

Land Auction

ACREAGE:

200.00 Acres, m/l
In 3 parcels
Renville County, MN

DATE:

Sept. 16, 2022
11:00 a.m.
Register to Attend

LOCATION:

**Sacred Heart
Community Center**
Sacred Heart, MN



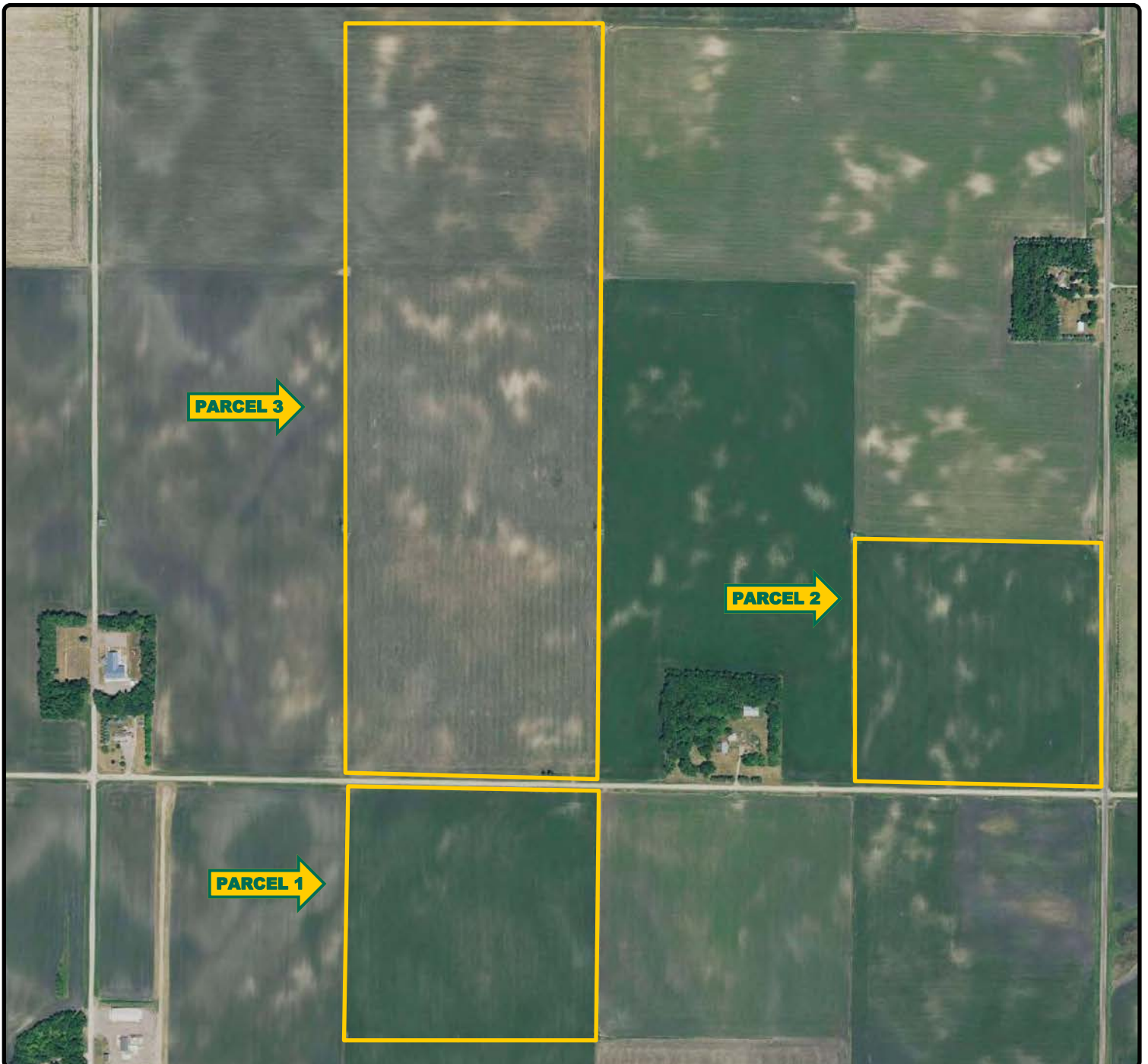
Property Key Features

- Great Farming Configuration
- High-Quality Soils
- Three Farms in Close Proximity

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GeoffM@Hertz.ag

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Parcel 1

FSA/Eff. Crop Acres:	40.00
Corn Base Acres:	19.88
Bean Base Acres:	19.88
Soil Productivity:	91.70 CPI

Parcel 1 Property Information 40.00 Acres, m/l

Location

From Sacred Heart: go west on Hwy 212 for 2.5 miles, then head north on Hwy 10 for 1 mile, then head west onto 840th Ave. for ½ mile. The farm will be on the south side of the road.

