

**ACREAGE:**

**120.00 Acres, m/l**  
Carver County, MN

**DATE:**

Bid Deadline:  
**September 8, 2022**  
**5:00 P.M., CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management, Inc.**  
Mankato, MN

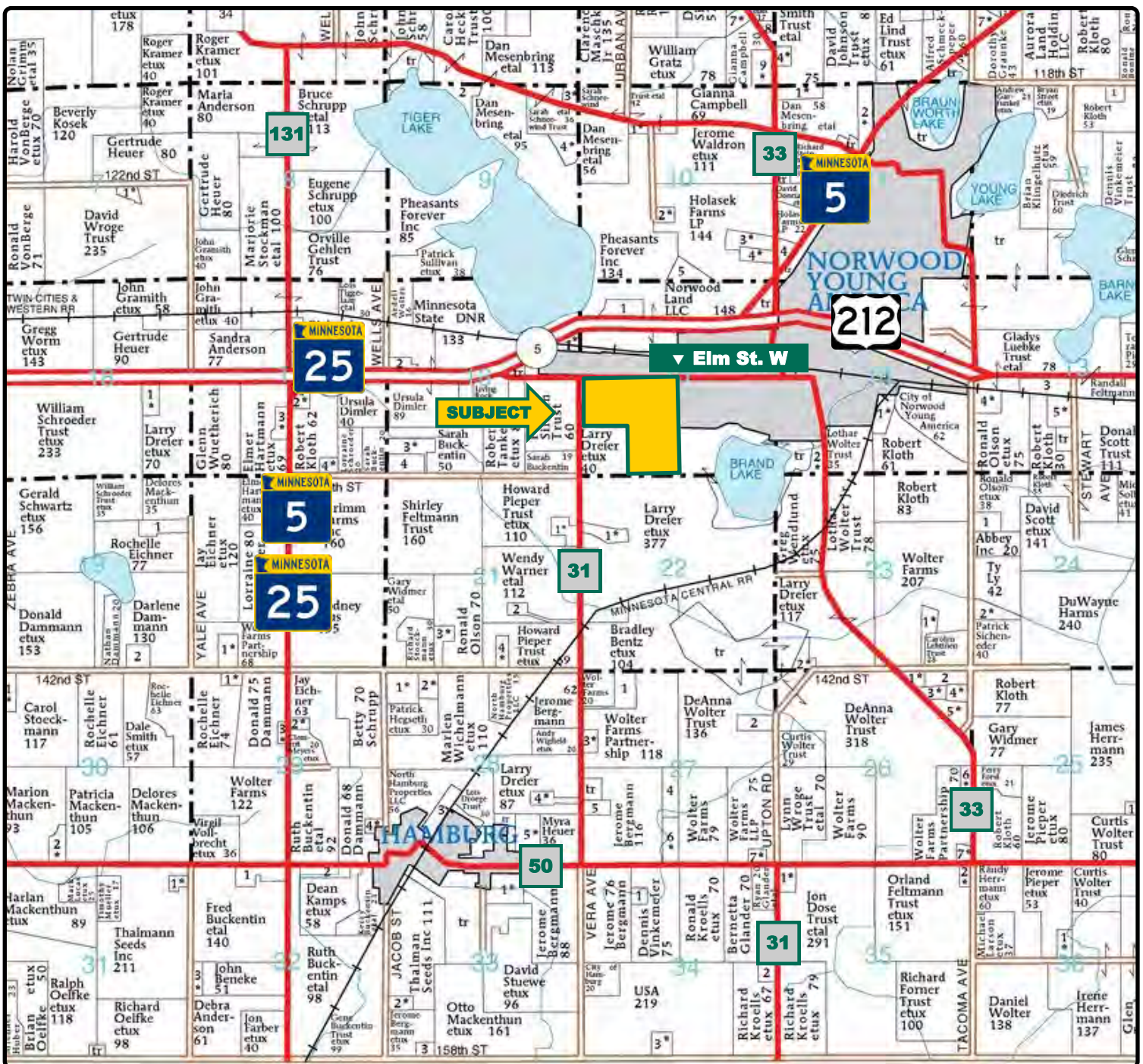


## Property Key Features

- High Potential for Future Residential Development
- Quality Soils with 85.20 CPI
- Good Farming Configuration

