

# Land Auction

**ACREAGE:**

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

**DATE:**

**Sept. 15, 2022**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Hamburg Comm. Center**  
Hamburg, MN



## Property Key Features

- Quality Soils with 87.90 CPI
- Large Tract with Good Access
- Three Eligible Building Rights

**Geoff Mead, ALC**

Licensed Salesperson in MN

**218-232-2561**

**GeoffM@Hertz.ag**

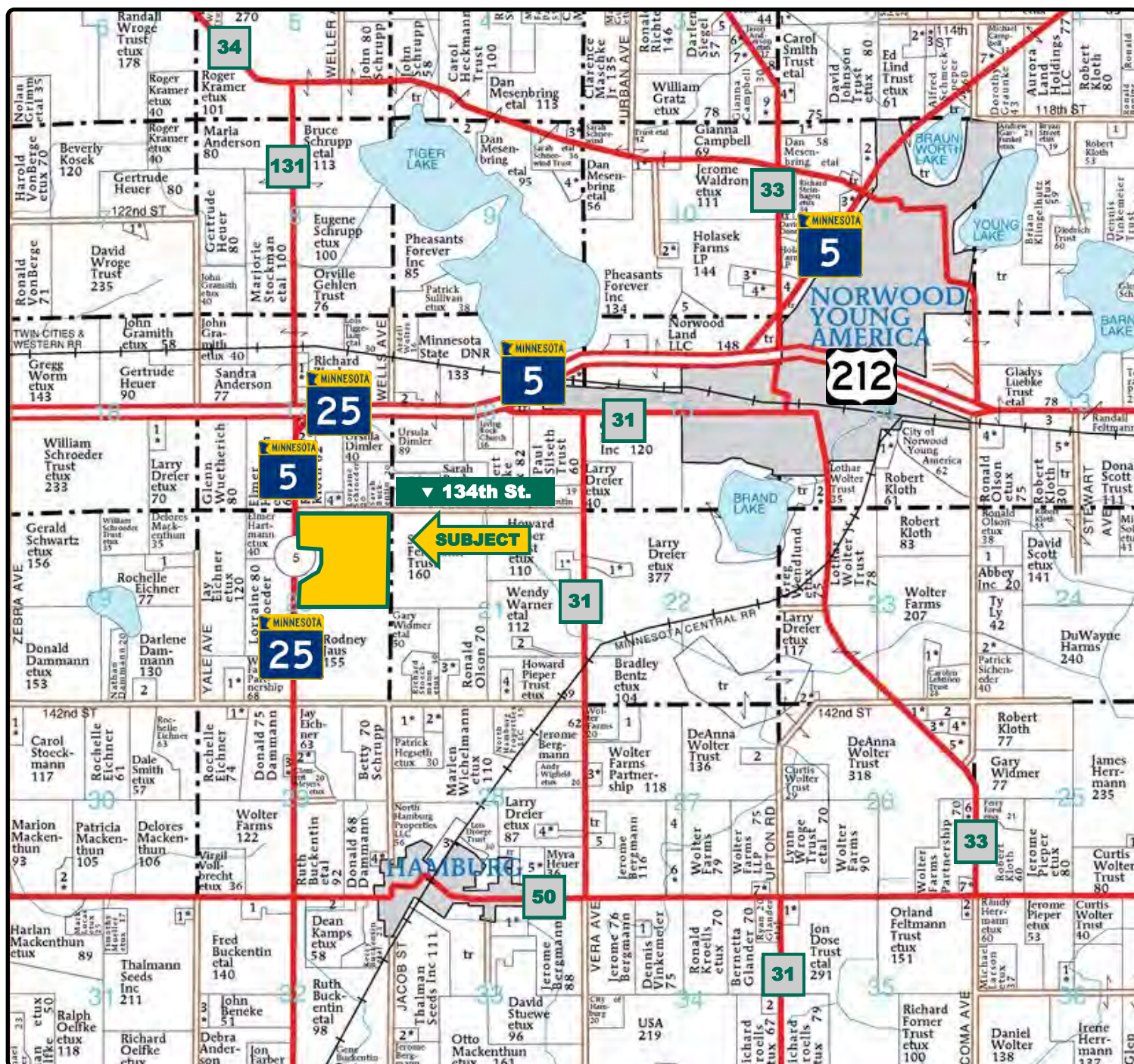
**507-345-5263**

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**FSA/Eff. Crop Acres:** 117.18  
**Corn Base Acres:** 50.60  
**Bean Base Acres:** 49.89  
**Soil Productivity:** 87.90 CPI

