

Land Auction

ACREAGE:

35.39 Acres, m/l
Blue Earth County, MN

DATE:

August 31, 2022
10:00 a.m.
Register to Attend

LOCATION:

**Lake Crystal
City Hall**
Lake Crystal, MN



Property Key Features

- Andrew Mensing & William Mensing Farm
- Quality Soils with a CPI of 89.10
- Private Tile Main, System & Random Tile

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

507-345-5263
151 St. Andrews Ct. Ste., 1310
Mankato, MN 56001
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FSA/Eff. Crop Acres:	34.80
Corn Base Acres:	18.90
Bean Base Acres:	11.10
Oats Base Acres:	0.30
Wheat Base Acres:	0.10
Soil Productivity:	89.10 CPI

Property Information

35.39 Acres, m/l

Location

From Lake Crystal: northeast on Hwy 60 for 3½ miles, then south on 528th Ave. for 1¼ miles. The property is on the east side of the road.

Legal Description

S166.22' of N½ NE¼ and N½ S½ NE¼, exc. S250.93', in Section 35, Township 108 North, Range 28 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag-Hmstd Taxes: \$688.00
Net Taxable Acres: 35.39
Tax per Net Taxable Acre: \$19.44
Tax Parcel ID #: R38.07.35.200.003

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 10213, Tract 3606
FSA/Eff. Crop Acres: 34.80
Corn Base Acres: 18.90
Corn PLC Yield: 158 Bu.
Bean Base Acres: 11.10
Bean PLC Yield: 71 Bu.
Oats Base Acres: 0.30
Oats PLC Yield: 71 Bu.
Wheat Base Acres: 0.10
Wheat PLC Yield: 32 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo and Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.10. 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

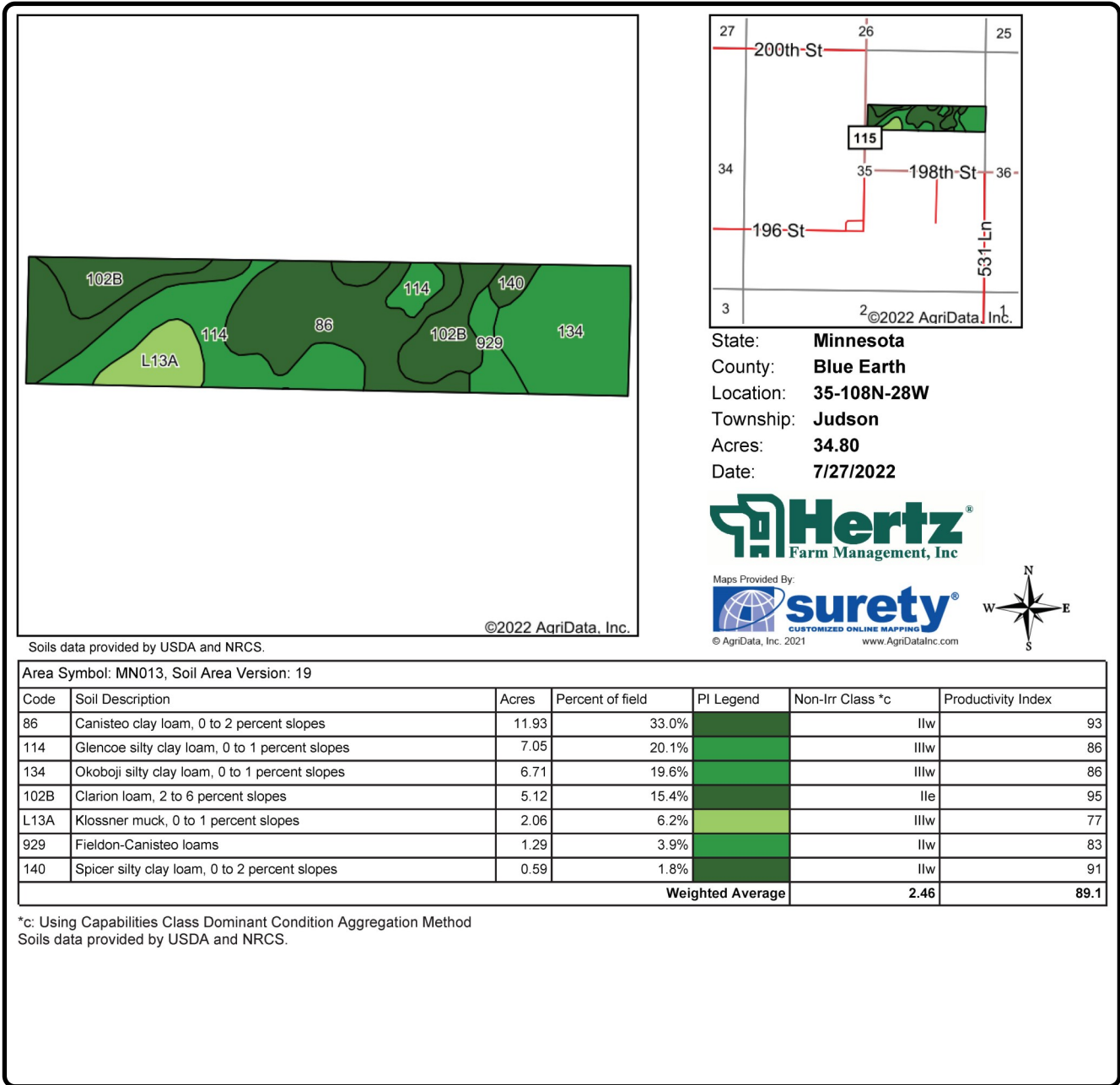
Private main. System and random tile. See tile map.

Water & Well Information

None.