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
**GeoffM@Hertz.ag**

**507-345-5263**  
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<b>FSA/Eff. Crop Acres:</b>	<b>109.13</b>
<b>Corn Base Acres:</b>	<b>49.41</b>
<b>Bean Base Acres:</b>	<b>48.70</b>
<b>Soil Productivity:</b>	<b>85.20 CPI</b>

<b>Total Living SF:</b>	<b>1,509</b>
<b>Bedrooms:</b>	<b>5</b>
<b>Bathrooms:</b>	<b>1</b>
<b>Year Built:</b>	<b>1916</b>
<b>ADDRESS:</b>	
	<b>16525 County Road 31</b>
	<b>Norwood Young America, MN</b>
	<b>55368</b>

## Property Information

**120.00 Acres, m/l**

### Location

From Norwood Young America: Head west on Elm St. W to the edge of city limits, the farm will be on the south side.

### Legal Description

E½ and NW¼ SW¼ of Section 15, Township 115, Range 26 West of the 5th P.M., Carver Co., MN.

### Real Estate Tax

Taxes and Special Assessments Payable in 2022  
 Ag Non-Hmstd Taxes: \$3,497.00  
 Special Assessments: \$33.00  
 Total 2022 Real Estate Taxes: \$3,530.00  
 Net Taxable Acres: 120.00  
 Tax per Net Taxable Acre: \$29.14

Tax Parcel ID #: 11.0150100

### Lease Status

Leased through the 2022 crop year.

### FSA Data

Farm Number 4612, Tract 1287  
 FSA/Eff. Crop Acres: 109.13  
 Corn Base Acres: 49.41  
 Corn PLC Yield: 144 Bu.  
 Bean Base Acres: 48.70  
 Bean PLC Yield: 54 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil type is Cordova. Crop Productivity Index (CPI) on the FSA/Eff.

Crop acres is 85.20. 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 gently rolling.

### Drainage

Some Tile. No maps available.

### Water & Well Information

One well, 20 yards south of the house.

### Utilities

Water and sewer are located at the intersection of Elm St. and Emma St., in the northeast corner of the property.

