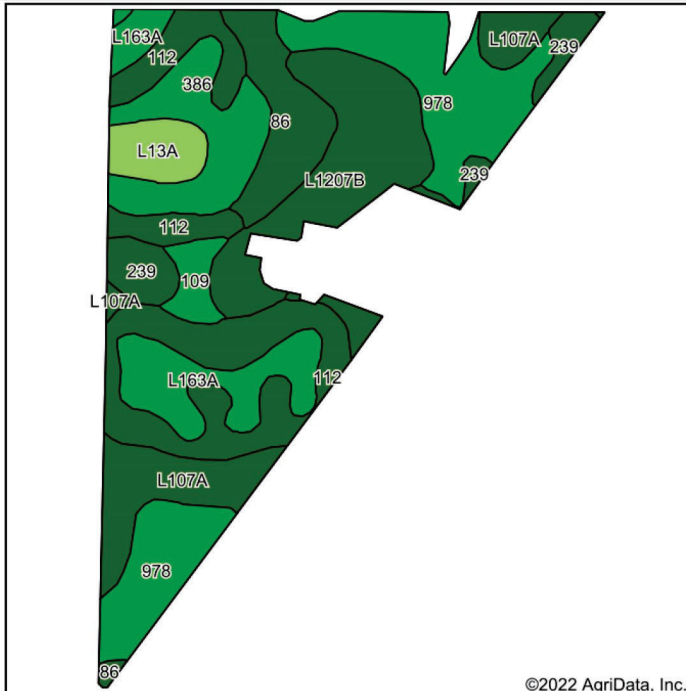
NHEL: Non-Highly Erodible Land.  
 Tract contains a wetland or farmed wetland.  
 PCNW- Prior Converted Non-Wetlands.  
 Highly Erodible land determinations not complete for all fields on tract.

#### Soil Types/Productivity

Main soil types are Cordova-Rolfe and Harps Clay. Crop Productivity Index on the estimated FSA/Eff. Crop acres is 89.30. See soil map for details.

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State: **Minnesota**  
 County: **Sibley**  
 Location: **25-114N-27W**  
 Township: **Green Isle**  
 Acres: **92.14**  
 Date: **7/18/2022**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgridataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: MN143, Soil Area Version: 18

| Code                    | Soil Description  | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| 978                     | Cordova-Rolfe complex, 0 to 2 percent slopes              | 18.37 | 19.8%            |           | IIw              | 86                 |
| 112                     | Harps clay loam, 0 to 2 percent slopes                    | 17.45 | 18.8%            |           | IIw              | 90                 |
| L1207B                  | Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes | 12.99 | 14.0%            |           | Ile              | 95                 |
| L107A                   | Canistee-Glencoe complex, 0 to 2 percent slopes           | 9.98  | 10.8%            |           | IIw              | 91                 |
| 386                     | Okoboji mucky silty clay loam                             | 8.78  | 9.5%             |           | IIIw             | 86                 |
| L163A                   | Okoboji silty clay loam, 0 to 1 percent slopes            | 8.55  | 9.2%             |           | IIw              | 86                 |
| 86                      | Canistee clay loam, 0 to 2 percent slopes                 | 7.01  | 7.6%             |           | IIw              | 93                 |
| 239                     | Le Sueur loam, 1 to 3 percent slopes                      | 4.10  | 4.4%             |           | Iw               | 97                 |
| L13A                    | Klossner muck, 0 to 1 percent slopes                      | 3.31  | 3.6%             |           | IIw              | 77                 |
| 109                     | Cordova clay loam, 0 to 2 percent slopes                  | 2.08  | 2.2%             |           | IIw              | 87                 |
| <b>Weighted Average</b> |   |       |                  |           | <b>2.18</b>      | <b>89.3</b>        |

\*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).

### Water & Well Information

None.

### Land Description

Level to rolling.

### Comments

Property was recently surveyed. Survey included.

