

Land Auction

ACREAGE:

60.00 Acres, m/l
In 2 parcels
Le Sueur County, MN

DATE:

August 30, 2022
10:00 a.m.
Register to Attend

LOCATION:

Cleveland City Hall
Cleveland, MN

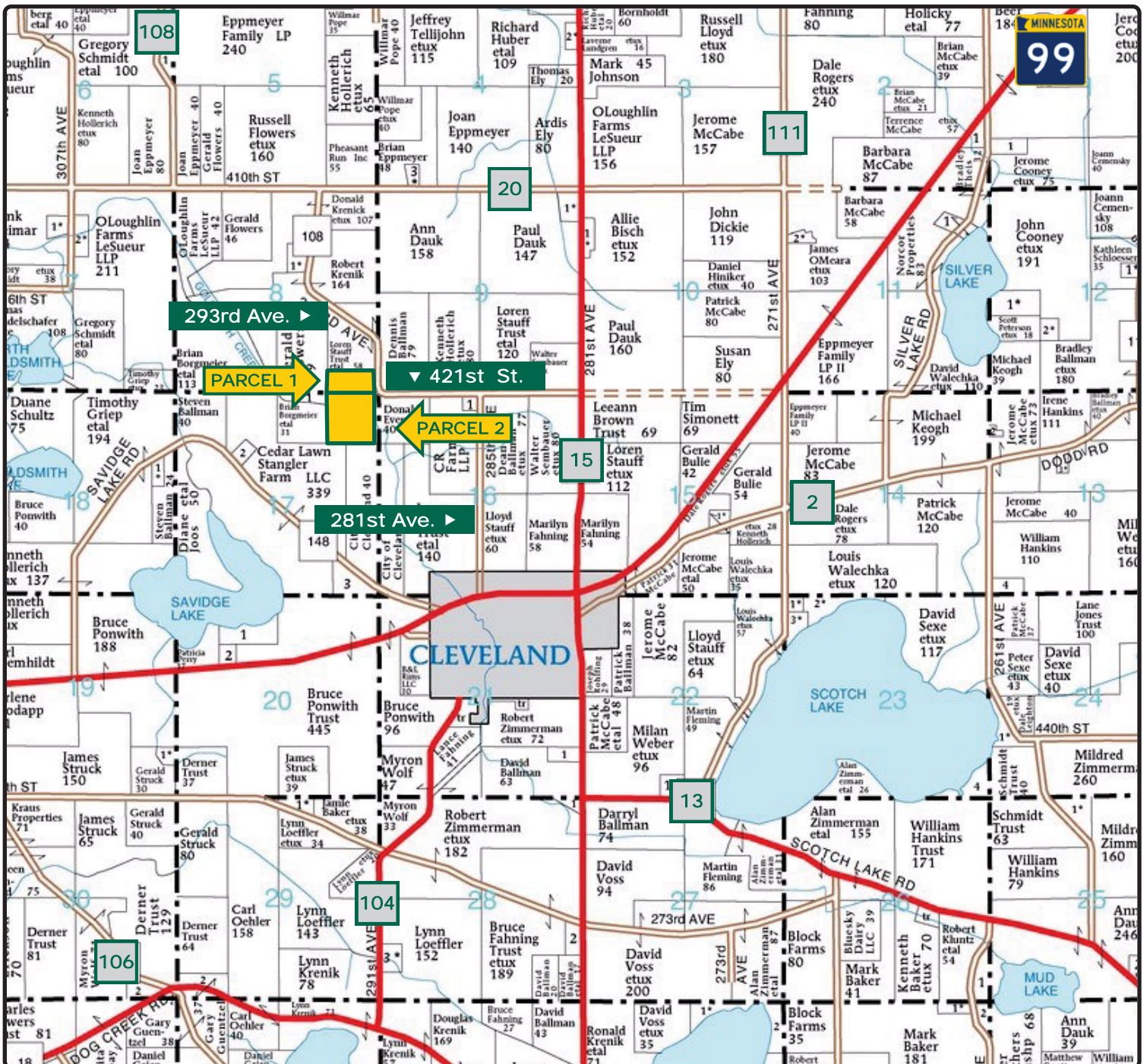


Property *Key Features*

- **20-Acre Parcel with Wooded Building Site and Tillable Land**
- **40-Acre Parcel with Tillable Land, Wooded Hunting, & Recreation**
- **Can be Purchased Individually or Combined**