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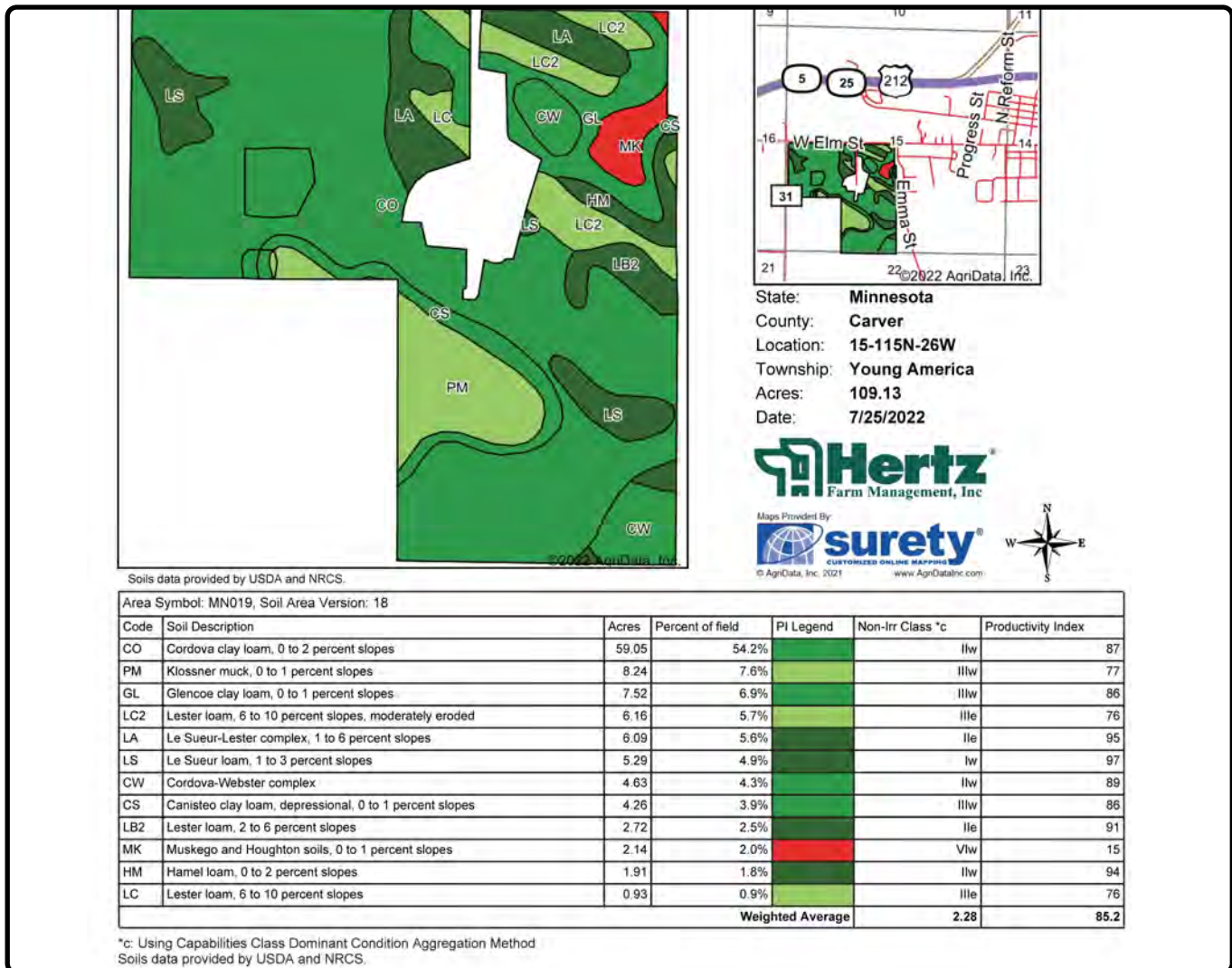
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## Buildings/Improvements

- 50 x 100 Steel Storage Shed
- 36 X 52 Steel Storage Shed
- 40 X 80 Steel Shed
- 50 X 100 Lester Building Shed
- Two Older 3,000 Bu. Bins
- One Older 5,000 Bu. Bin

\*All building and bin dimensions are estimated.

## Dwelling

Five bedroom, one bathroom, two-story

farmhouse includes 1,509 square feet and a two-stall detached garage.

\* The house has been unoccupied since 2018.

## Comments

Property is part of the Future Land Use Agreement with Norwood Young America Township. See map and contact agent for detail. All structures are sold as-is.