### Drainage

Some tile. High Island Watershed drainage district. See map.

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## Parcel 2

|                      |                  |
|----------------------|------------------|
| FSA/Eff. Crop Acres: | <b>35.57*</b>    |
| Corn Base Acres:     | <b>22.62*</b>    |
| Bean Base Acres:     | <b>8.73*</b>     |
| Soil Productivity:   | <b>87.90 CPI</b> |

*\*Acres are estimated.*

## Parcel 2 Property Information 44.28 Acres, m/l

### Location

**From Green Isle:** Head south on MN-5 for 1.7 miles. Farm is on the east side of highway, drive into the field approach and cross the railroad tracks.

### Legal Description

NW¼ Section 25, Township 114 Range 27, west of the 5th P.M., Sibley Co., MN., lying easterly of the easterly right-of-way line of the now existing railroad.

### Lease Status

Leased through the 2022 crop year.

### Real Estate Tax

Taxes Payable in 2022

Ag Non-Hmstd Taxes: \$1,978.00\*

Net Taxable Acres: 44.28\*

Tax per Net Taxable Acre: \$44.67\*

Tax Parcel ID #:15-2501-010

There are more than 10 acres of non-productive land classified as rural vacant land on the tax statement.

*\* Taxes are estimated due to recent survey of property. Sibley County Assessor will determine final tax figures.*

### FSA Data

Farm Number 8118 Tract 10065

FSA/Eff. Crop Acres: 35.57\*

Corn Base Acres: 22.62\*

Corn PLC Yield: 158 Bu.

Bean Base Acres: 8.73\*

Bean PLC Yield: 44 Bu.

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

### NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

PCNW– Prior Converted Non-Wetlands. Highly Erodible land determinations not complete for all fields on tract.

### Soil Types/Productivity

Main soil types are Harps Clay Loam, Canisteo–Glencoe, and Okoboji. Crop Productivity Index on the estimated FSA/ Eff. Crop acres is 87.90. See soil map for details.

