

# Land Auction

**ACREAGE:**

**234.72 Acres, m/l**  
In 3 parcels  
Redwood County, MN

**DATE:**

**September 1, 2022**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Springfield Area  
Community Center**  
Springfield, MN



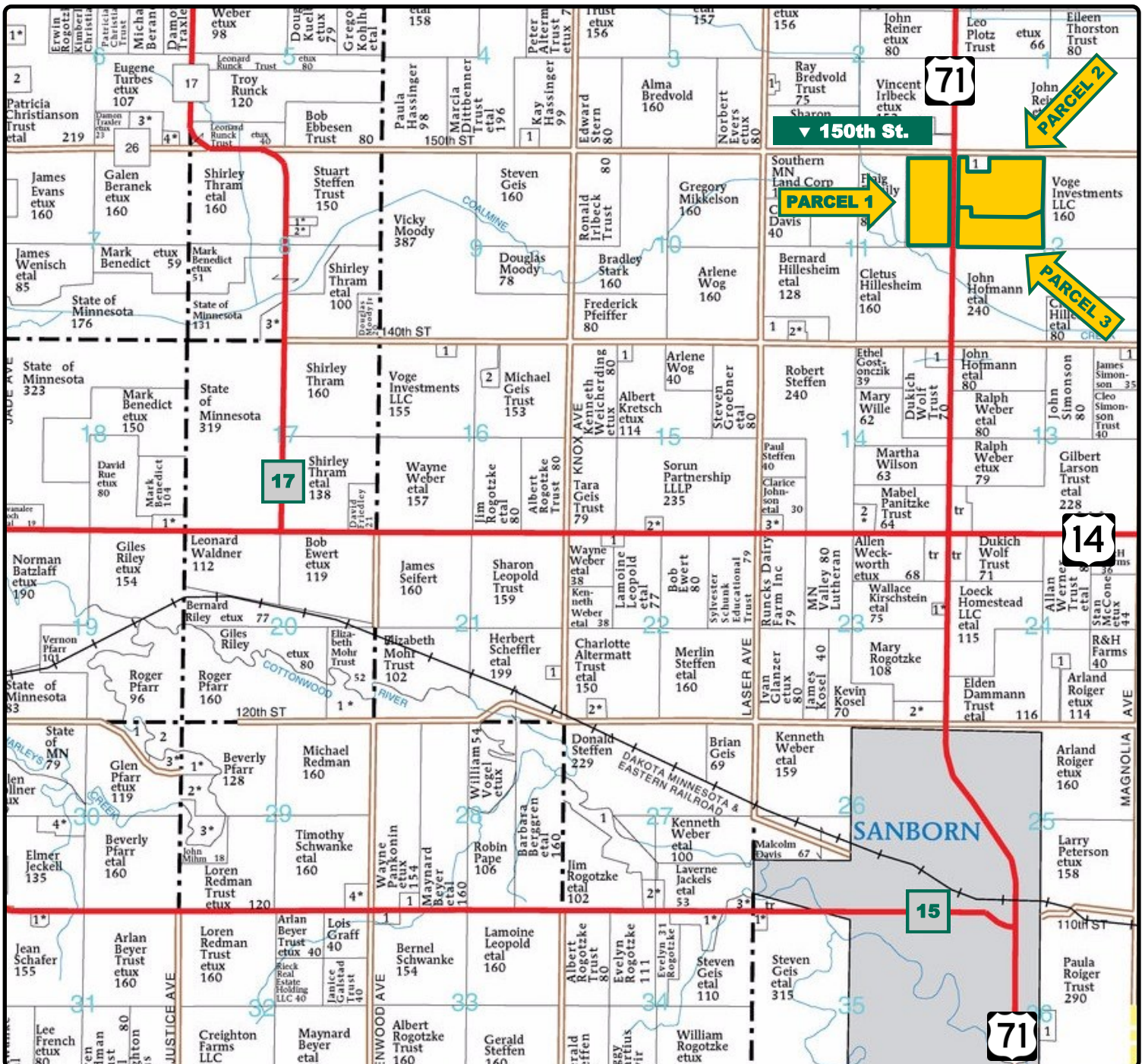
## Property Key Features

- Quality Farms Located 2½ Miles North of Sanborn that Border US Hwy 71
- Tile Present on Parcel 1 & Parcel 2
- Potential for a Food Plot on Parcel 3