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

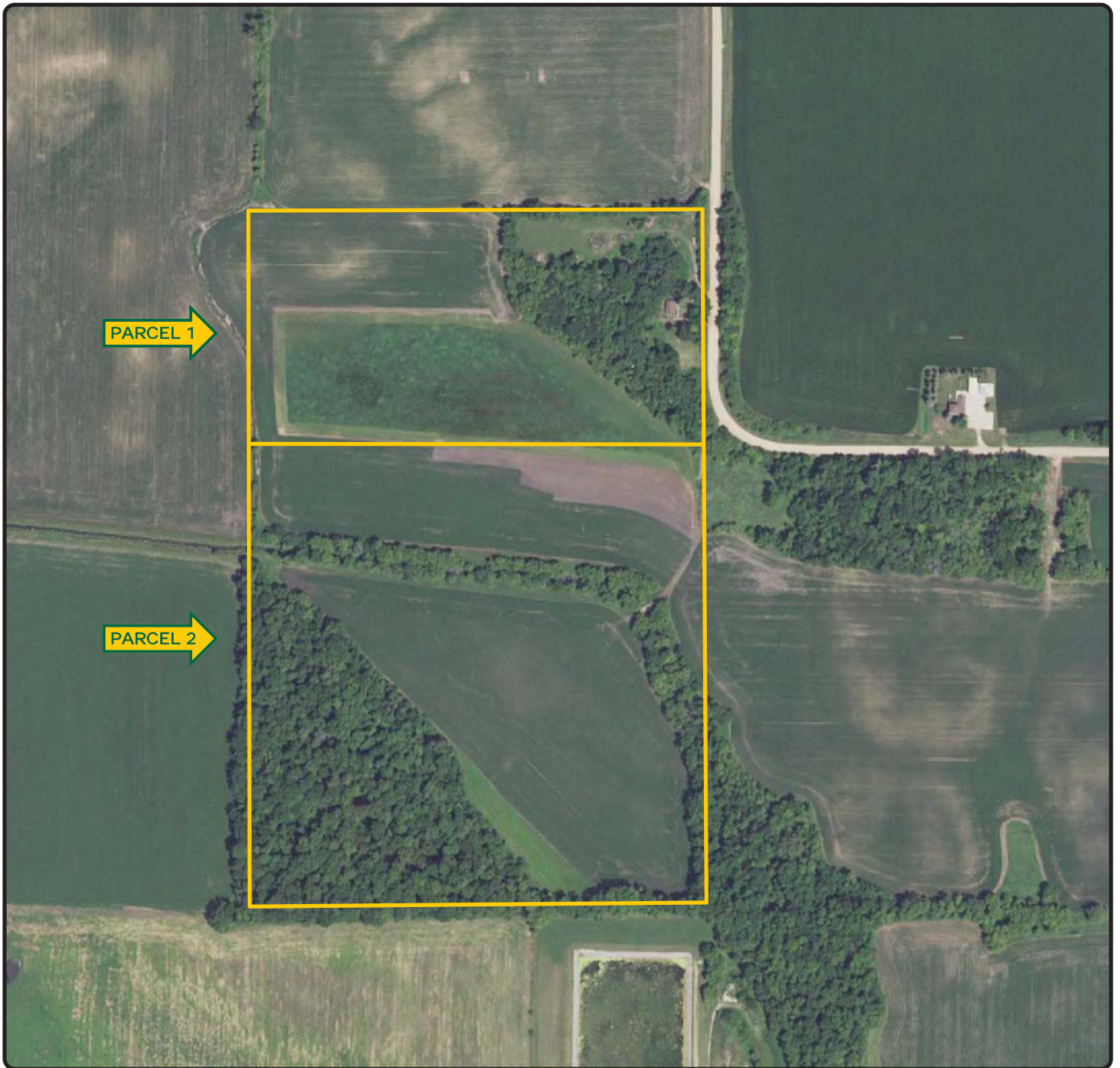
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Parcel 1