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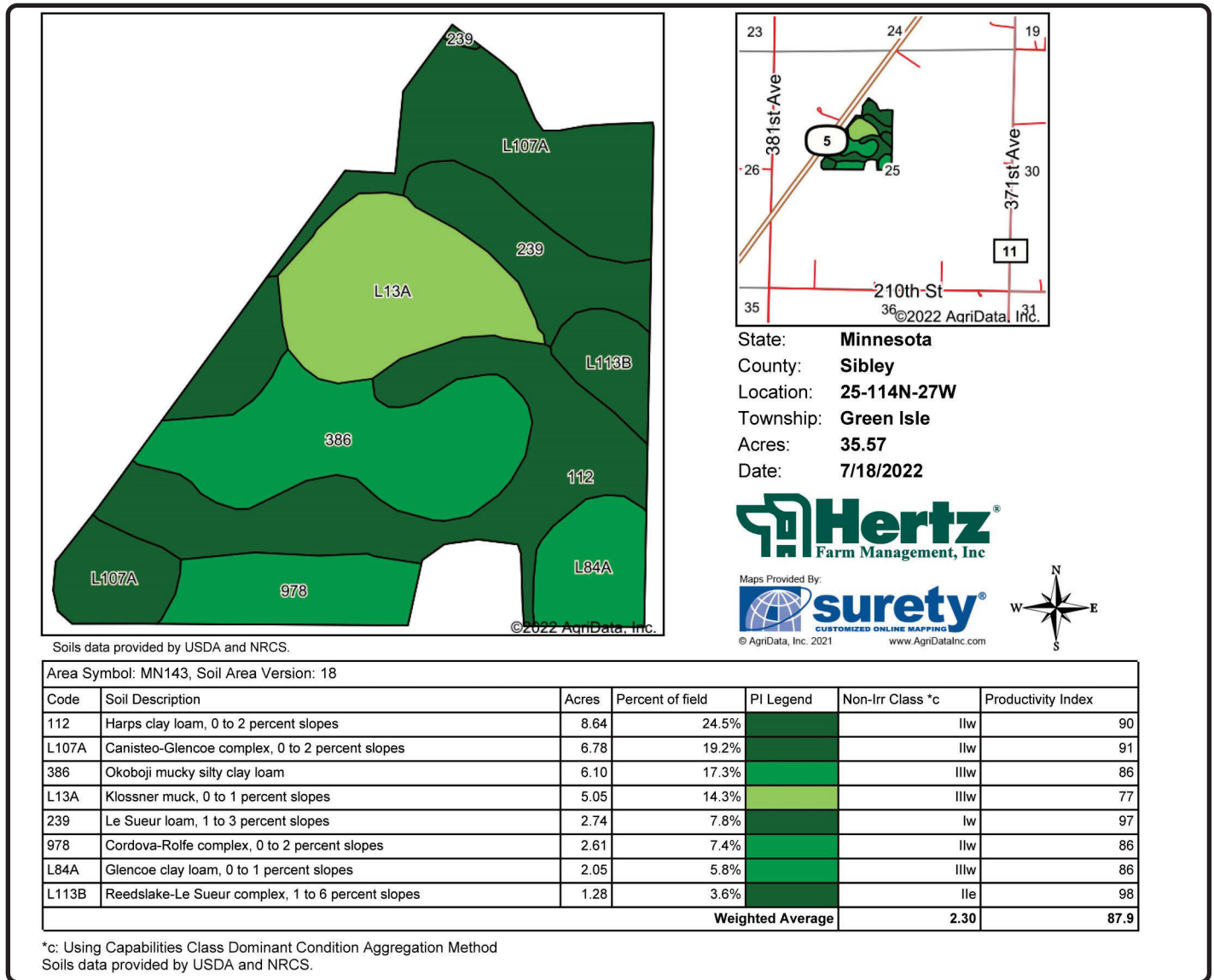
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### Mineral Rights

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

### Land Description

Level to rolling.

### Water & Well Information

None.

### Drainage

Some tile. High Island Watershed drainage district. See map.