**Rick Hauge, ALC, ARA**  
Licensed Broker in MN  
**507-829-5227**  
**RickH@Hertz.ag**

**507-345-5263**  
151 Saint Andrews Ct., Ste. 1310  
Mankato, MN 56001  
**www.Hertz.ag**





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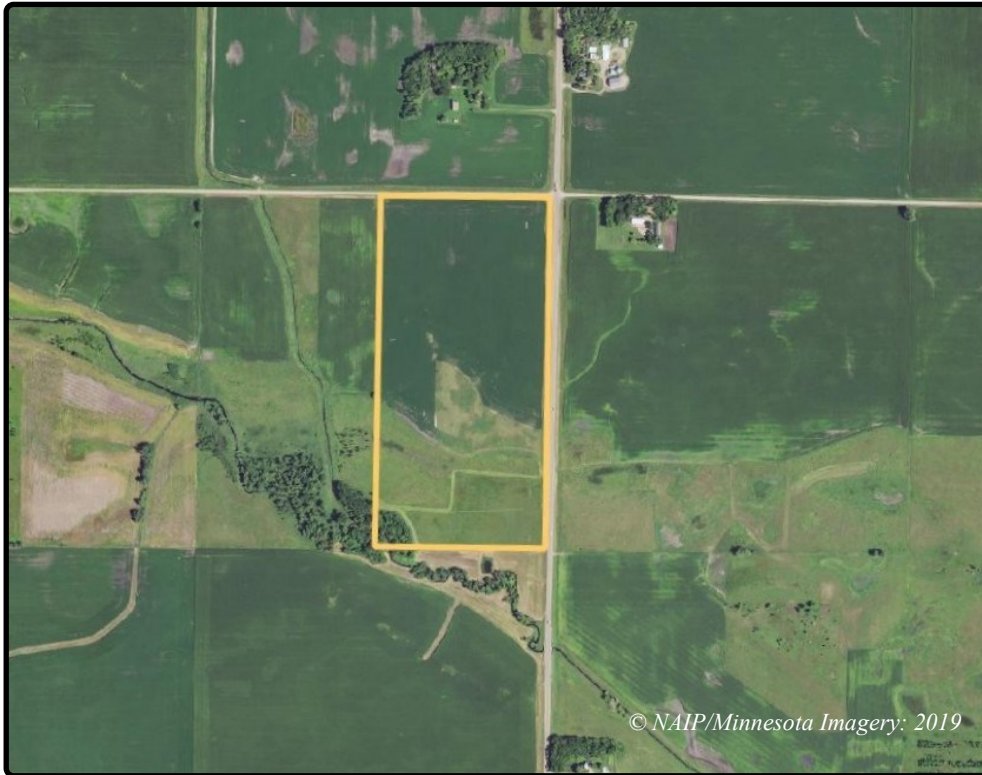
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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>55.56*</b>
<b>CRP Acres:</b>	<b>16.97*</b>
<b>Corn Base Acres:</b>	<b>29.60*</b>
<b>Bean Base Acres:</b>	<b>23.00*</b>
<b>Soil Productivity:</b>	<b>85.90 CPI</b>

*\*Acres are estimated.*

### Parcel 1 Property Information 80.00 Acres, m/l

#### Location

2½ miles north of Sanborn, MN on the west side of U.S. Hwy 71 at 150th St.

#### Legal Description

E½ NE¼, Section 11, Township 109 North, Range 36 West of the 5th P.M.

#### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$2,080.00  
Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$26.00  
Tax Parcel ID #s: 51-011-1020

#### Lease Status

Leased through the 2022 crop year.

#### FSA Data

Part of Farm Number 10993, Tract 666  
FSA/Eff. Crop Acres: 55.56\*  
CRP Acres: 16.97\*  
Corn Base Acres: 29.60\*  
Corn PLC Yield: 174 Bu.  
Bean Base Acres: 23.00\*  
Bean PLC Yield: 45 Bu.