Legal Description

NE¼ NW¼, Section 3, Township 115, Range 38 West of the 5th p.m., Renville Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$1,442.74

Special Assessments: \$61.26
Total 2022 Real Estate Taxes: \$1,504.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$37.60
Tax Parcel ID #: 13-00480-00

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 4519, Tract 1556
FSA/Eff. Crop Acres: 40.00
Corn Base Acres: 19.88
Corn PLC Yield: 163 Bu.
Bean Base Acres: 19.88
Bean PLC Yield: 41 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Crooksford-Swanlake and Leen-Okoboji. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.70. 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 gently rolling.

Drainage

Some tile. No maps available.

Water & Well Information

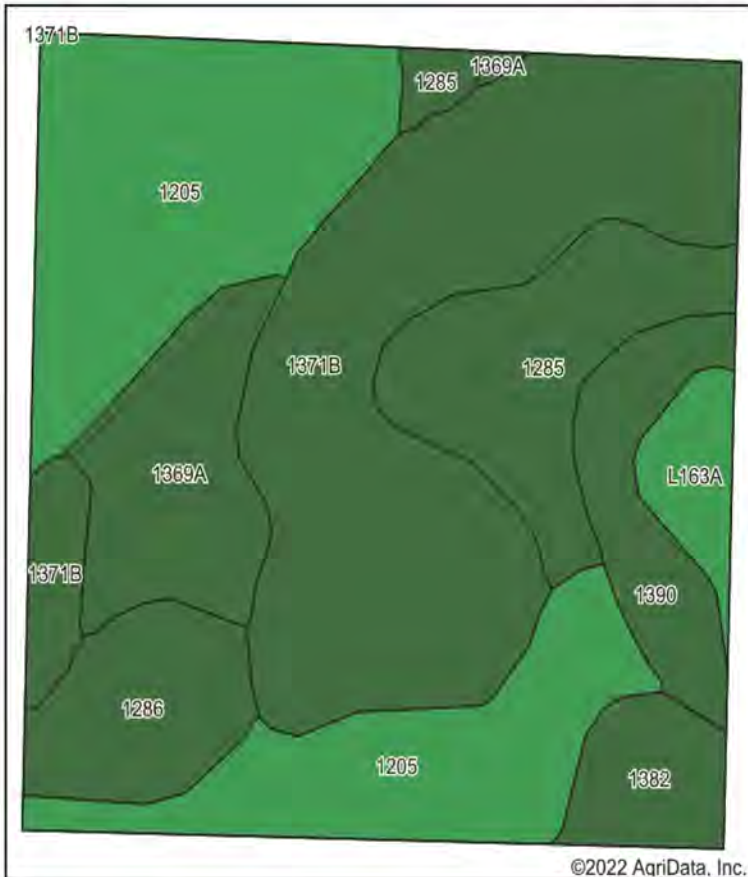
None.

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Parcel 1 - 40.00 FSA/Eff. Crop Acres



State: **Minnesota**
 County: **Renville**
 Location: **3-115N-38W**
 Township: **Hawk Creek**
 Acres: **40**
 Date: **8/15/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1371B	Crooksford-Swanlake complex, 3 to 6 percent slopes	12.91	32.3%		Ile	93
1205	Leen-Okoboji, depressional, complex, 0 to 2 percent slopes	11.74	29.4%		Ilw	89
1285	Chetomba silty clay loam, 0 to 2 percent slopes	4.33	10.8%		Ilw	92
1369A	Crooksford silt loam, 1 to 3 percent slopes	3.45	8.6%		I	100
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	2.56	6.4%		Ilw	91
1390	Leen silty clay loam, 0 to 2 percent slopes	2.38	5.9%		Ilw	90
1382	Louris silt loam, 1 to 3 percent slopes	1.52	3.8%		I	90
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.11	2.8%		Illw	86
Weighted Average					1.90	91.7

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

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Parcel 2

FSA/Eff. Crop Acres:	37.92
Corn Base Acres:	18.96
Bean Base Acres:	18.96
Soil Productivity:	90.30 CPI

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Sacred Heart: go west on Hwy 212 for 2.5 miles then head north on Hwy 10 for 1 mile, head west onto 840th Ave. The farm will be on the north side of the road.