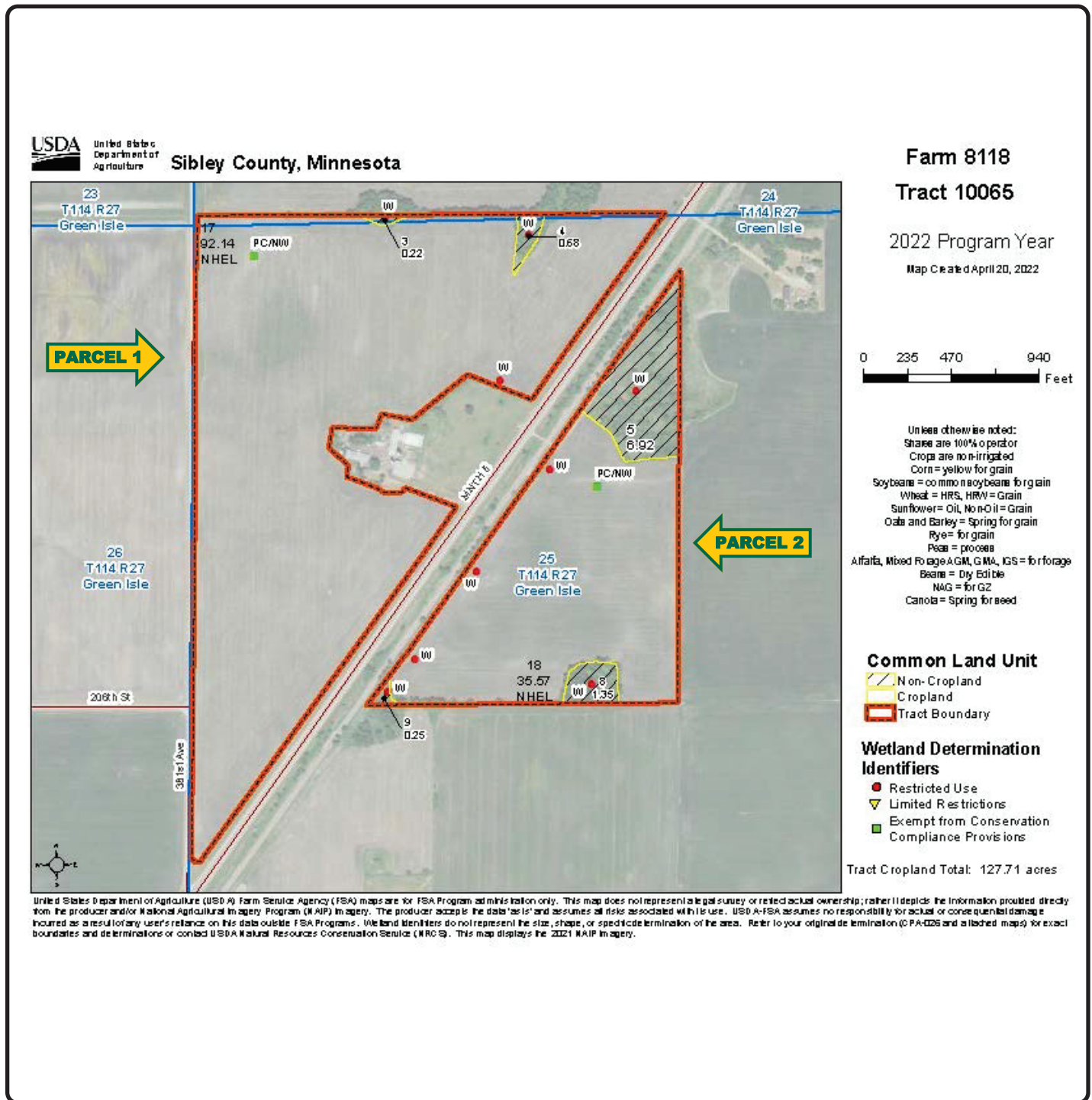
### Drainage Agreement

There is a drainage agreement in place with the NE¼ of Section 25. Contact agent for detail.