FSA/Eff. Crop Acres:	12.76*
Corn Base Acres:	1.99*
Bean Base Acres:	8.93*
Soil Productivity:	89.70 CPI

**Acres are estimated.*

Parcel 1 Property Information 20.00 Acres, m/l

Location

From Cleveland: Head north 1 mile on 281st Ave., head west on gravel road 421st St. for two miles. Property is on the west side.

Legal Description

S½ of SE¼ of SE¼ Section 8, Township 110, Range 25, West of the 5th P.M., Le Sueur Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$2,028.70
Special Assessments: \$119.30

Total 2022 Real Estate Taxes: \$2,148.00
Net Taxable Acres: 20.00
Tax per Net Taxable Acre: \$107.40
Tax Parcel ID #: 010085300

Lease Status

Leased through the 2022 crop season.

FSA Data

Part of Farm Numbers 8840 & 8841
Tracts 26025 & 25026
FSA/Eff. Crop Acres: 12.76*
Corn Base Acres: 1.99*
Corn PLC Yield: 136 Bu.
Bean Base Acres: 8.93*
Bean PLC Yield: 35 Bu.
**Acres are estimated pending reconstitution of farm by the Le Sueur County FSA Office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Glencoe and Hamel. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 89.70. 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

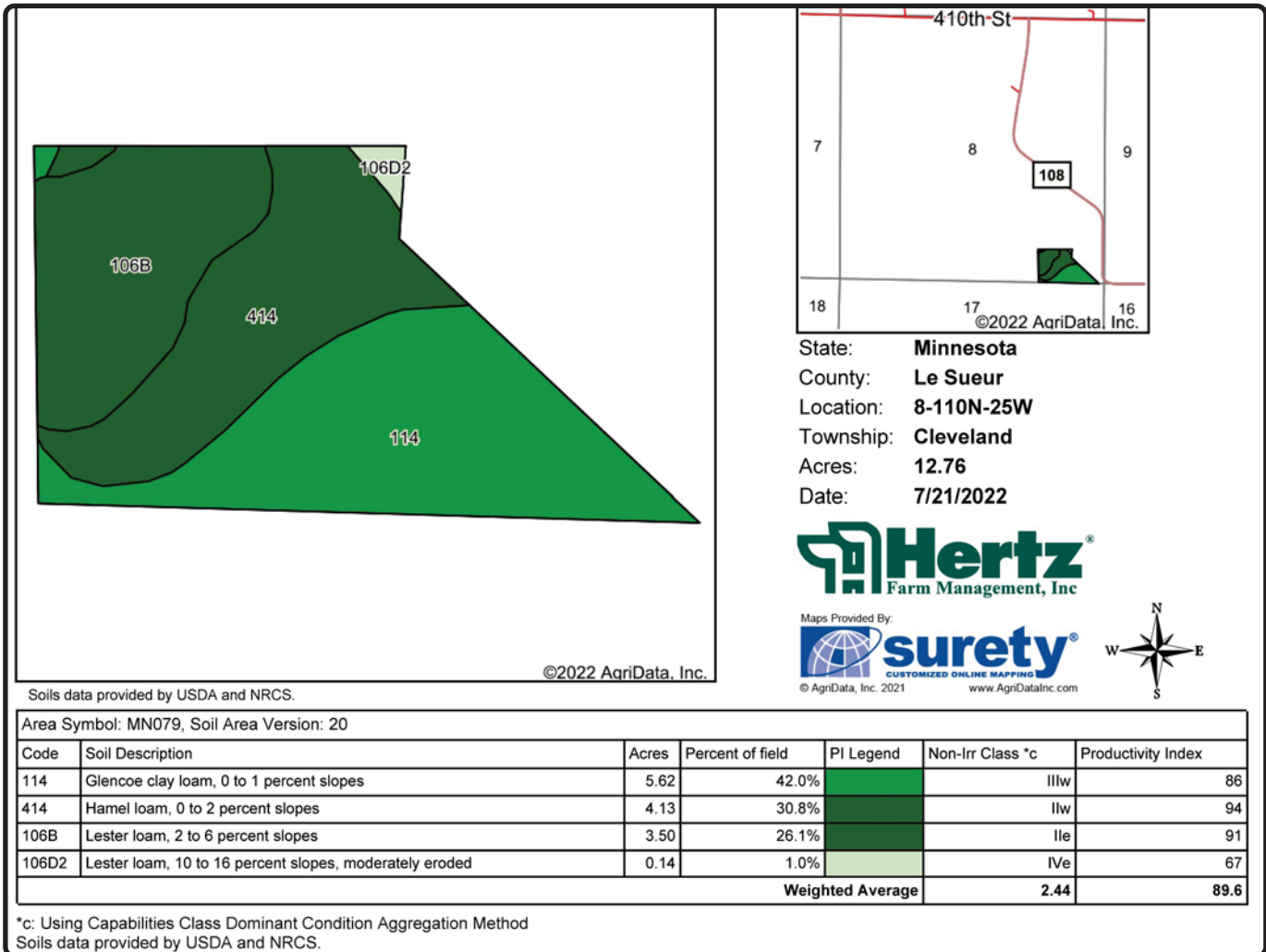
Level to rolling.