Legal Description

SE¼ SE¼, Section 34, Township 116, Range 38 West of the 5th p.m., Renville Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$1,356.24
Special Assessments: \$303.76

Total 2022 Real Estate Taxes: \$1,660.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$41.50
Tax Parcel ID #: 25-01891-00

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 4519, Tract 1558
FSA/Eff. Crop Acres: 37.92
Corn Base Acres: 18.96
Corn PLC Yield: 163 Bu.
Bean Base Acres: 18.96
Bean PLC Yield: 41 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types is Crooksford-Swanlake complex. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.30. 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.

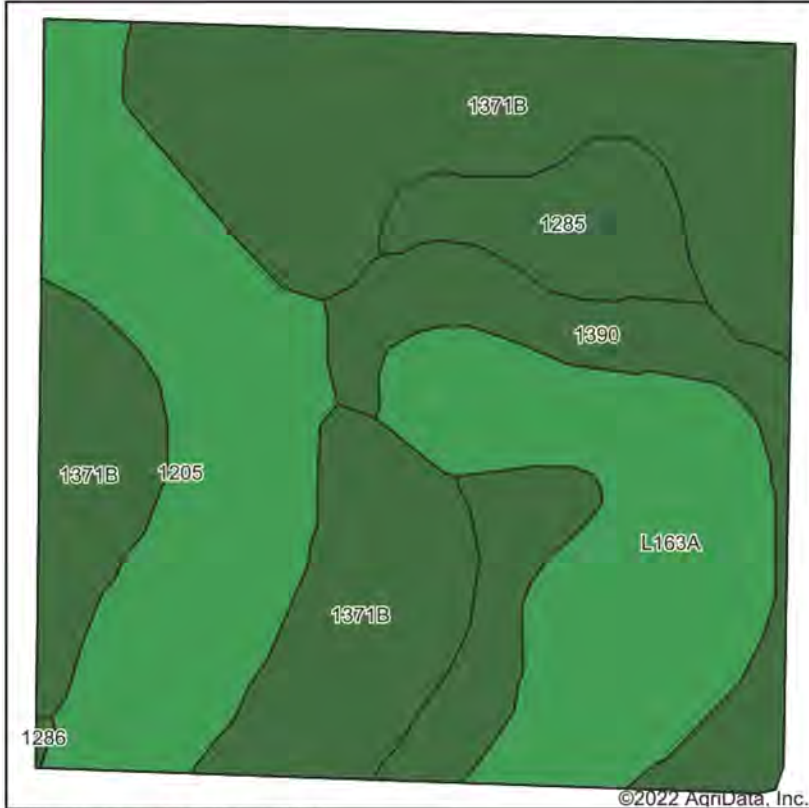
Water & Well Information

None.

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State: **Minnesota**
 County: **Renville**
 Location: **3-115N-38W**
 Township: **Hawk Creek**
 Acres: **37.92**
 Date: **8/15/2022**



Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1371B	Crooksford-Swanlake complex, 3 to 6 percent slopes	14.82	39.1%		Ile	93
1205	Leen-Okoboji, depressional, complex, 0 to 2 percent slopes	8.27	21.8%		Ilw	89
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.21	19.0%		Illw	86
1390	Leen silty clay loam, 0 to 2 percent slopes	5.40	14.2%		Ilw	90
1285	Chetomba silty clay loam, 0 to 2 percent slopes	2.22	5.9%		Ilw	92
Weighted Average					2.19	90.3

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

Easement

There is an electric powerline easement which runs with the property, for the powerlines crossing the northern border of the property.

Comments

Summit Ag carbon pipeline is proposing to cross this parcel on the east boundary line. The proposed payment, including easements, is estimated to be \$30,000.00, more or less. Seller has made no commitments and will leave that choice to the buyer. Contact agent for details.

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Parcel 3

FSA/Eff. Crop Acres:	119.10
Corn Base Acres:	59.66
Bean Base Acres:	59.66
Soil Productivity:	93.30 CPI

Parcel 3 Property Information 120.00 Acres, m/l

Location

From Sacred Heart: go west on Hwy 212 for 2.5 miles then head north on Hwy 10 for 1 mile, head west onto 840th Ave for ½ mile. The farm will be on the north side of the road.

