

Land Auction

ACREAGE:

120.00 Acres, m/l
Renville County, MN

DATE:

August 17, 2022
11:00 a.m.
Register to Attend

LOCATION:

Hector Community Building
Hector, MN



Property Key Features

- High-Quality Soils with CPI of 92.10
- Rectangular Shape with Four Corners Makes for Very Efficient Farming
- Good Natural Drainage & Outlets Through County Tile to Drainage Ditch J-15

Terry Dean, ALC

Licensed Salesperson in MN

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TerryD@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001

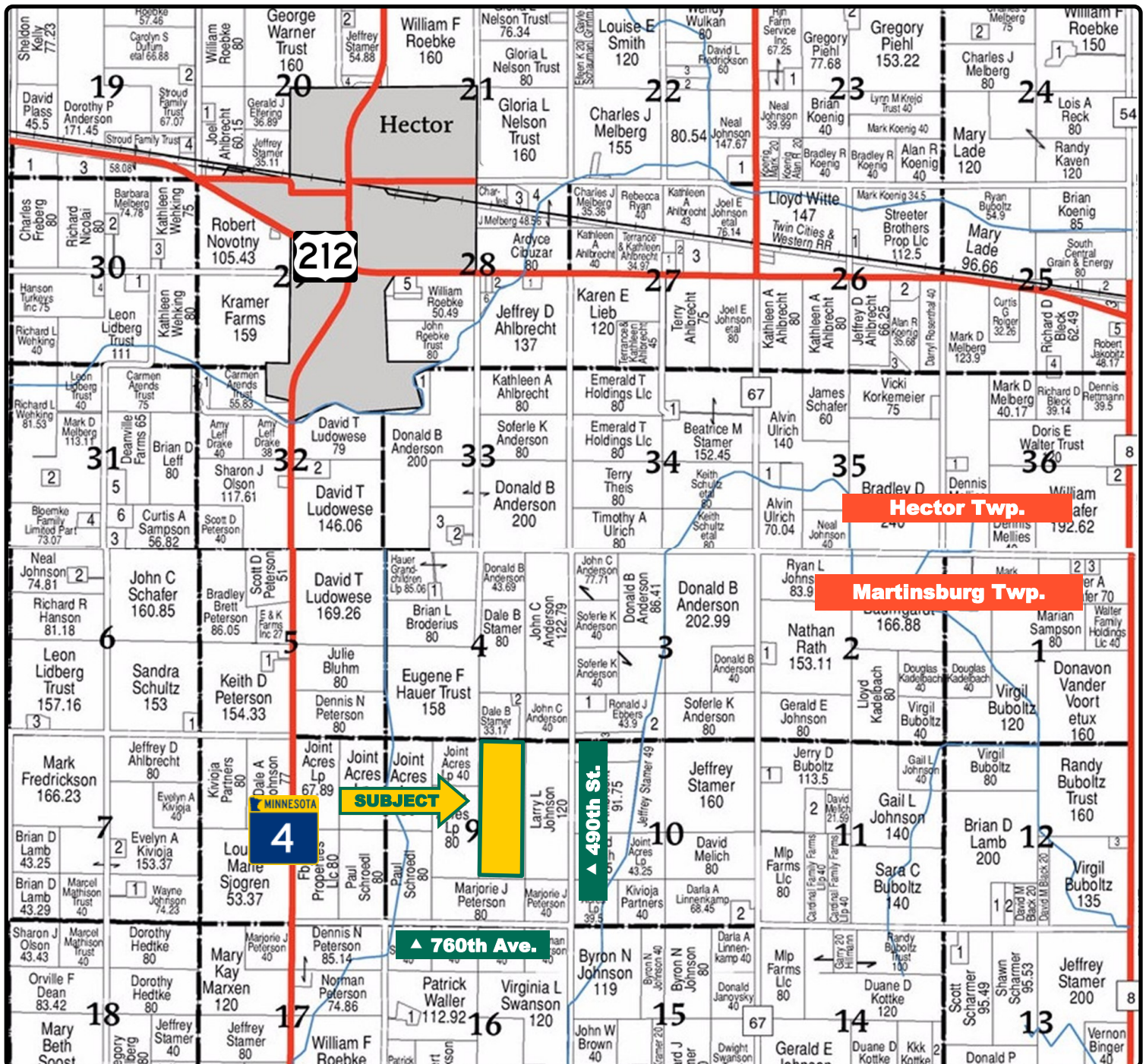
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Map reproduced with permission of Farm & Home Publishers, Ltd.