## Property Information

### 148.10 Acres, m/l

### Location

From Norwood Young America: Go west on County Rd. 31, turn south to stay on County Rd. 31, head west on 134th St., for 1.25 miles. The farm is on the south side of 134th St. and east of Hwy. 5.

### Legal Description

NE¼ excluding building site in W½NE¼ of Section 20, Township 115, Range 26 West of the 5th P.M., Carver Co., MN.

### Real Estate Tax

Taxes Payable in 2022  
 Ag Non-Hmstd Taxes: \$3,270.00  
 Net Taxable Acres: 148.10  
 Tax per Net Taxable Acre: \$22.07  
 Tax Parcel ID #: 11.0200420

### Lease Status

Leased through the 2022 crop year.

### FSA Data

Farm Number 4612  
 Tracts 1453 & 1454  
 FSA/Eff. Crop Acres: 117.18  
 Corn Base Acres: 50.60  
 Corn PLC Yield: 144 Bu.  
 Bean Base Acres: 49.89  
 Bean PLC Yield: 54 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
 PCNW-Prior Converted Non-Wetlands  
 Tract contains a wetland and a farmable wetland.

### Soil Types/Productivity

Main soil types are Canisteo and Klossner. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.90. 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

Level to rolling.

### Drainage

Some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Carver**  
Location: **20-115N-26W**  
Township: **Young America**  
Acres: **117.18**  
Date: **8/5/2022**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN019, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CT	Canisteo clay loam, 0 to 2 percent slopes	28.88	24.6%		IIw	93
PM	Klossner muck, 0 to 1 percent slopes	26.28	22.4%		IIIw	77
CW	Cordova-Webster complex	20.19	17.2%		IIw	89
LA	Le Sueur-Lester complex, 1 to 6 percent slopes	17.96	15.3%		Ile	95
LB2	Lester loam, 2 to 6 percent slopes	11.44	9.8%		Ile	91
LS	Le Sueur loam, 1 to 3 percent slopes	6.05	5.2%		Iw	97
LC2	Lester loam, 6 to 10 percent slopes, moderately eroded	5.07	4.3%		IIIle	76
CE3	Lester clay loam, 18 to 25 percent slopes, severely eroded	1.37	1.2%		VIIle	34
MK	Muskego and Houghton soils, 0 to 1 percent slopes	0.09	0.1%		VIw	15
<b>Weighted Average</b>					<b>2.28</b>	<b>87.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Easements

There are powerline easements on the north and west boundary lines. Contact agent for further details.

## Comments

Three building site eligibilities remain on this property. One building site per 40 acres is allowed with a 1.5 acre minimum. Cannot convert more than 2 acres of prime tillable acres unless pulled out of production first, or lot is larger than 20 acres. Other regulations apply. Contact agent for detail.

*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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United States  
Department of  
Agriculture

**Carver County, Minnesota**



**Farm 4612**

**Tract 1453**

**2022 Program Year**

Map Created April 25, 2022

0 175 350 700  
Feet

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
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 63.05 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 2021 NAIP imagery.