Legal Description

SE¼ NW¼ and E½ SW¼ Section 34, Township 116, Range 38 West of the 5th p.m., Renville Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$4,387.18

Special Assessments: \$750.82
Total 2022 Real Estate Taxes: \$5,138.00
Net Taxable Acres: 120.00
Tax per Net Taxable Acre: \$42.82
Tax Parcel ID #: 25-01890-00

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 4519, Tract 1556
FSA/Eff. Crop Acres: 119.10
Corn Base Acres: 59.66
Corn PLC Yield: 163 Bu.
Bean Base Acres: 59.66
Bean PLC Yield: 41 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Leen-Okoboji and Crooksford. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.30
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.

Water & Well Information

None.

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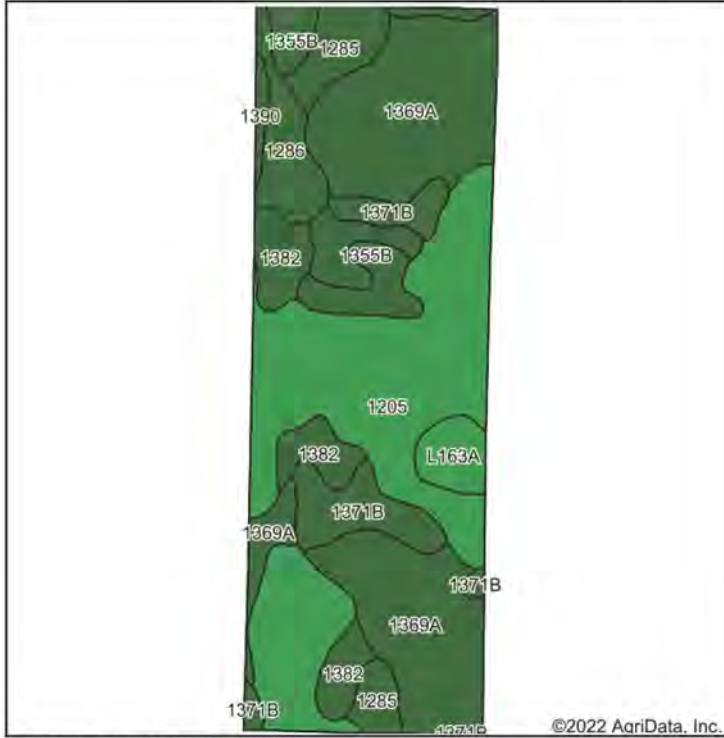
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State: **Minnesota**
 County: **Renville**
 Location: **34-116N-38W**
 Township: **Wang**
 Acres: **119.1**
 Date: **8/15/2022**



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Area Symbol: MN129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1205	Leen-Okoboji, depressional, complex, 0 to 2 percent slopes	40.94	34.4%		IIw	89
1369A	Crooksford silt loam, 1 to 3 percent slopes	39.32	33.0%		I	100
1371B	Crooksford-Swanlake complex, 3 to 6 percent slopes	9.01	7.6%		IIe	93
1382	Louris silt loam, 1 to 3 percent slopes	8.19	6.9%		I	90
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.25	5.2%		IIe	92
1285	Chetomba silty clay loam, 0 to 2 percent slopes	6.12	5.1%		IIw	92
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	5.27	4.4%		IIw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	3.16	2.7%		IIw	86
1390	Leen silty clay loam, 0 to 2 percent slopes	0.84	0.7%		IIw	90
Weighted Average					1.63	93.3

