

Land Auction

ACREAGE:

150.85 Acres, m/l
Blue Earth County, MN

DATE:

August 31, 2022
1:00 p.m.
Register to Attend

LOCATION:

Community Center
Pemberton MN

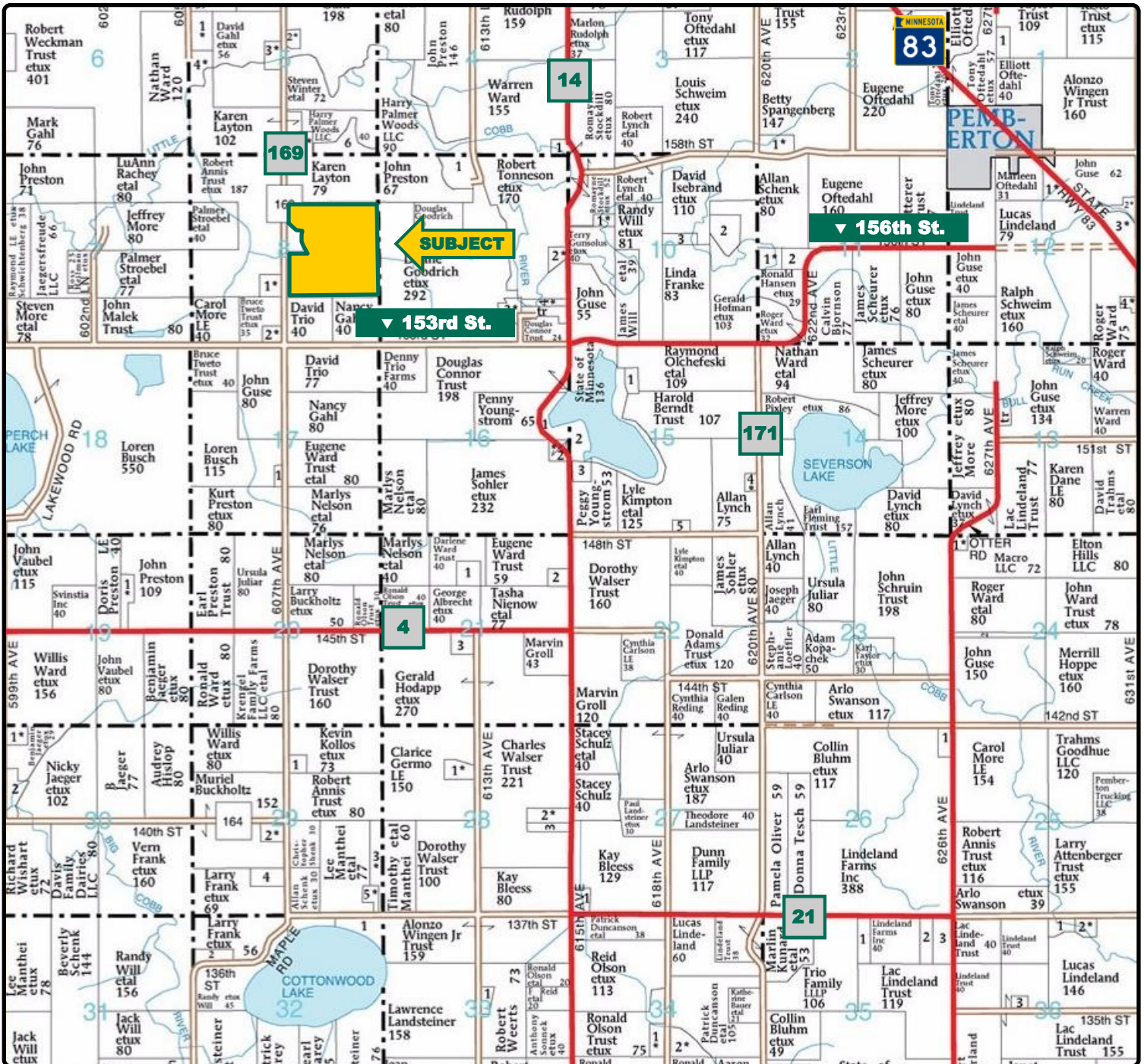


Property Key Features

- Andrew Mensing & William Mensing Farm
- Private Open Ditch Outlet & Numerous Tile Systems
- Average Crop Equivalent Rating: 86.50

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
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507-345-5263
151 St. Andrews Ct. Ste., 1310
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FSA/Eff. Crop Acres:	133.41
CRP Acres:	12.99
Corn Base Acres:	65.85
Bean Base Acres:	44.55
Soil Productivity:	86.50 CPI

Property Information

150.85 Acres, m/l

Location

From Pemberton: ½ mile south on 626th St., then west on 156th St. for 2¾ miles; continue on 153rd St. for 1½ miles, then north on Co. Rd. 169. The property is on the east side of the road.