Drainage

Natural. Cherry Creek outlet and private open ditch.

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Dwelling

Unhabitable house on property. Contact agent for detail. Seller's Disclosure Alternative will be furnished upon request.

Buildings/Improvements

Small grain bin and outbuilding, both unusable and will be demolished.

Water & Well Information

Well installed in 2012. Original well sealed, east of the house. Septic system with mound installed in 2012.

Comments

Wooded building site has substantial equipment and debris. Buyer responsible for cleanup. Contact agent for Seller's Disclosure Alternative. If Parcels 1 and 2 sell separately, an ingress/egress agreement allowing access to Parcel 2 will be drafted by the seller.

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Parcel 2

FSA/Eff. Crop Acres:	25.90*
Corn Base Acres:	4.05*
Bean Base Acres:	18.11*
Soil Productivity:	85.10 CPI

**Acres are estimated.*

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Cleveland: Head north 1 mile on 281st Ave, head west on gravel road 421st St. for two miles. Property is on the west side.

Legal Description

W½ of NE¼ of NE¼ and E½ of NE¼ of NE¼ Section 17, Township 110, Range 25, West of the 5th P.M., Le Sueur Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$ 1,784.08

Special Assessments: \$79.92
Total 2022 Real Estate Taxes: \$1,864.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$46.60
Tax Parcel ID #: 01.017.2500 & 01.017.2600.

Lease Status

Leased through the 2022 crop season.

FSA Data

Part of Farm Numbers 8840 & 8841
Tracts 26025 & 26026
FSA/Eff. Crop Acres: 25.90*
Corn Base Acres: 4.05*
Corn PLC Yield: 136 Bu.
Bean Base Acres: 18.11*
Bean PLC Yield: 35 Bu.
**Acres are estimated pending reconstitution of farm by the Le Sueur*

County FSA Office.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Glencoe and Muskego.
Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 85.10.
See soil map for details.