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

Easement

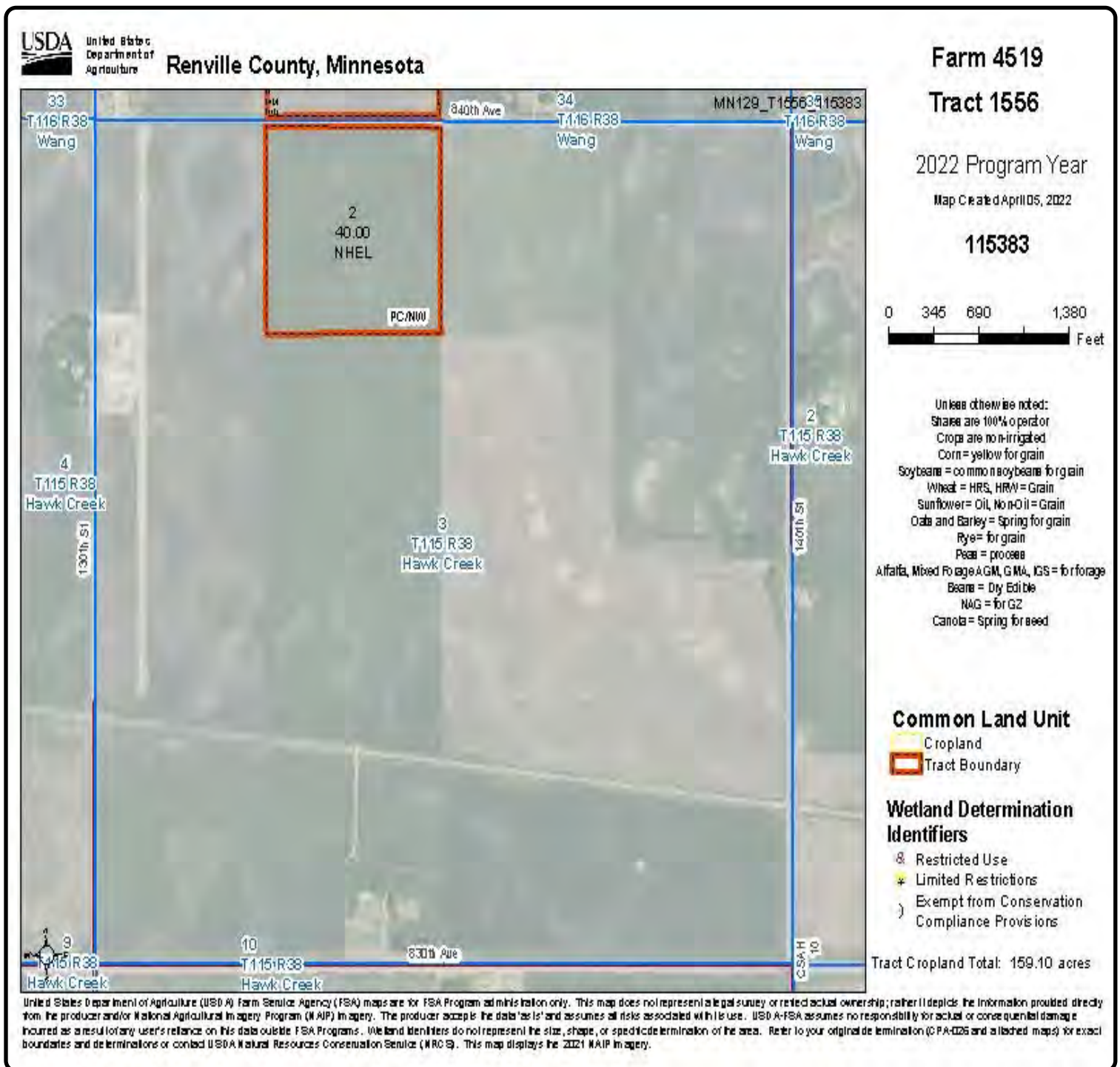
There is an electric powerline easement which runs with the property, for the powerlines crossing the property.