*\*Acres are estimated pending reconstitution of farm by the Redwood County FSA office.*

#### NRCS Classification

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

#### CRP Contracts

- There are 6.90 acres\* enrolled in a CP-38E contract that pays \$131.31/acre - or \$905.00 annually\* - and expires 9/30/35.
- There are 10.07 acres\* enrolled in a CP-23A contract that pays \$229.35/acre - or \$2,309.55\* annually - and expires 9/30/30.

*\*Acres and payment are estimated pending reconstitution of farm by the Redwood County FSA office.*

#### Soil Types/Productivity

Main soil types are Canisteo and Mayer. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 85.90. See soil map for details

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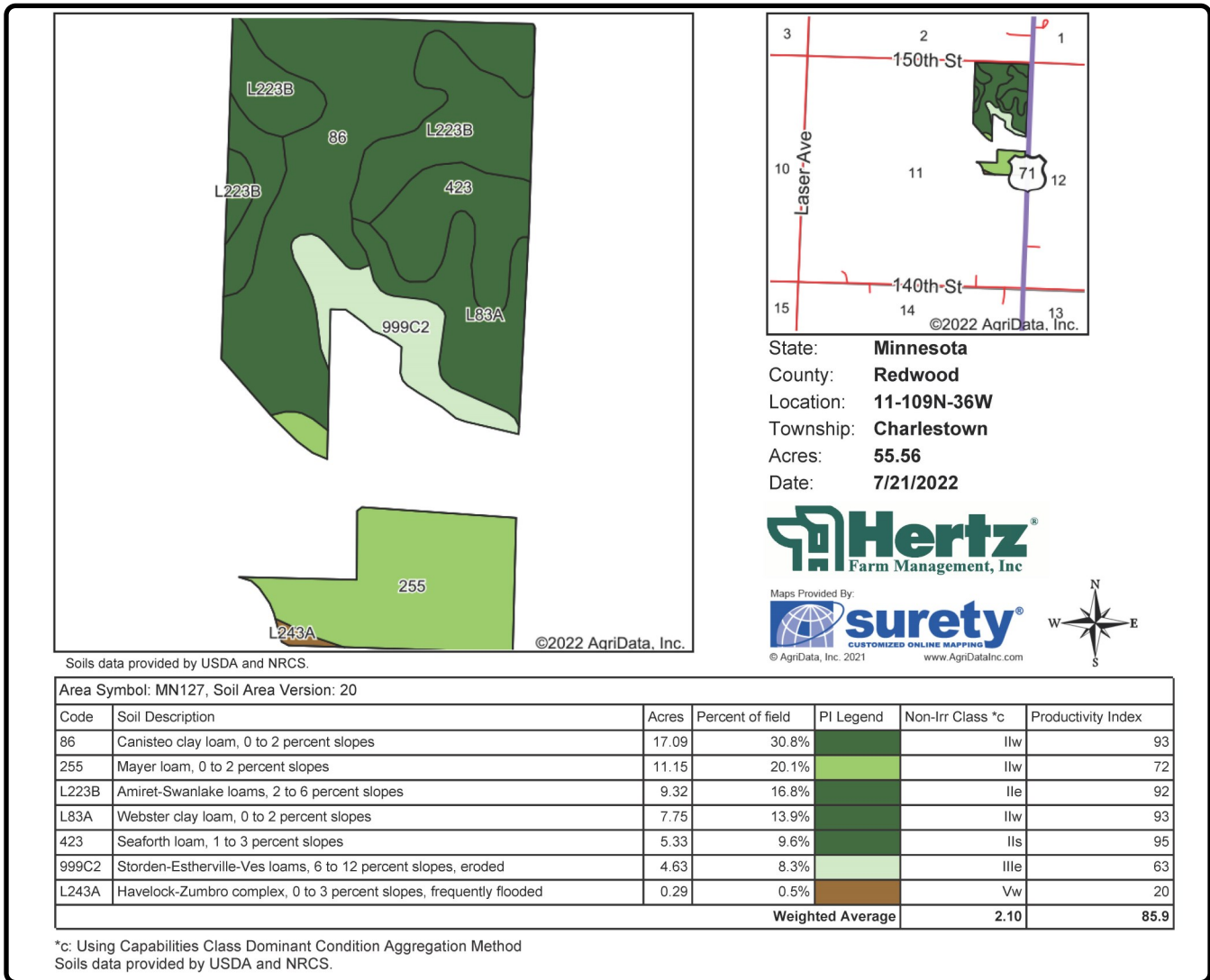
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**Parcel 1** - 55.56 Estimated FSA/Eff. Crop Acres