Mineral Rights

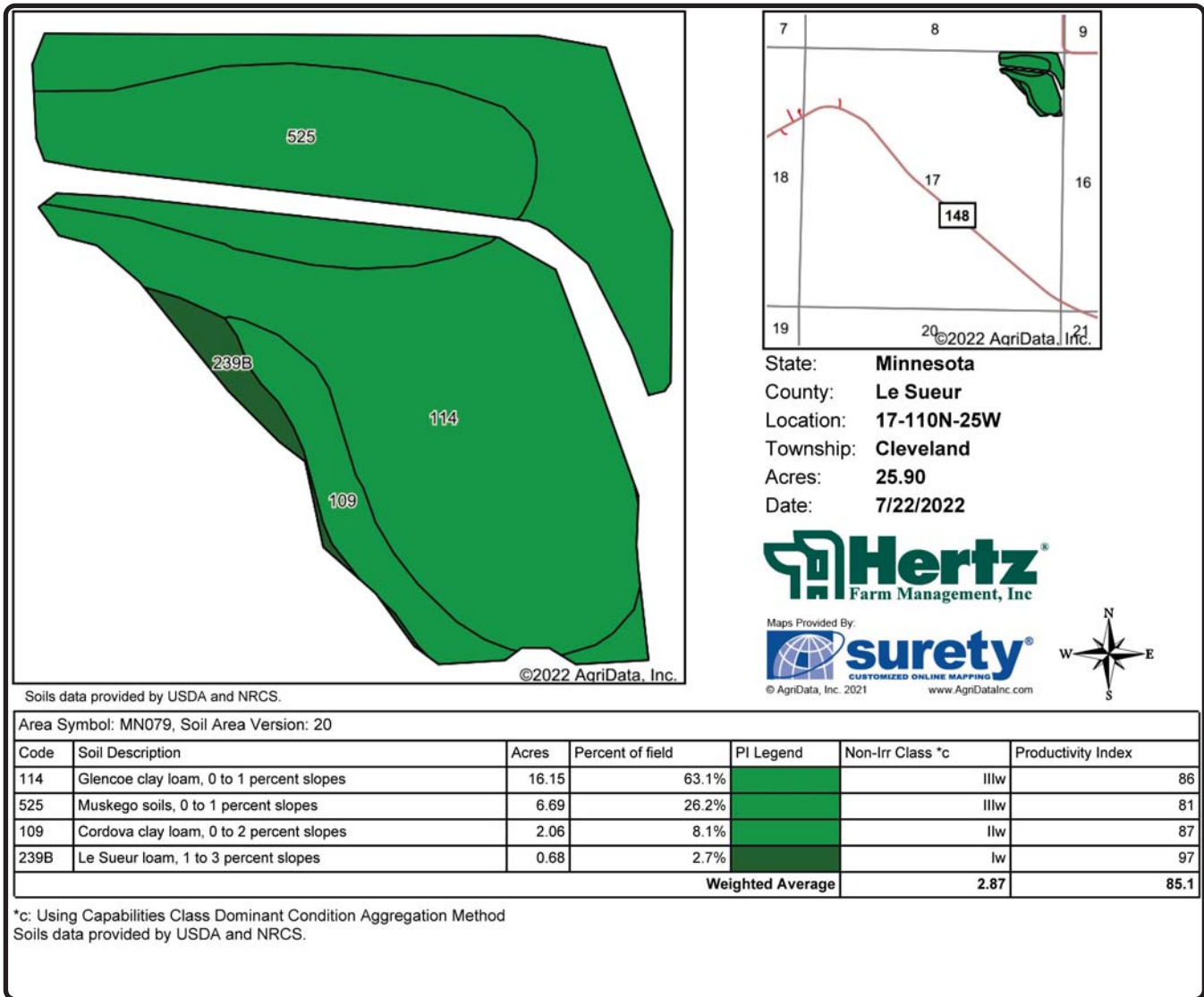
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Land Description

Level to rolling.

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Drainage

Natural. Cherry Creek outlet and County Ditch #37.