*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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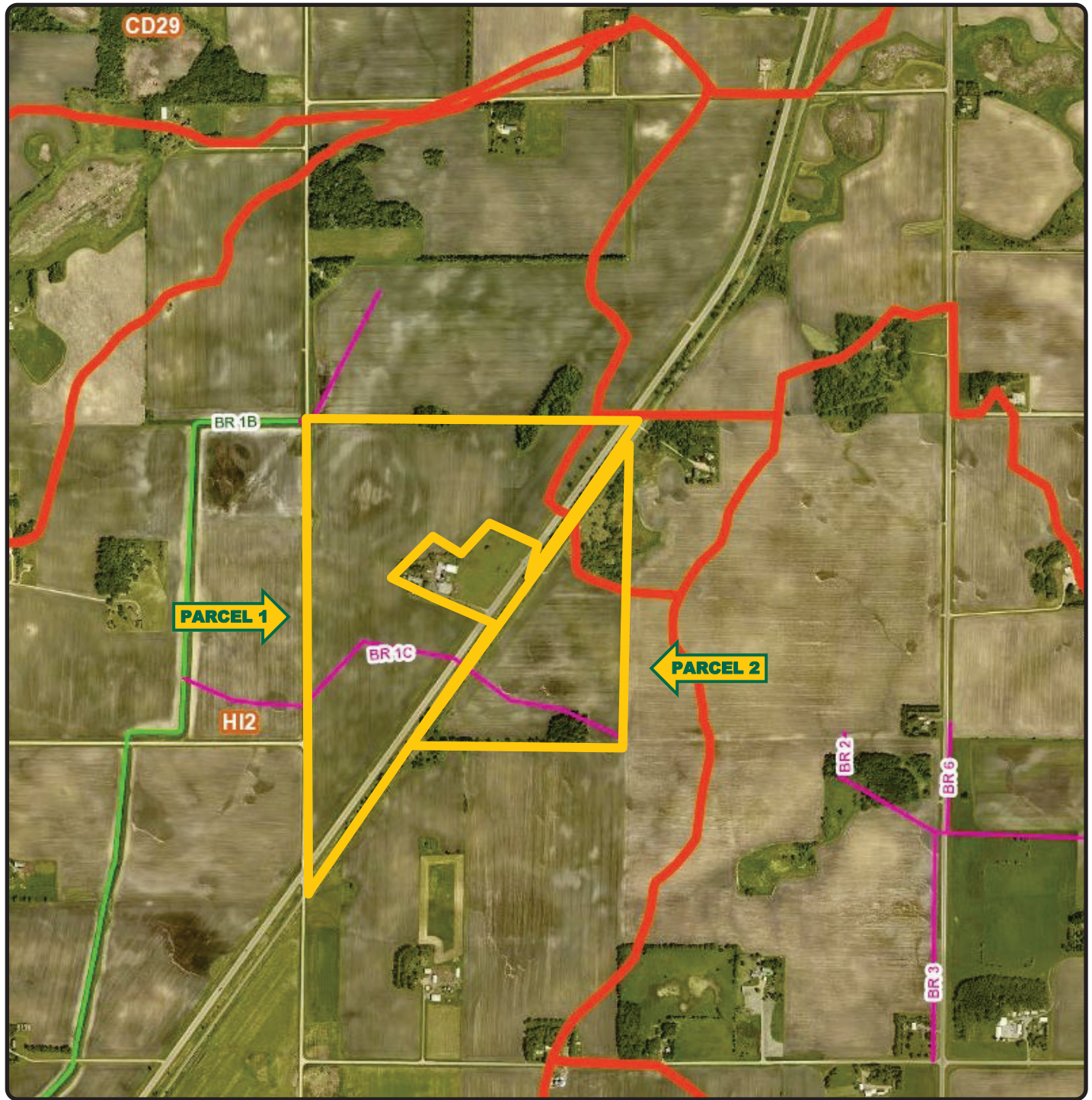
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## CERTIFICATE OF SURVEY