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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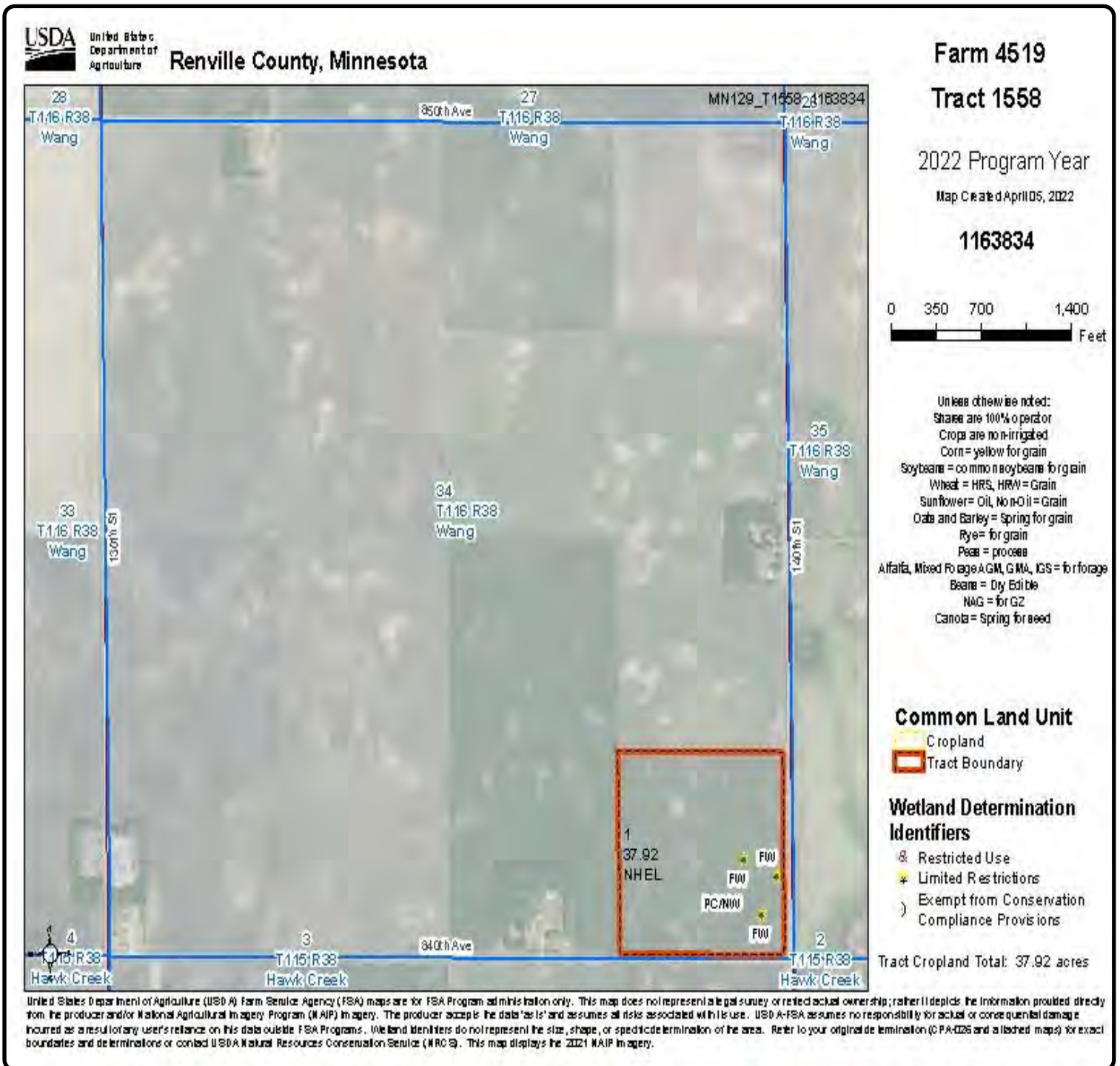
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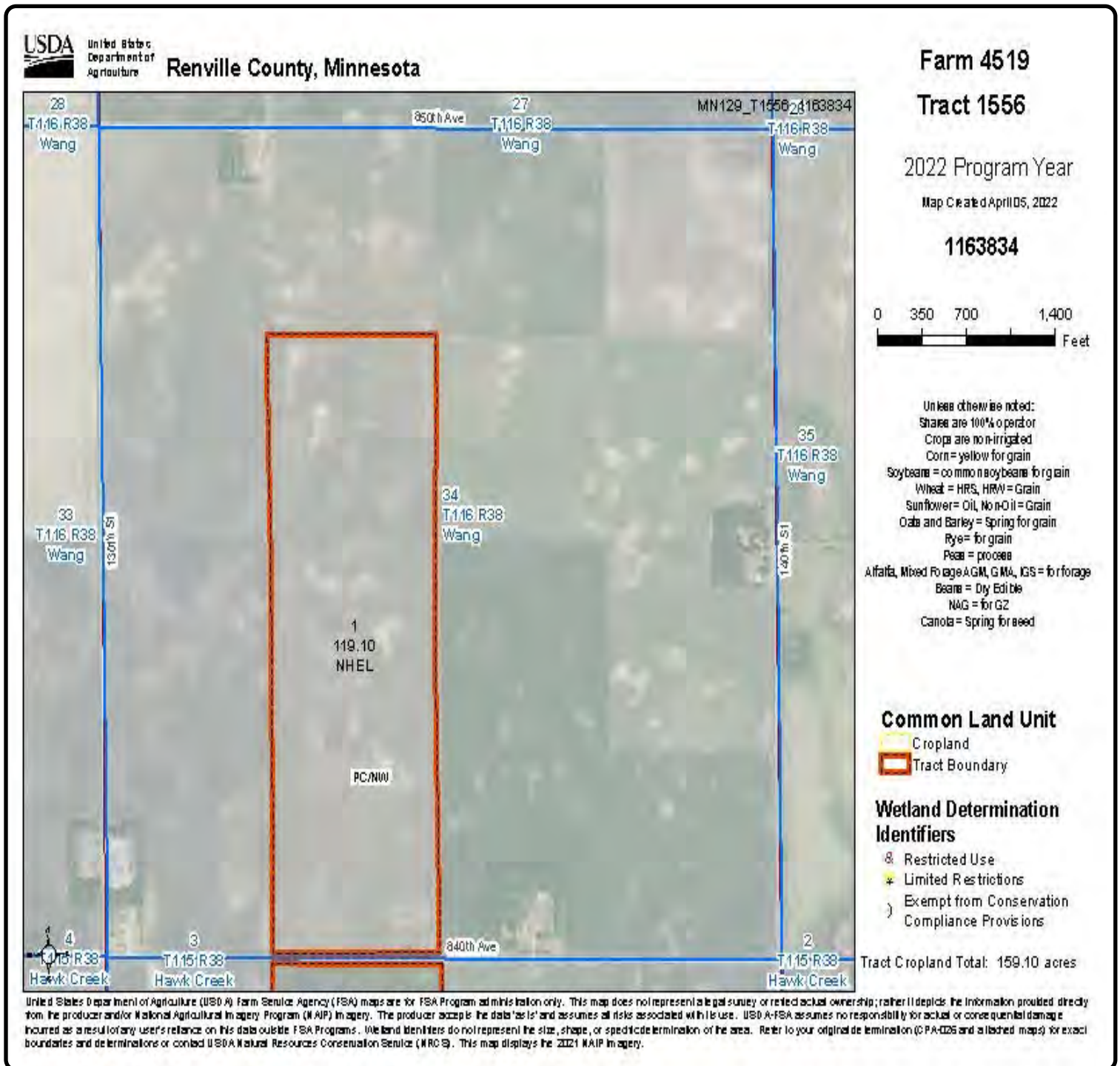
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Parcel 1 - Northeast looking Southwest