### Mineral Rights

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

### Land Description

Gently sloping to level to depressional.

### Drainage

Some tile. Map available, contact agent.

### Buildings/Improvements

None.

### Water & Well Information

None.

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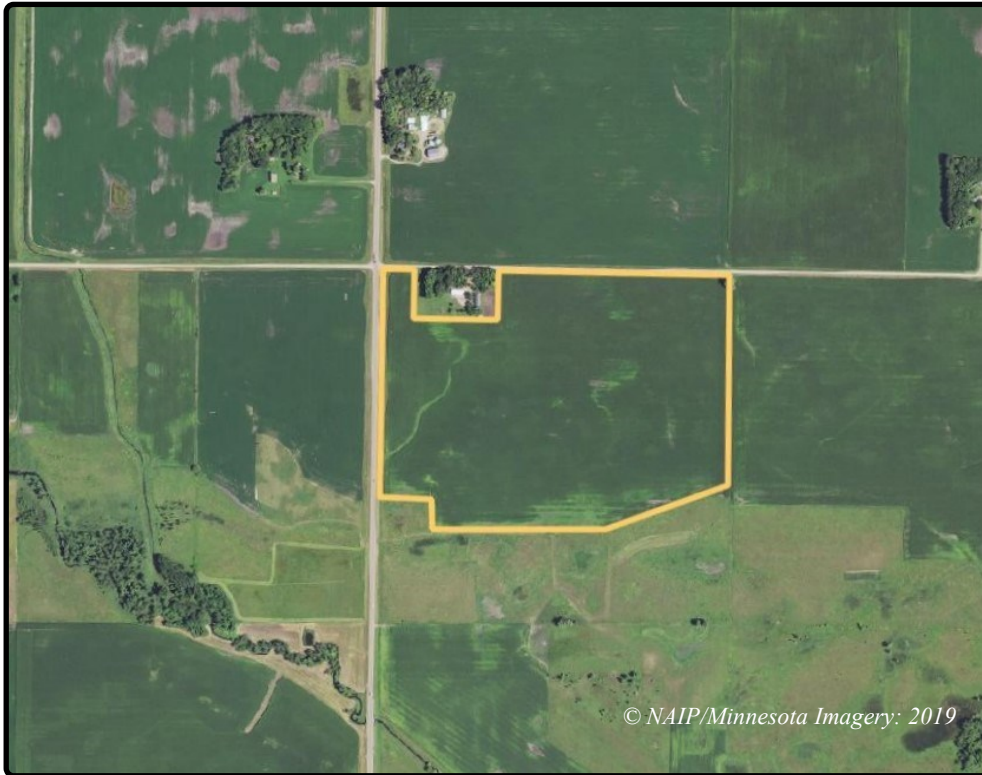
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## Parcel 2

**FSA/Eff. Crop Acres: 103.40\***  
**Corn Base Acres: 60.10\***  
**Bean Base Acres: 46.81\***  
**Soil Productivity: 86.90 CPI**

*\*Acres are estimated.*

### Parcel 2 Property Information 106.72 Acres, m/l

#### Location

2½ miles north of Sanborn, MN on the east side of U.S. Hwy 71 at 150th St.

#### Legal Description

Part of NW¼, less exceptions, in Section 12, Township 109 North, Range 36 West of the 5th P.M. *Legal survey to govern.*

#### Lease Status

Leased through the 2022 crop year.