Legal Description

S½ NE¼ & N½ SE¼, exc. 2.64 acres, 3.48 acres, 3.03 acres Co. Rd., Section 8, Township 106 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
Ag-Hmstd Taxes: \$3,974.00*
Special Assessments: \$20.00*

Total 2022 Real Estate Taxes: \$3,994.00*
Net Taxable Acres: 150.85*
Tax per Net Taxable Acre: \$26.48*
Tax Parcel ID #: R46.20.08.200.005
**Taxes are estimated pending recent survey and tax parcel split. Blue Earth County Assessor will determine final tax figures.*

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 12012, Tract 16221
FSA/Eff. Crop Acres: 133.41
CRP Acres: 12.99
Corn Base Acres: 65.85
Corn PLC Yield: 155 Bu.
Bean Base Acres: 44.55
Bean PLC Yield: 44 Bu.

NRCS Classification

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

CRP Contracts

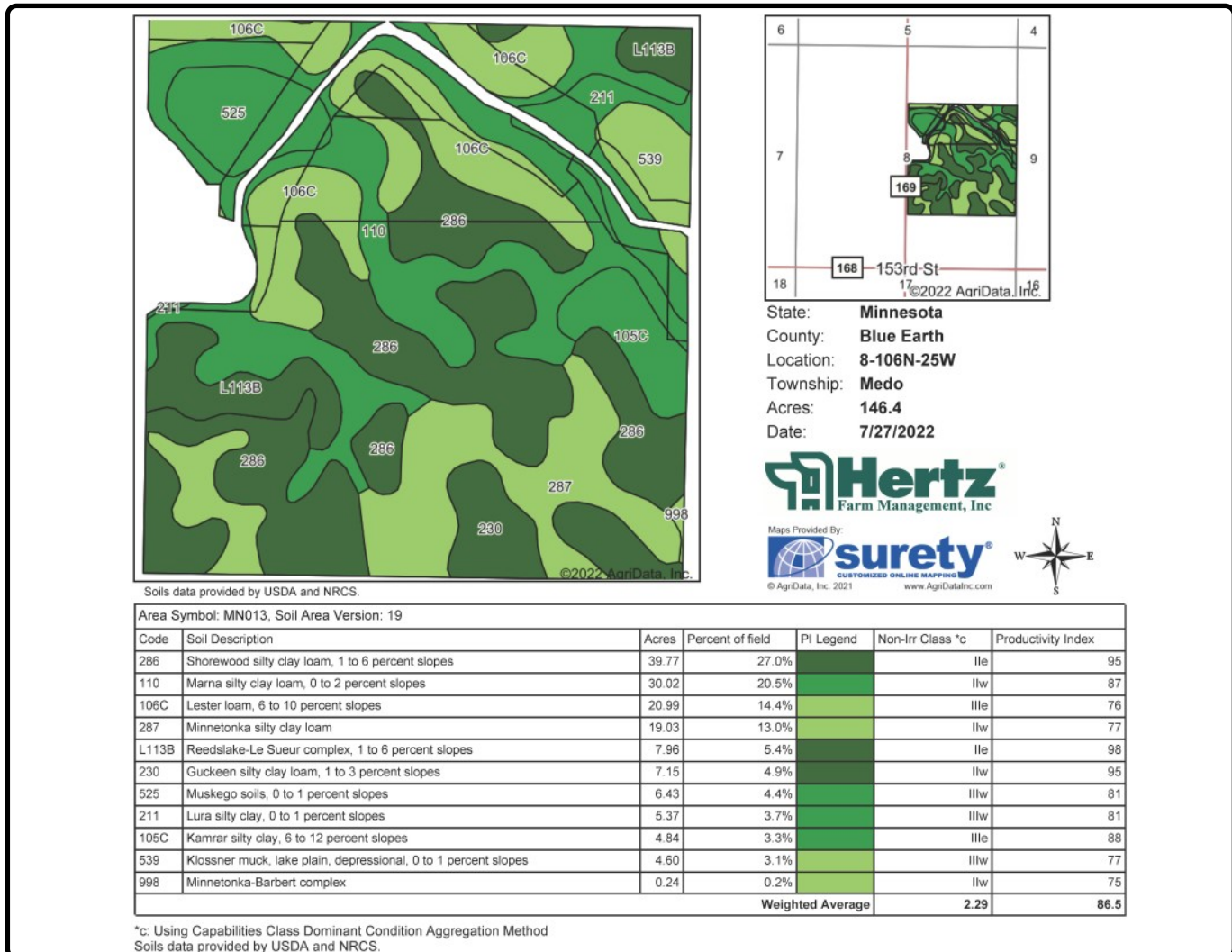
- There are 7.70 acres enrolled in a CP-38E 25 contract that pays \$212.12/acre - or \$1,633.00 annually - and expires 9/30/23.
- There are 5.29 acres enrolled in a CP-21 contract that pays \$209.00/acre - or \$1,106.00 annually - and expires 9/30/29.