*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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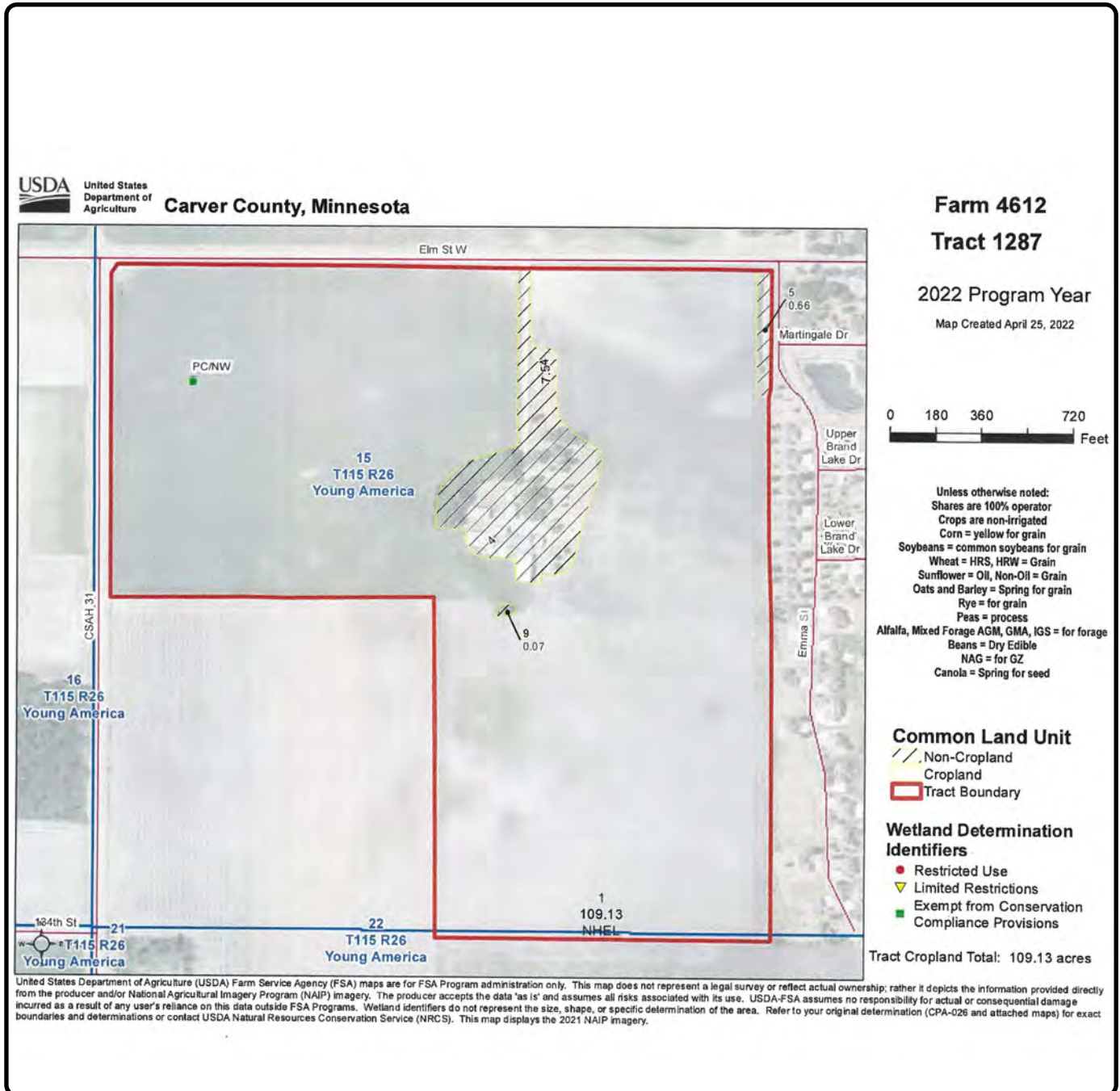
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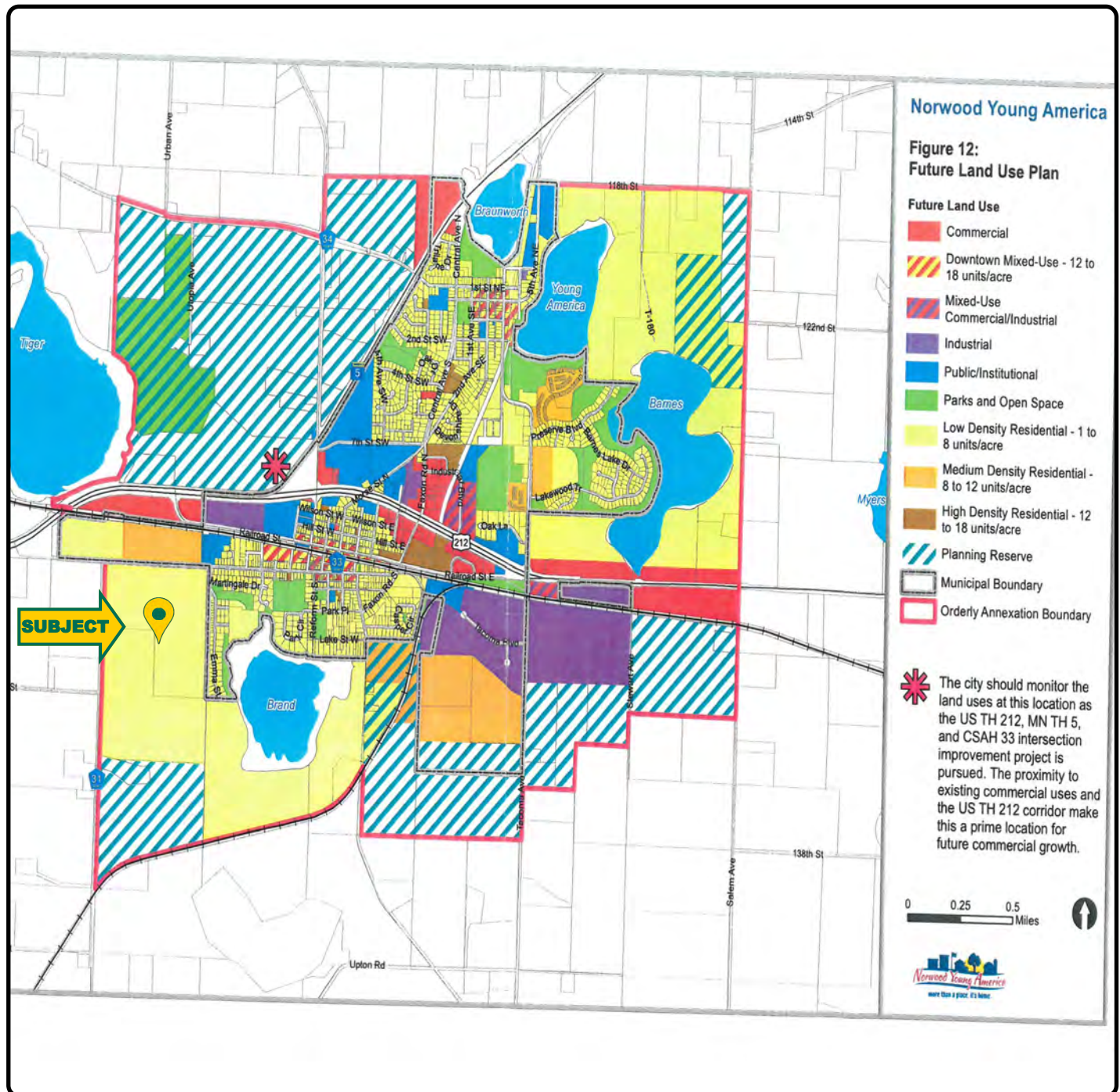
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Northeast corner looking Southwest