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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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USDA United States Department of Agriculture

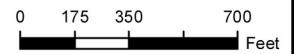
Blue Earth County, Minnesota



Farm 10213
Tract 3606



2022 Program Year

Map Created April 25, 2022







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

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

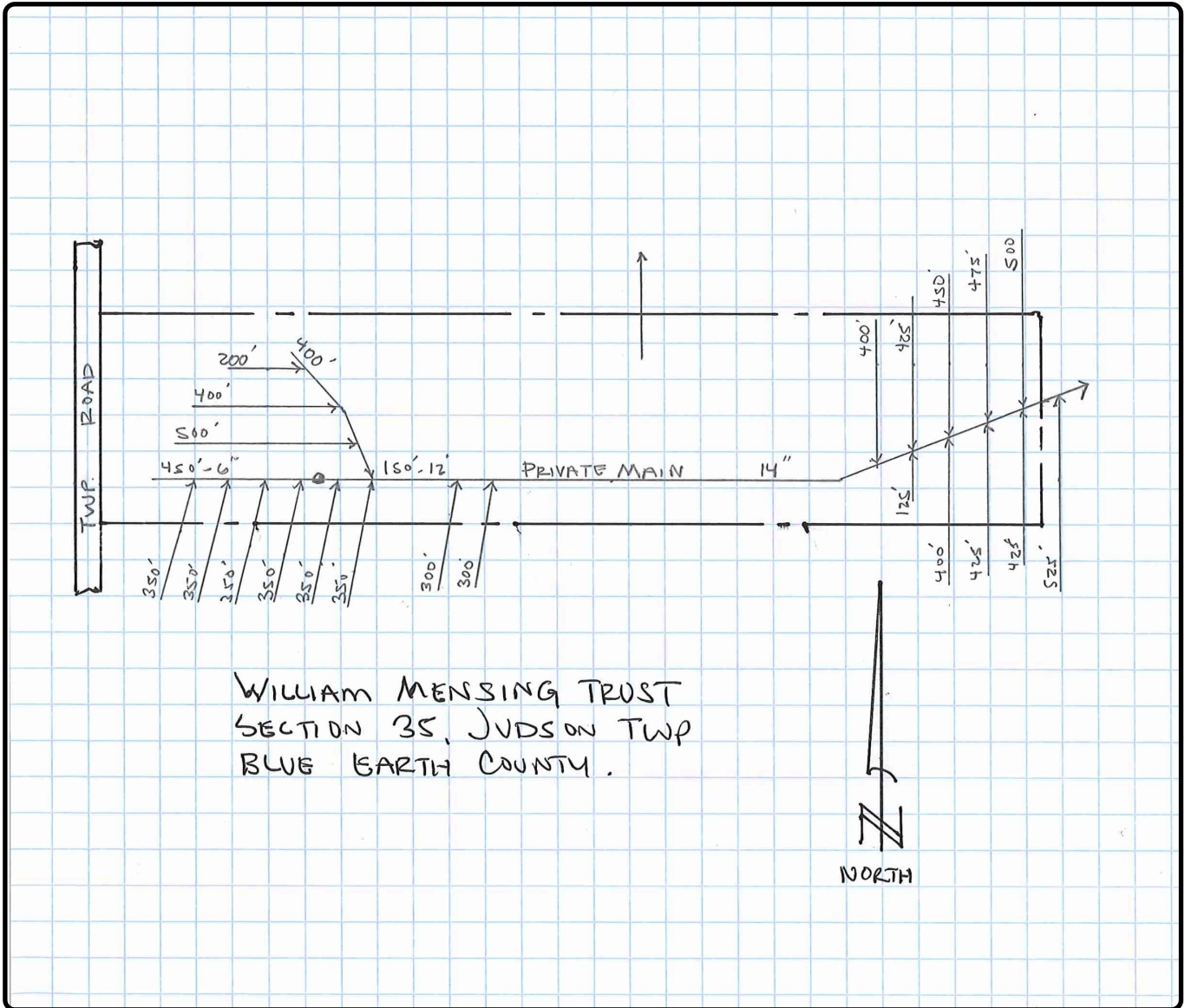
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 34.80 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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

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WILLIAM MENSING TRUST
SECTION 35, JUDSON TWP
BLUE EARTH COUNTY.



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Southeast Corner Looking Northeast



Northeast Corner Looking Southwest



Southeast Corner Looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Tue., Aug 30, 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. 31, 2022**

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

Site: **Lake Crystal City Hall
100 East Robinson St.
Lake Crystal, MN 56055**

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Tues., August 30, 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

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

Seller

Andrew Mensing & William Mensing

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Shari Fischer
Fischer Law 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 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. The Seller will pay real estate taxes due and payable in 2022; Buyer will pay real estate taxes due and payable in 2023.

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

35.39 Acres in 1 Parcel - Blue Earth 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.

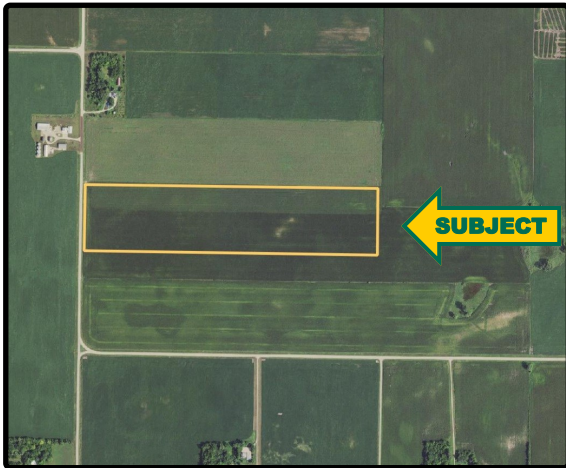
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

X _____ Date _____
Signature

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 30, 2022** to attend auction.

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

35.39 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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