Soil Types/Productivity

Main soil types are Shorewood, Marna, Lester and Minnetonka. Crop Productivity Index (CPI) on the FSA/Eff. Crop & CRP acres is 86.50. See soil map for details

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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.

Drainage

Private open ditch. Tiled with numerous tile systems. See tile map.

Buildings/Improvements

None.

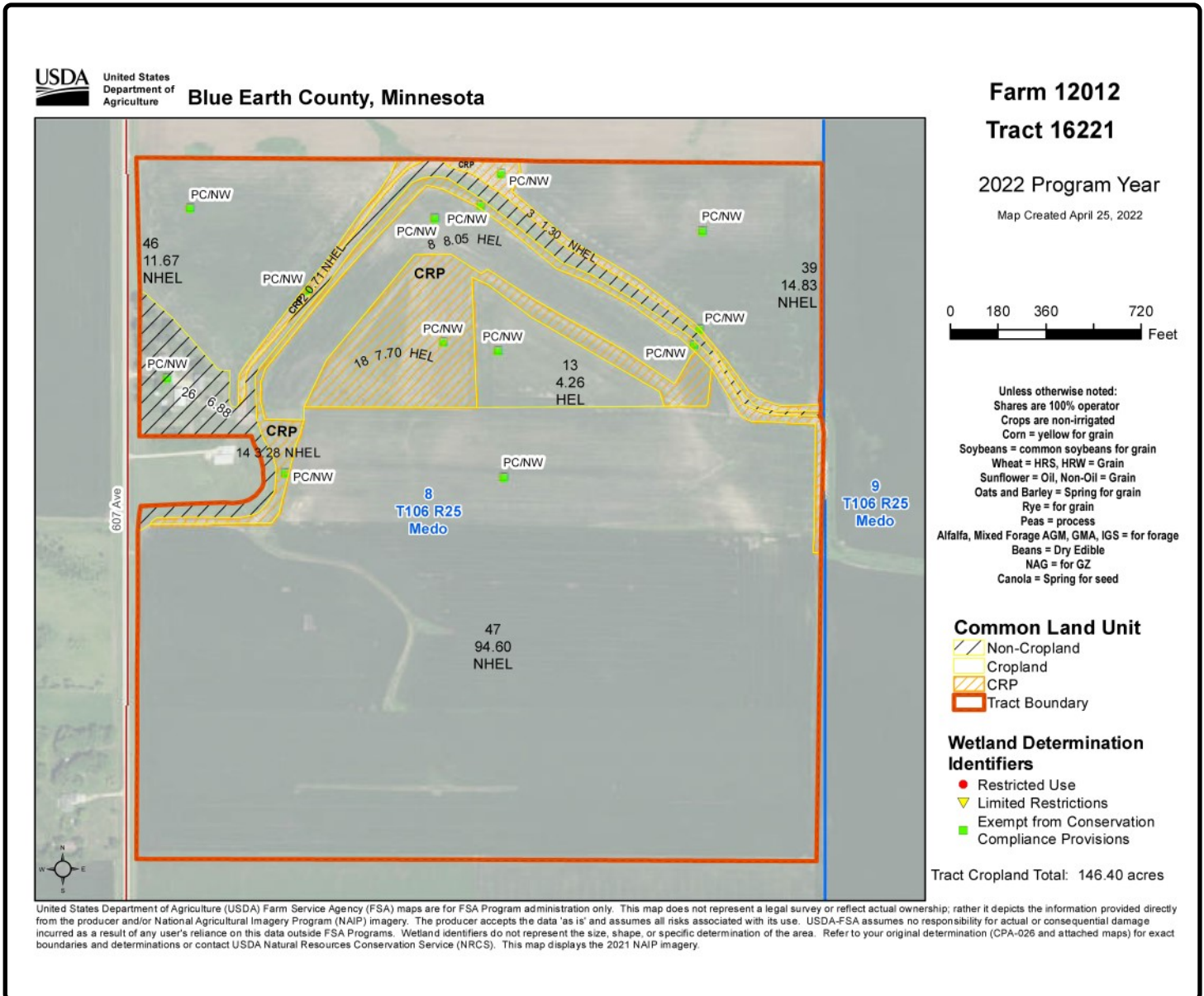
Water & Well Information

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.

