

Land Auction

ACREAGE:

129.48 Acres, m/l
Blue Earth County, MN

DATE:

Sept., 22, 2022
10:00 a.m.
Register to Attend

LOCATION:

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

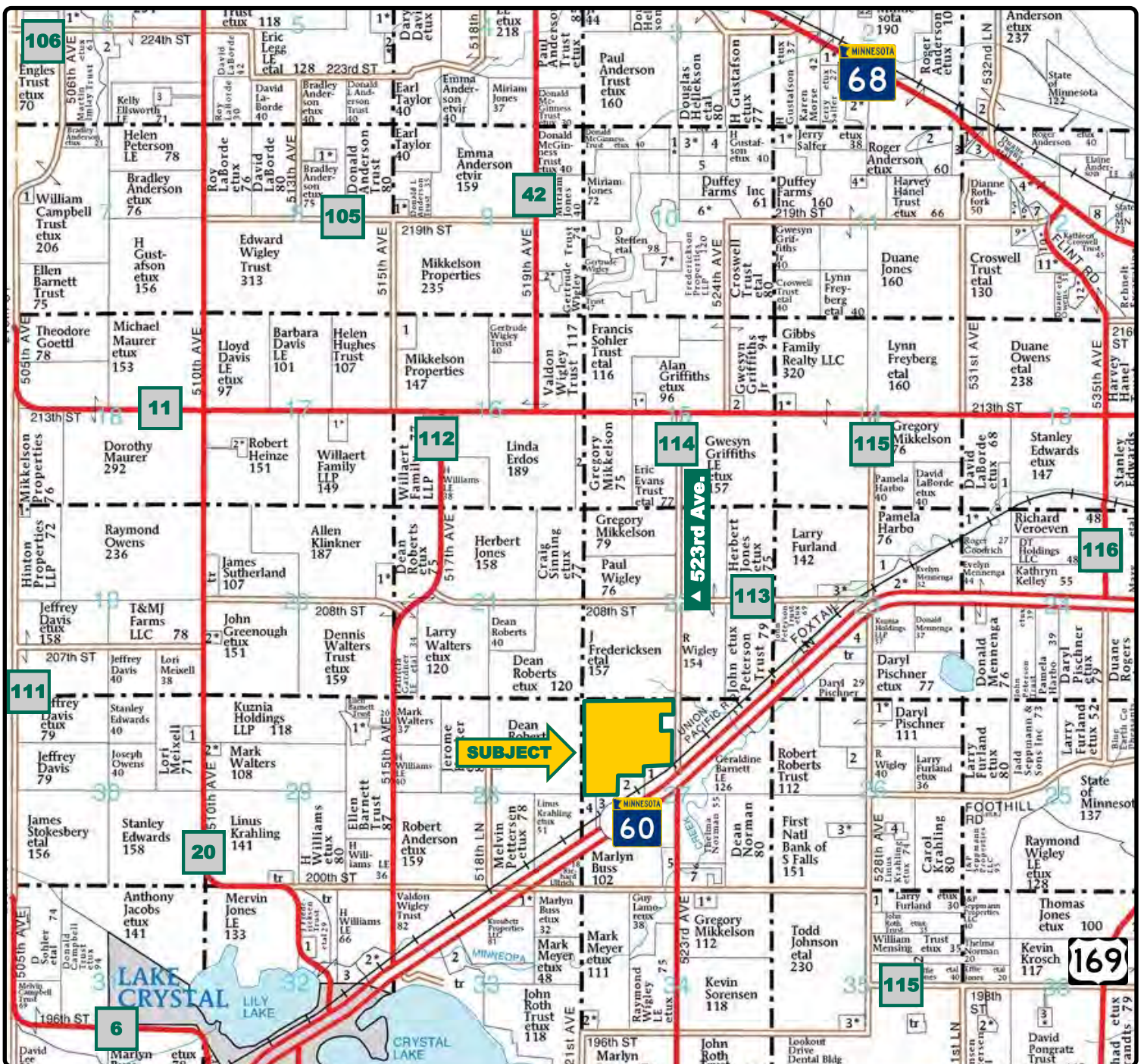


Property Key Features

- **Quality Farm with CPI of 86.60**
- **Available for 2023 Crop Year**
- **Drainage District is CD# 34 with a 10" & 12" Main Outlet in NE Corner**

Darrell Hylén, ALC
Licensed Salesperson in MN
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DarrellH@Hertz.ag