Parcel 1 - Southeast looking Northwest



Parcel 1 - Southwest looking Northeast



Parcel 1 - Northwest looking Southeast



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Parcel 2 - Southwest looking Northeast



Parcel 2 - Southeast looking Northwest



Parcel 2 - Northeast looking Southwest



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Parcel 3 - Southwest looking Northeast



Parcel 3 - Northwest looking Southeast



Parcel 3 - Northeast looking Southwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Sept. 15, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Fri., Sept. 16, 2022**

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

Site: **Community Center
309 1st Ave.
Sacred Heart, MN 56285**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, September 15, 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

- Parcels will be offered individually, and not combined in anyway.
- Seller reserves the right to refuse any and all bids.

Seller

Edward J. Werre

Agency

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

Auctioneer

Geoff Mead

Attorney

Brent Boeddeker
Ohnstead Twichell, P.C.

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 27, 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. Taxes will be prorated to closing.

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

200.00 Acres in 3 Parcels - Renville 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.

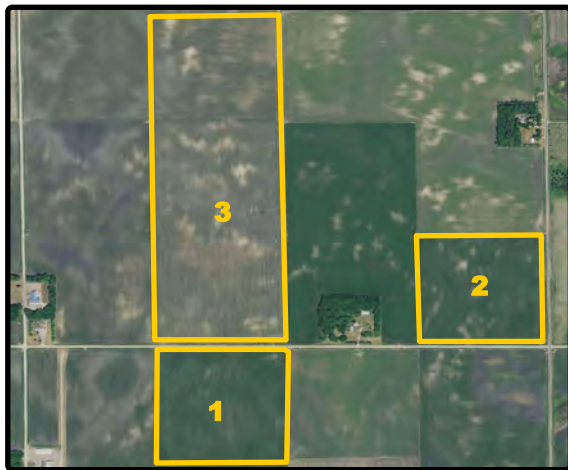
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Thursday, September 15, 2022** to attend auction.

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



Acres

Parcel 1 - 40.00 Ac., m/l
Parcel 2 - 40.00 Ac., m/l
Parcel 3 - 120.00 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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