#### Real Estate Tax

Taxes Payable in 2022  
 Ag Non-Hmstd Taxes: \$3,355.00\*  
 Net Taxable Acres: 106.72\*  
 Tax per Net Taxable Acre: \$31.44\*  
 Tax Parcel ID #: Part of 51-012-2020  
*\*Taxes are estimated pending survey and tax parcel split. Redwood County Assessor will determine final tax figures.*

#### FSA Data

Part of Farm Number 10993, Tract 666  
 FSA/Eff. Crop Acres: 103.40\*  
 Corn Base Acres: 60.10\*  
 Corn PLC Yield: 174 Bu.  
 Bean Base Acres: 46.81\*  
 Bean PLC Yield: 45 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Redwood County FSA office.*

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Amiret-Swanlake, Webster and Mayer. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 86.90. 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

Gently sloping to level to depressional.

#### Drainage

Some tile. Map available, contact agent.

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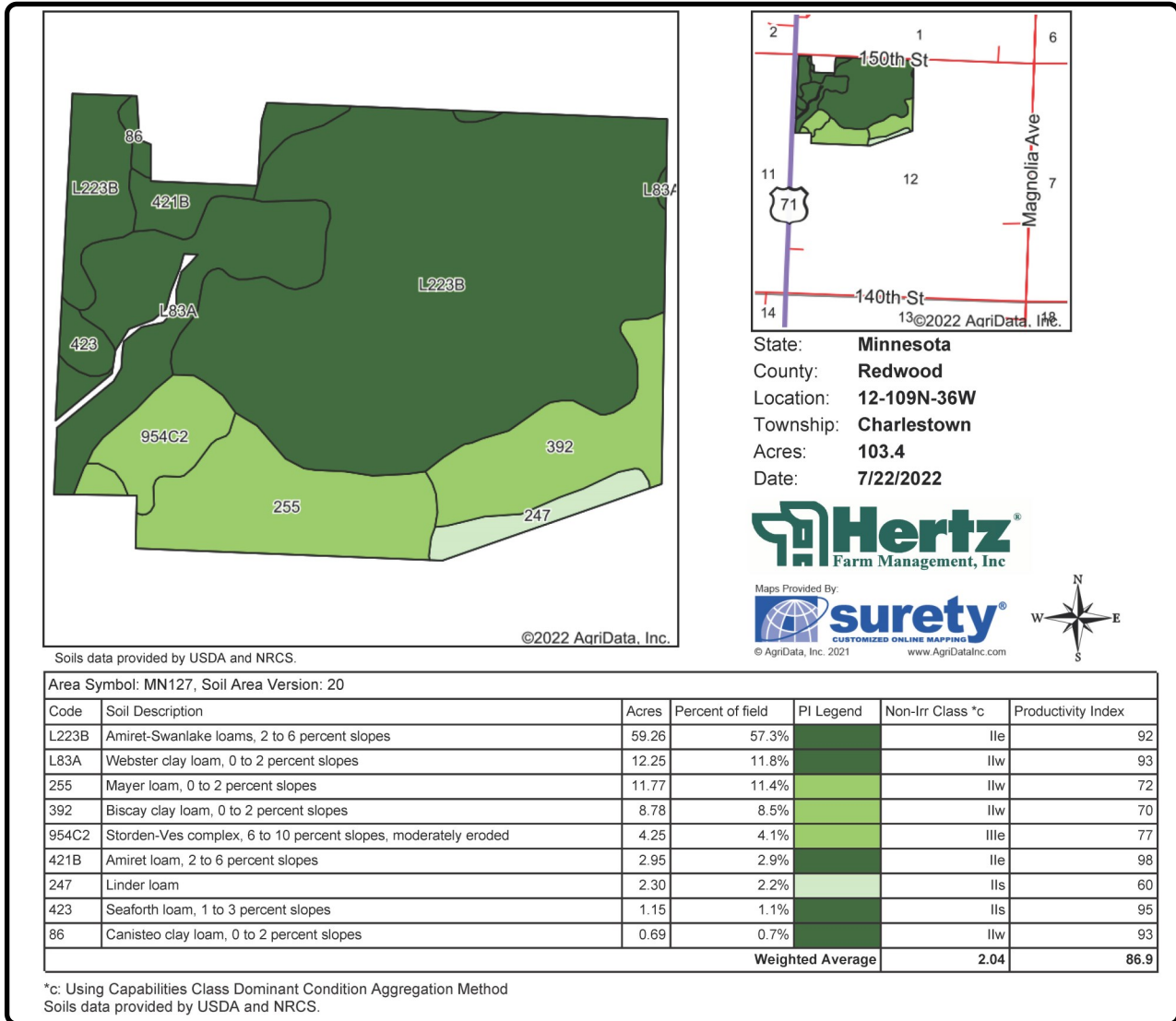
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**Parcel 2** - 103.40 Estimated FSA/Eff. Crop Acres