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FSA/Eff. Crop Acres: 118.89
Corn Base Acres: 37.23
Bean Base Acres: 26.47
Soil Productivity: 92.10 CPI

Property Information

120.00 Acres, m/l

Location

From Hector: intersection of HWY 212 and HWY 4 go south 4 miles to 760th Ave., then east 1.5 miles to 490th St., then go north 1 mile to Twp. Rd. 81, then west for ½ mile. The property is on the south side of the road.

Legal Description

W½ NE¼ and NW¼SE¼ Section 9, Township 114 North, Range 32 West of the 5th p.m., Renville Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
Ag Non-Hmstd Taxes: \$4,528.90
Special Assessments: \$943.10
Total 2021 Real Estate Taxes: \$5,472.00
Net Taxable Acres: 120.00
Tax per Net Taxable Acre: \$45.60
Tax Parcel ID #s: 17-0123-00

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 11385, Tract 58720
FSA/Eff. Crop Acres: 118.89
Corn Base Acres: 37.23
Corn PLC Yield: 174 Bu.
Bean Base Acres: 26.47
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW-Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Nicollet, and Okoboji-Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.10. Contact agent for detail.

Mineral Rights

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

Land Description

Level to gently rolling.

Drainage

Some tile. See tile map.

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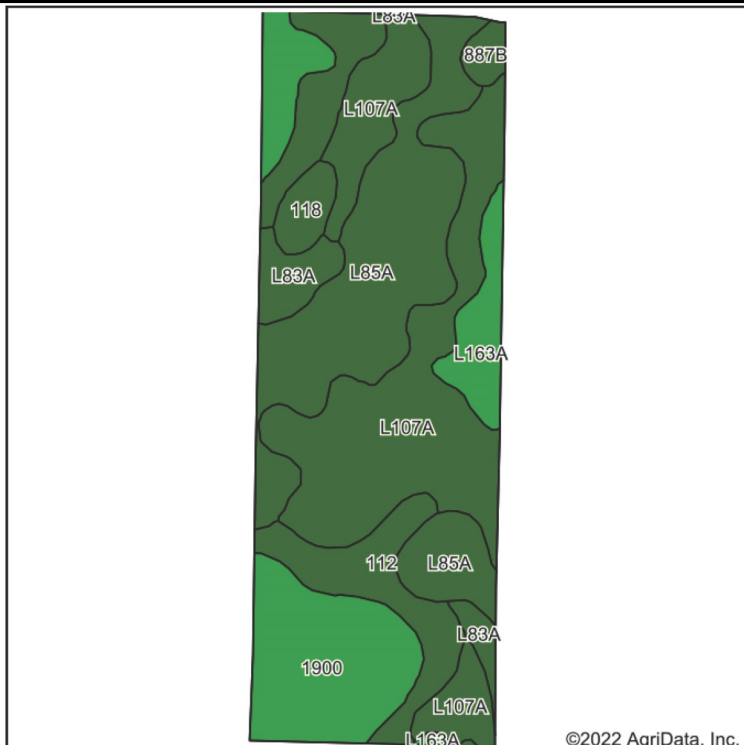
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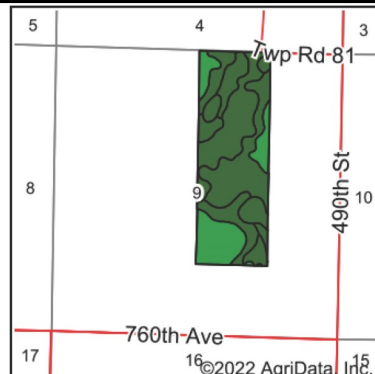
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Soils data provided by USDA and NRCS.

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State: **Minnesota**
County: **Renville**
Location: **9-114N-32W**
Township: **Martinsburg**
Acres: **118.89**
Date: **7/18/2022**



Maps Provided By:



Area Symbol: MN129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	37.93	31.9%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	30.49	25.6%		Iw	99
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	20.19	17.0%		IIIw	86
112	Harps clay loam, 0 to 2 percent slopes	15.77	13.3%		IIw	90
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.49	4.6%		IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	4.82	4.1%		Iw	93
118	Crippin loam, 1 to 3 percent slopes	2.71	2.3%		Ie	100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.49	1.3%		Ile	92
Weighted Average					1.94	92.1

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

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Excellent farm with highly productive soils, natural drainage, and layout for efficient farming.