Dwelling

None.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

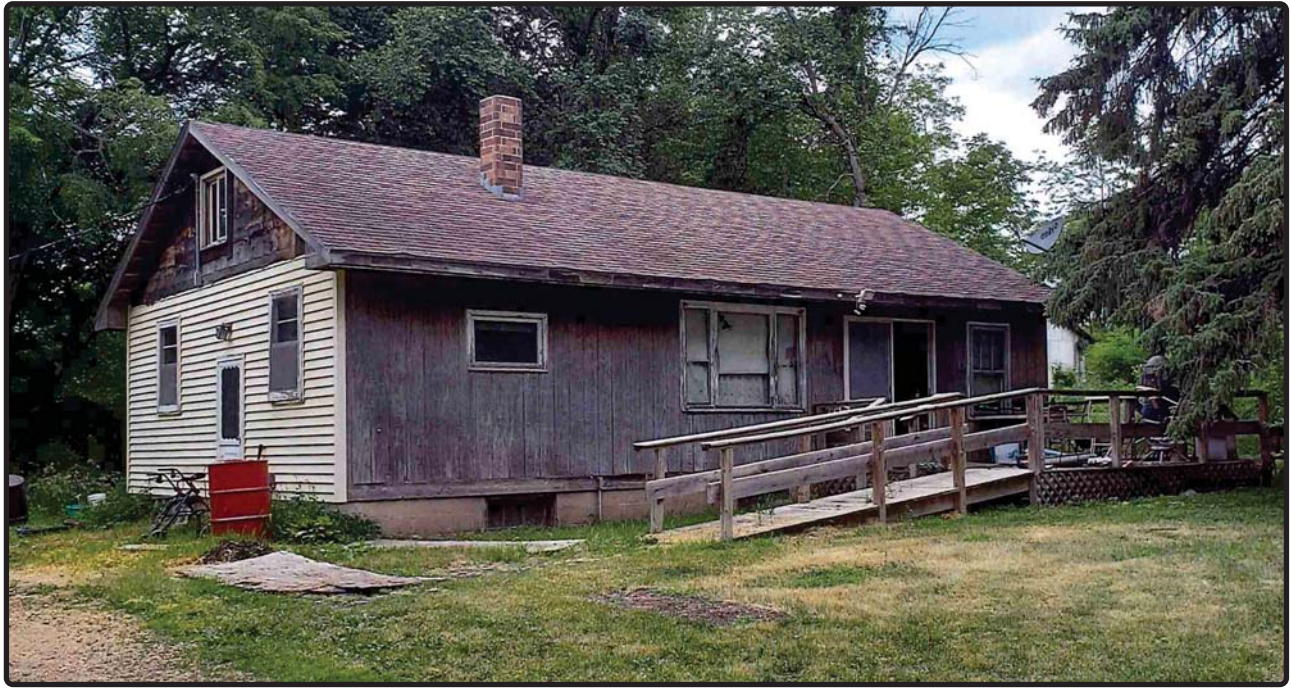
If Parcels 1 and 2 sell separately, an ingress/egress agreement allowing access to Parcel 2 will be drafted by the seller.