### Buildings/Improvements

None.

### Water & Well Information

None.

*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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## Parcel 3

**CRP Acres: 46.91\***

*\*Acres are estimated.*

### Parcel 3 Property Information 48.00 Acres, m/l

#### Location

2½ miles north of Sanborn, MN on the east side of U.S. Hwy 71.

#### Legal Description

Part of S½ NW¼, less exceptions, in Section 12, Township 109 North, Range 36 West of the 5th P.M. *Legal survey to govern.*

#### Lease Status

Leased through the 2022 crop year.

#### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$1,509.00\*  
Net Taxable Acres: 48.00\*  
Tax per Net Taxable Acre: \$31.44\*  
Tax Parcel ID #: Part of 51-012-2020  
*\*Taxes are estimated pending survey and tax parcel split. Redwood County Assessor will determine final tax figures.*

#### NRCS Classification

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

#### CRP Contracts

- There are 7.41 acres\* enrolled in a CP-23A contract that pays \$232.80/acre - or \$1,725.00\* annually - and expires 9/30/30.
- There are 39.50 acres\* enrolled in a

CP-23A contract that pays \$229.35/acre - or \$9,060.21\* annually - and expires 9/30/30.

*\*Acres and payments are estimated pending reconstitution of farm by the Redwood County FSA office.*

#### Mineral Rights

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

#### Land Description

Gently sloping to level to depressional.

#### Drainage

Some tile. Map available, contact agent.

#### Water & Well Information

None.

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USDA United States Department of Agriculture