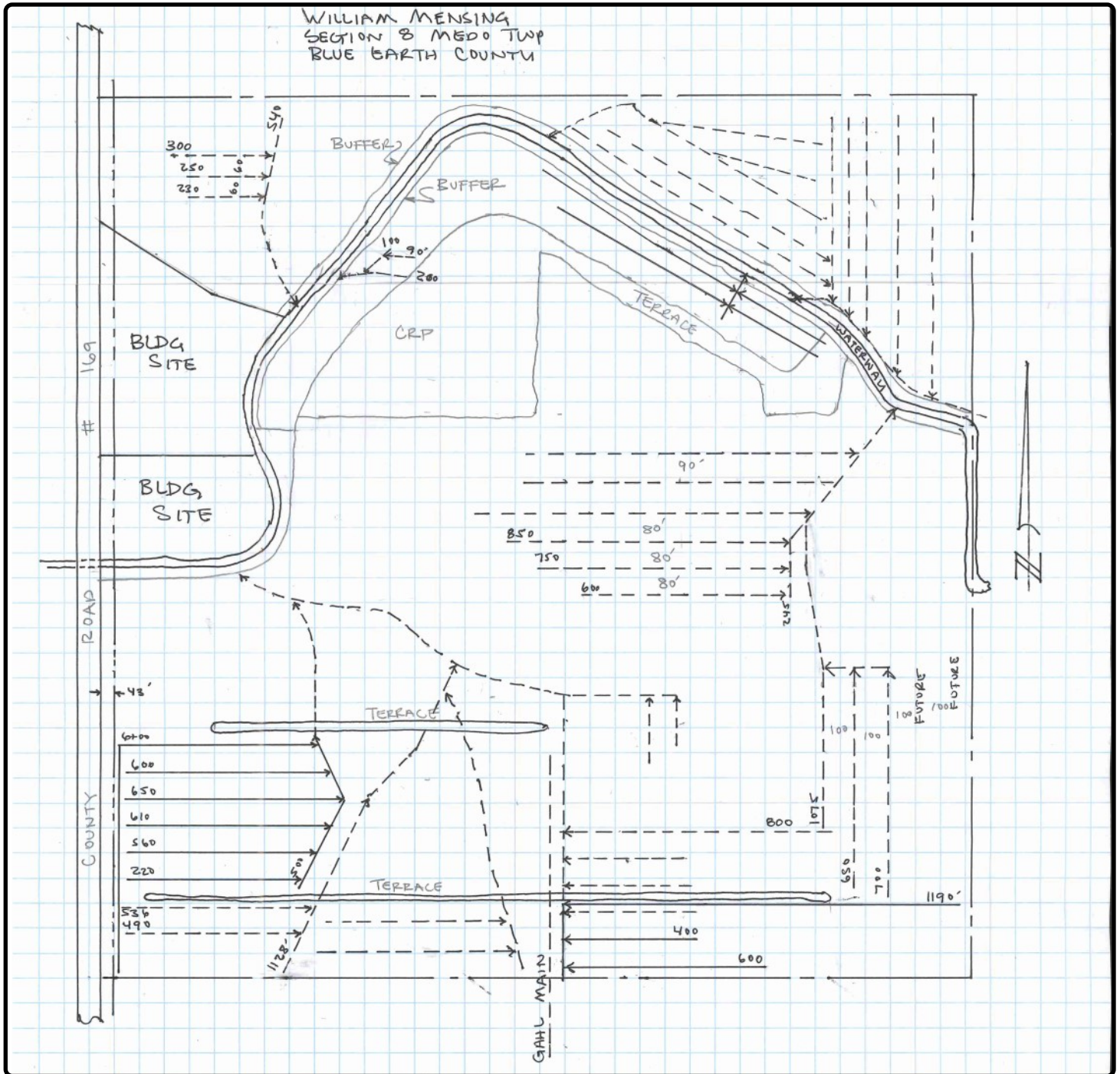
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Northeast Corner Looking Southwest



Southeast Corner Looking Northwest



Northwest Corner Looking Southeast



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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: **1:00 p.m.**

Site: **Community Center**
141 4th St.
Pemberton, MN 56078

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Tues., Aug. 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 5, 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

150.85 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 _____
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 30, 2022** to attend auction.

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



Acres

150.85 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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