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 1 - Uninhabitable house



Parcel 1 - SW corner looking NE



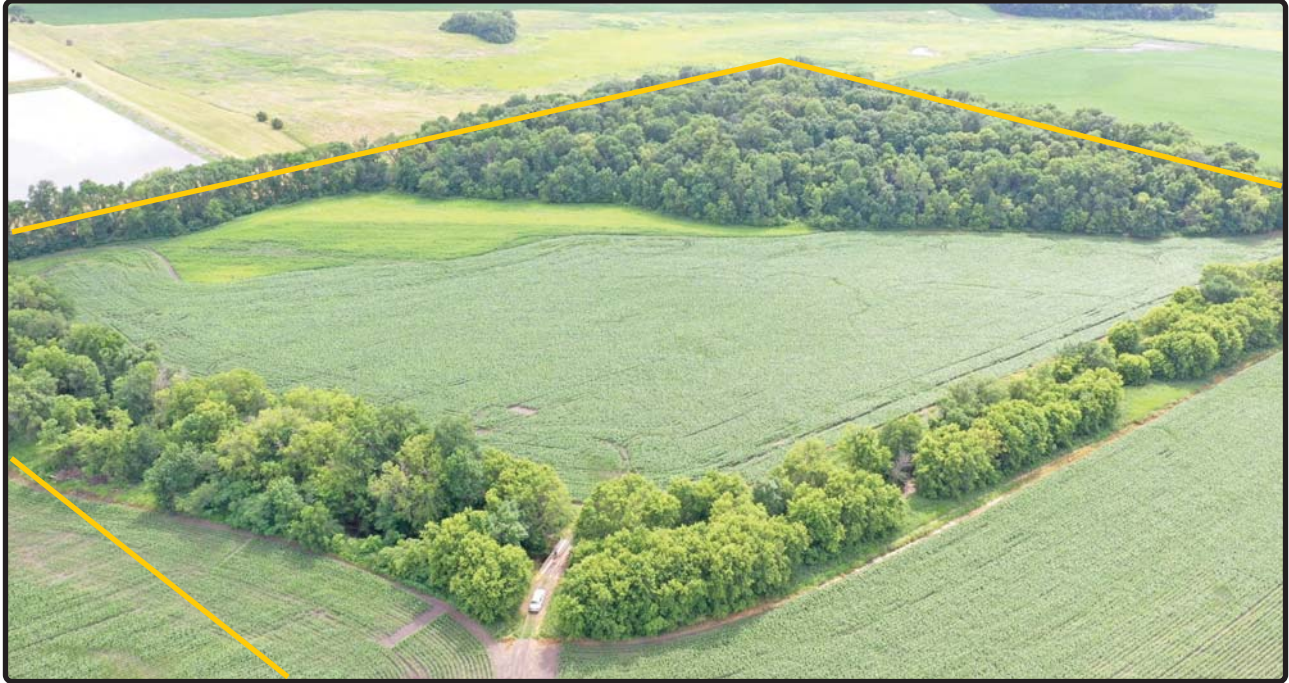
Parcel 1 - NE corner looking SW



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Parcel 2 - NE corner looking SW



Parcel 2 - SW corner looking NE



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Aug. 29, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Tues. Aug 30, 2022**

Time: **10:00 a.m.**

Site: **Cleveland City Hall**
205 4th Street
Cleveland, MN 56017

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Monday, August 29, 2022** 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 combined with the property being offered to the highest bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Mabel Lawrence et al
Travis Christensen Trustee

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Mike Keogh
Christian, Spartz, Keogh, & Christian 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 Tuesday, October 4, 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

60.00 Acres in 2 Parcels - Le Sueur 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.

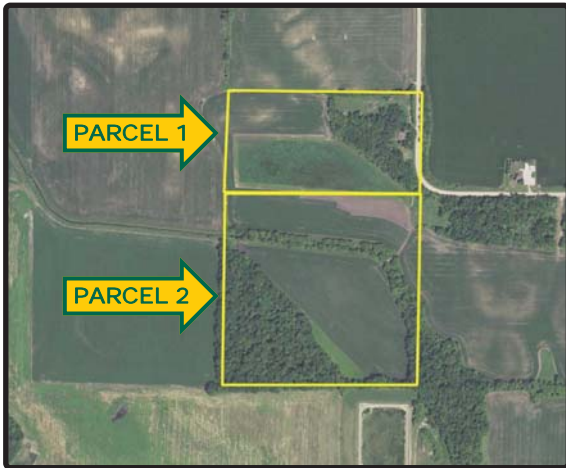
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Monday, August 29, 2022** to attend auction.

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



Acres	Total Bid Amount (Nearest \$1,000.00)
Parcel 1 - 20.00 Ac., m/l	\$ _____
Parcel 2 - 40.00 Ac., m/l	\$ _____
_____	\$ _____
Write in Combination of Parcels	

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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