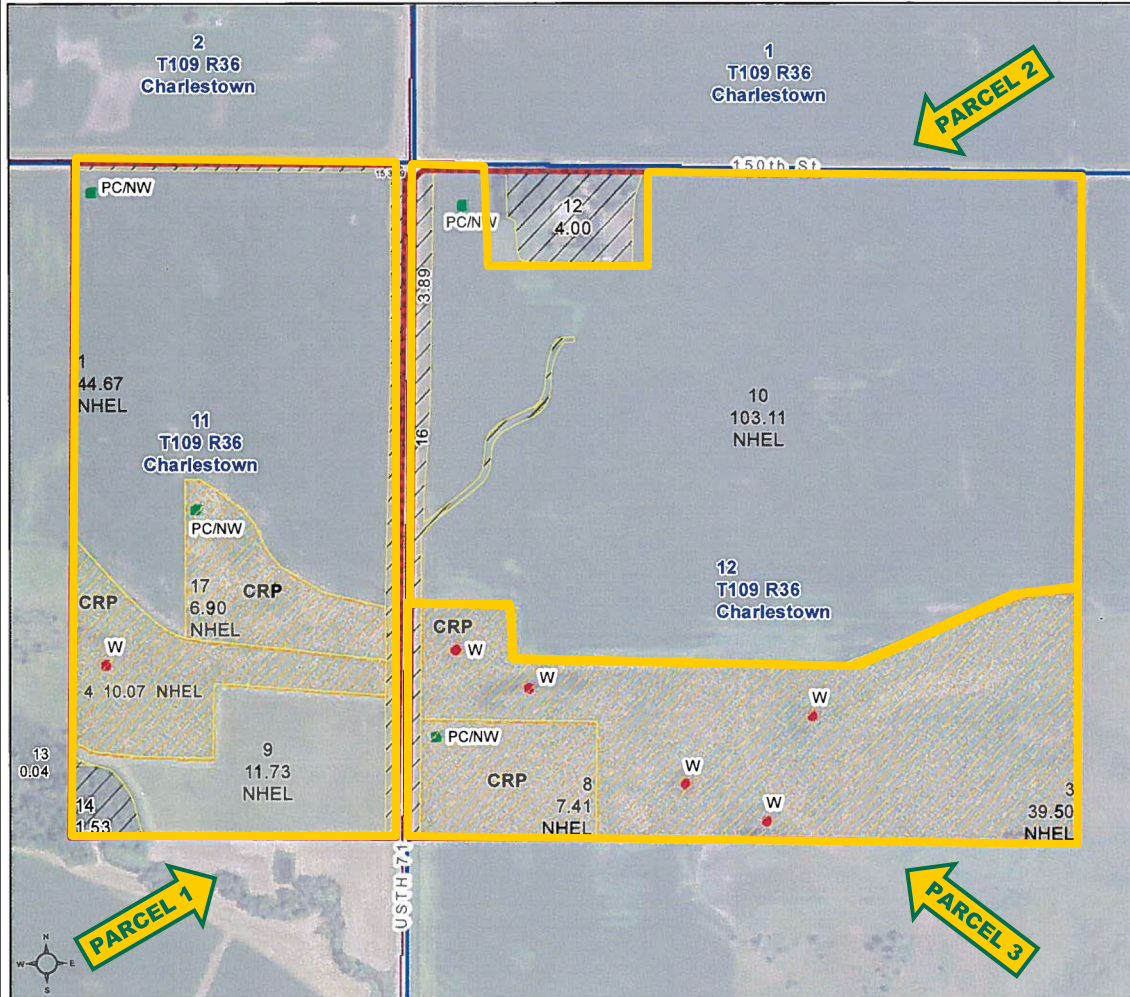
Redwood County, Minnesota

Farm 10993

Tract 666






2021 Program Year

Map Created April 13, 2021






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**

-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary
-  Minnesota\_Transparency\_Polygon\_0214201

**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 223.39 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 - South Looking North**



**Parcel 1 - North Looking South**



**Parcels 2 & 3 - Looking North**



**Parcels 2 & 3 - Looking Northwest**



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Aug. 31, 2022  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Thurs. Sept. 1, 2022**

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

Site: **Springfield Area  
Community Center  
33 S Cass Ave.  
Springfield, MN 56087**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wed., August 31, 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

Flaig Family

## Agency

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

## Auctioneer

Rick Hauge

## Attorney

Frank Munshower  
Estebo, Frank & Munshower Ltd.

## 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 30, 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

**234.72 Acres in 3 Parcels** - Redwood 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.

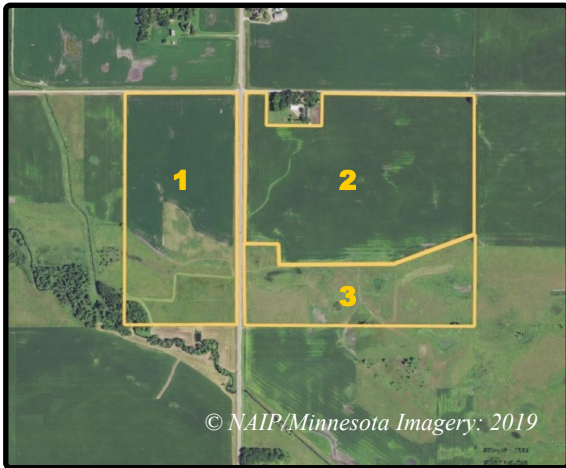
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 31, 2022** to attend auction.

Hertz Farm Management, Inc.  
ATTN: Rick Hauge  
151 Saint Andrews Ct., Ste. 1310  
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Acres	Total Bid Amount (Nearest \$1,000.00)
Parcel 1 - 80.00 Ac., m/l	\$ _____
Parcel 2 - 106.74 Ac., m/l	\$ _____
Parcel 3 - 48.00 Ac., m/l	\$ _____
Parcel 4 - 154.74 Ac., m/l (Combination of Parcels 2 & 3)	\$ _____

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
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- Professional Farm Management
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