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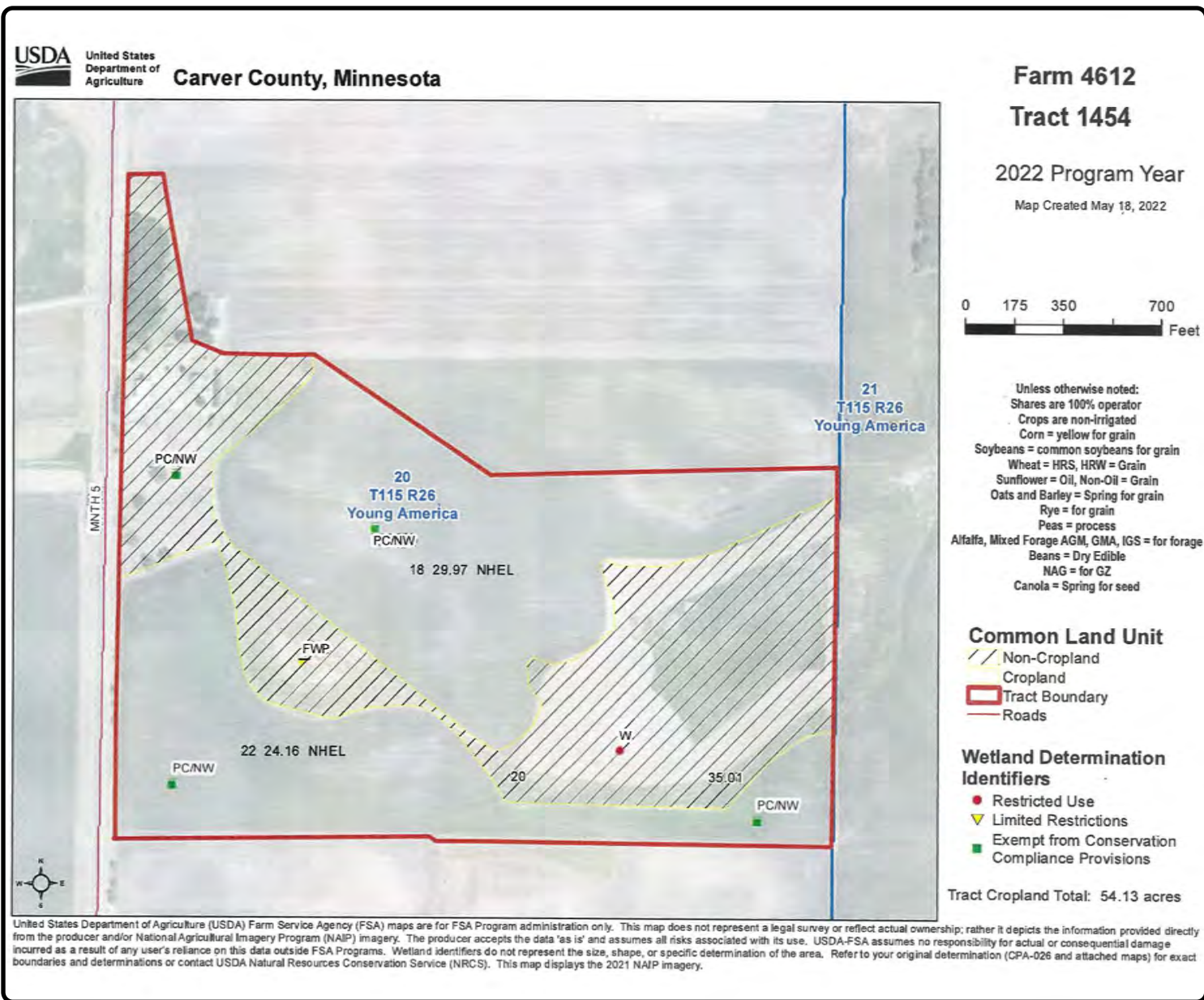
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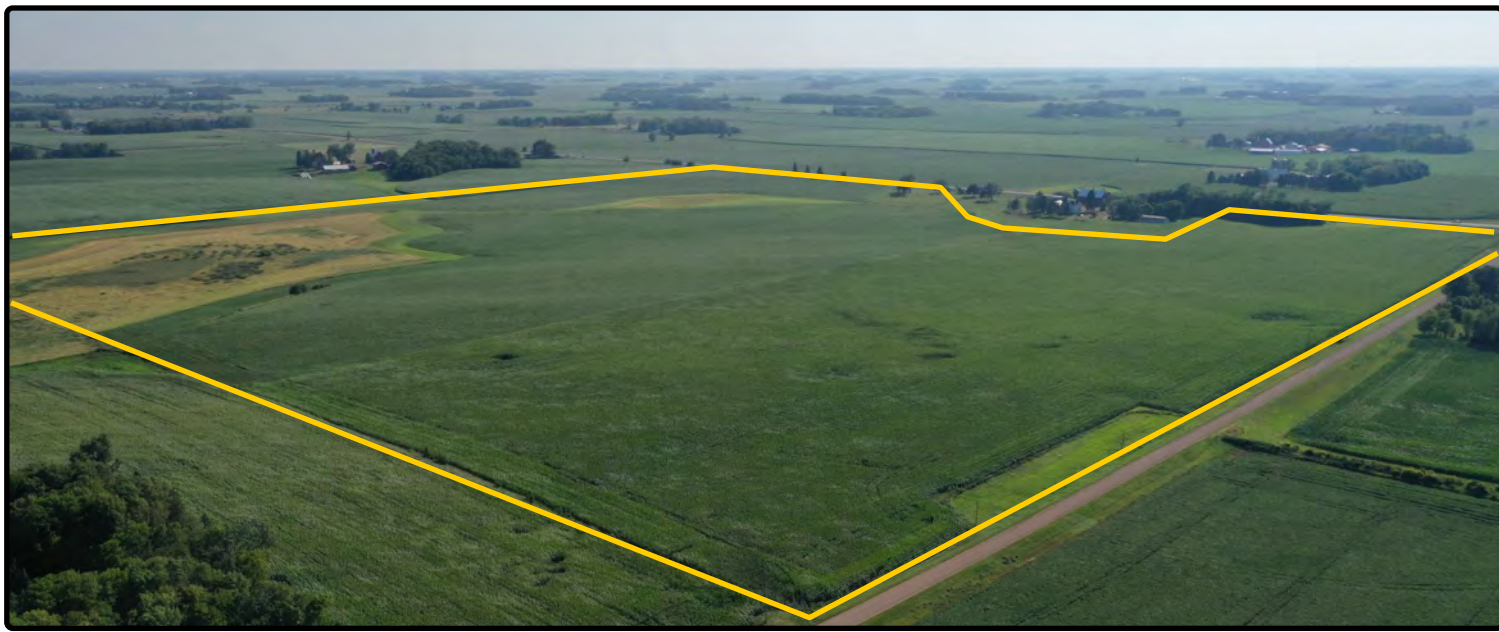