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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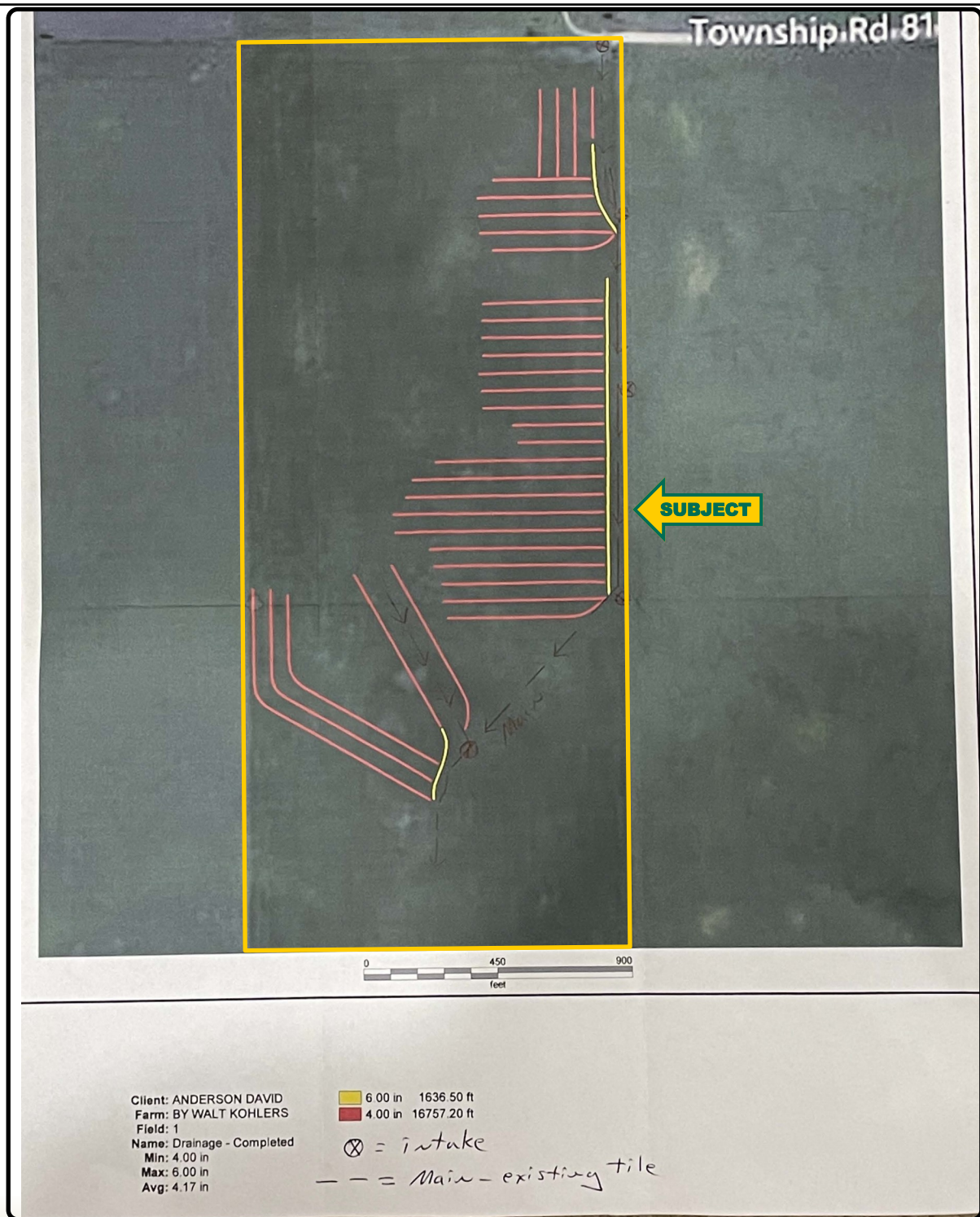
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2022 Sugar Beets



South Looking North



Southeast Looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Tue., Aug. 16, 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. 17, 2022**

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

Site: **Hector Comm. Building**
130 Main St. S
Hector, MN 55342

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, August 16**, 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

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

Seller

DCA Farms LLC.

Agency

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

Auctioneer

Geoff Mead

Attorney

Bradley Schmidt
Johnson, Moody, Schmidt, Klenhuizen, & Zumwalt, P.A.

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

120.00 Acres in 1 Parcel - Renville 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 16** to attend auction.

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



Acres

Subject - 120.00 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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