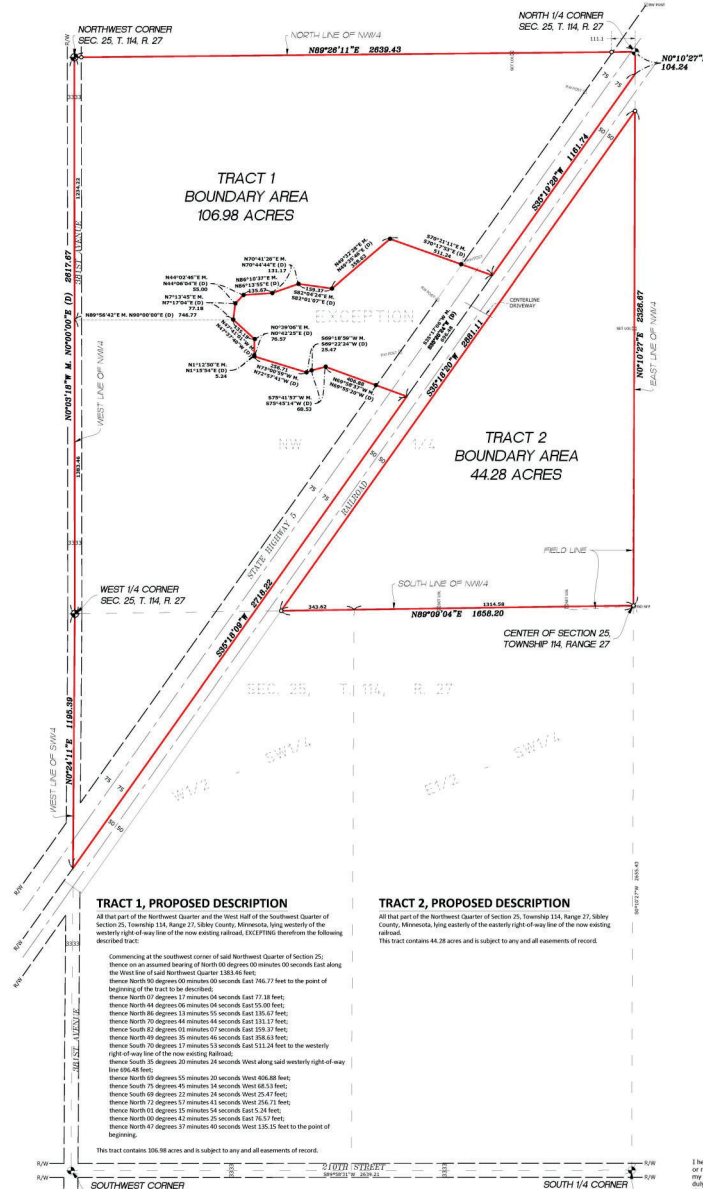
-for- **TIM BRUCH**  
-of- **NW 1/4 and part of W 1/2-SW 1/4, Sec. 25-114-27**  
**Green Isle Township, Sibley County, MN**

GRAPHIC SCALE



### LEGEND

- DENOTES IRON NAIL FOUND AS LABELED
- DENOTES IRON NAIL FOUND SET, HANDED 1858-41578
- DENOTES SIBLEY COUNTY SECTION CORNER
- DENOTES POST, AS LABELED
- DENOTES SET LATH ON LINE
- DENOTES MEASURED BEARING (CO. COORD. SYS.)
- (C) DENOTES BEARING PER RECORD DEED (ASSUMED)



**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
335 Main Ave., P.O. Box 988  
Gaylord, MN 55334  
Tel. (507) 237-5212

### NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/23/2022.
- Measured Bearings shown are on the Sibley County Coordinate System NAD83.
- Bearings per record deed are based on the west line of the Northwest Quarter of Sec. 25, to have an assumed bearing of N00°00'00".
- Record ID Number: 152361 (10).
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown herein. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*[Signature]*  
KURT E. RUD  
Date: 7/24/22 License No. 45356

|           |      |                  |         |          |
|-----------|------|------------------|---------|----------|
| DRAWN BY: | SK   | SEE NO. TO DRAW: | DATE:   | 20240801 |
| CHECK BY: | KRM  | FIELD CREW:      | JWA/LAD |          |
| 1         |      |                  |         |          |
| 2         |      |                  |         |          |
| 3         |      |                  |         |          |
| NO.       | DATE | DESCRIPTION      | BY      |          |

20.1256BS

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Southeast looking Northwest



Northeast looking Southwest



South looking North



Southwest looking Northeast



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Aug. 17, 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. 18, 2022**

Time: **11:00 a.m.**

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

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, August 17, 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 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

Timmy Bruch and Brenda Burch, Mary Bruch, and Tammy Bruch.

## Agency

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

## Auctioneer

Geoff Mead

## Attorney

Racheal Holland  
Melchert, Hubert, Sjodin PLLP

## 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 23, 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. Buyer will receive a credit for existing lease payment 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.

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# Bidder Registration Form

**151.26 Acres in 2 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 Wednesday, August 17, 2022** to attend auction.

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



**Acres**

Parcel 1 - 106.98 Ac., m/l

Parcel 2 - 44.28 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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## **Make the Most of Your Farmland Investment**

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

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