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Northeast looking Southwest



Southwest looking Northeast



Southeast looking Northwest



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed. Sept. 14, 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. 15, 2022**

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

Site: **Hamburg Comm. Center  
181 Broadway Ave.  
Hamburg, MN 55339**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, September 14, 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

Grimm Farms Inc.

## Agency

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

## Auctioneer

Geoff Mead

## Attorney

Racheal Holland  
Melchert Hubert Sjodin, PLLP

## 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 18, 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 all real estate taxes due and payable in 2022; the 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

**148.10 Acres in 1 Parcel** - Carver 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.*

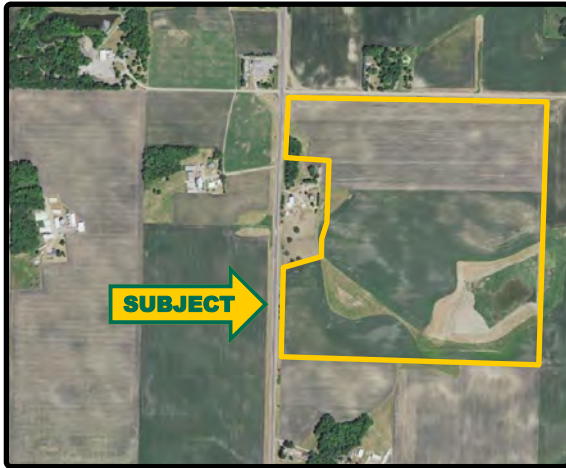
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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, September 14, 2022** to attend auction.

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



### Acres

Subject - 148.10 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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