South looking North



Southeast looking Northwest



North looking South



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1916 Farmhouse



Outbuilding



Machine shed



Grain bins



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Bid Deadline: **Thurs., Sept.8, 2022**  
Time: **5:00 P.M., CST**

Mail To:  
**Hertz Farm Management**  
**Attn: Geoff Mead, ALC**  
**151 Saint Andrews Ct.**  
**Suite 1310**  
**Mankato, MN 56001**

**Seller**  
Grimm Farms Inc.

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

**Attorney**  
Racheal Holland  
Melchert Hubert Sjodin, PLLP

### Method of Sale

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

### Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management, Inc. makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

### Bid Submission Process

To request a Bid Packet, please call Sale Manager, Geoff Mead, ALC at 218-232-2561. All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management, Inc. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz Farm Management, Inc. office, on or before Thursday, September 8, 2022 by 5:00 P.M., CST. The Seller will accept or reject all bids by 3:00 P.M., CST on Friday, September 9, 2022 and all bidders will be notified shortly thereafter.

### Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. A 2% Buyers Premium will be added to the final bid price to arrive at the final contract price. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 11, 2022, or as soon thereafter as closing documents are available. 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 and beyond.

### Contract & Title

Upon acceptance of bid by Seller, the successful bidder 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** an 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.

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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