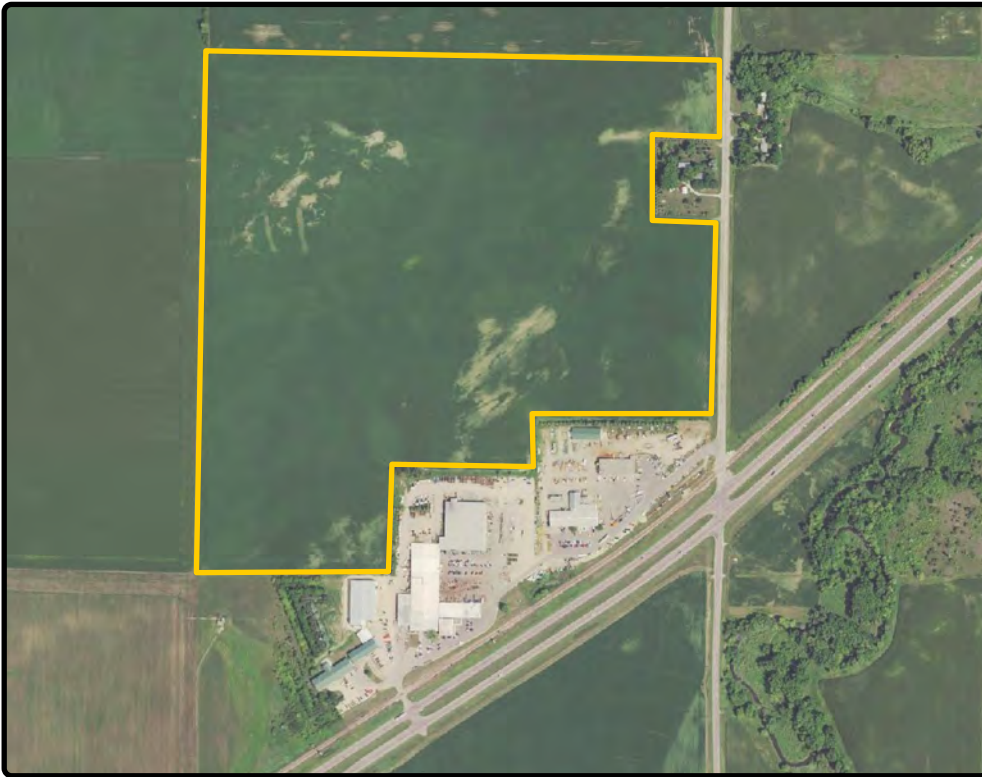
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FSA/Eff. Crop Acres:	130.55
Corn Base Acres:	97.70
Bean Base Acres:	32.60
Soil Productivity:	86.60 CPI

Property Information

129.48 Acres, m/l

Location

From Crystal Lake: go northeast on State Hwy. 60 for 2 miles, go north on CR114 / 523rd Ave., cross the railroad tracks and drive past the Crysteel Manufacturing plant. The farm is on the west side of the road.

Legal Description

E 85 acres of NW¼ excluding S 525' and N 262.54' of S 787.54' of E 938.98' and excluding 3.29 acres in N 811.01' of E 356.72' excluding 1.65 Co ROW acres 57.63 acres m/l and W 75 acres of NW¼ excluding S 525' of E 261.14' Section 27, Township 108 North, Range 28 West of the 5th p.m., Blue Earth Co., Mn.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
 Ag Non-Hmstd Taxes: \$3,627.83
 Special Assessments: \$706.17
 Total 2022 Real Estate Taxes: \$4,334.00
 Net Taxable Acres: 132.63
 Tax per Net Taxable Acre: \$32.67
 Tax Parcel ID #s: R380727100013 & R380727100001
This property has a ½ homestead classification.

Lease Status

Open lease for 2023 crop year.

Land Description

Level to rolling.

FSA Data

Farm Number 6638, Tract 2634
 FSA/Eff. Crop Acres: 130.55
 Corn Base Acres: 97.70
 Corn PLC Yield: 156 Bu.
 Bean Base Acres: 32.60
 Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Main soil types are Clarion, Glencoe, and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 86.60. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Drainage

Some tile. See brochure for tile map.

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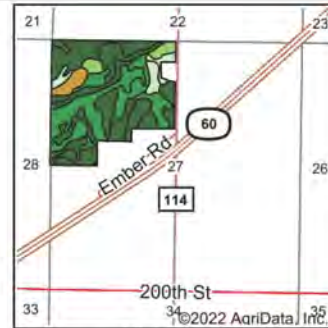
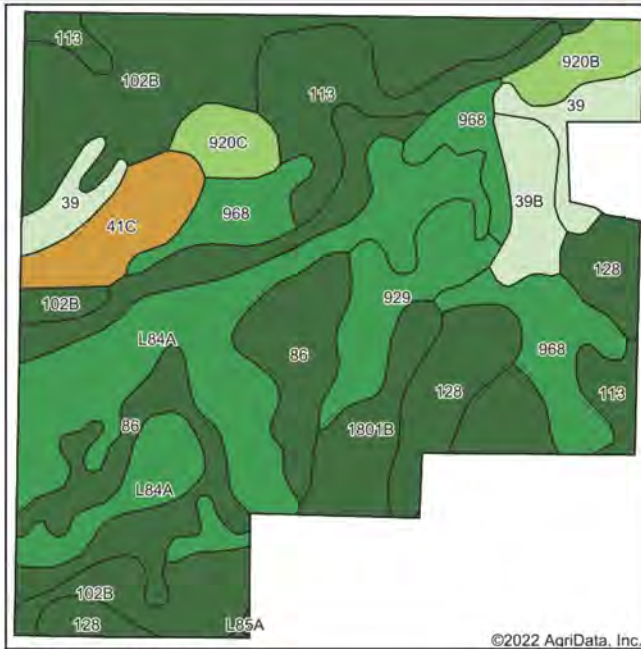
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State: **Minnesota**
 County: **Blue Earth**
 Location: **27-108N-28W**
 Township: **Judson**
 Acres: **130.84**
 Date: **8/17/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MND13, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	25.28	19.3%		Ile	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	23.50	18.0%		IIlw	86
86	Canistee clay loam, 0 to 2 percent slopes	19.74	15.1%		IIlw	93
968	Webster-Darfur-Granby complex	11.88	9.1%		IIlw	84
113	Webster clay loam, 0 to 2 percent slopes	10.87	8.3%		IIlw	93
128	Grogan silt loam, 1 to 3 percent slopes	9.44	7.2%		Ile	96
929	Fieldon-Canistee loams	5.95	4.5%		IIlw	83
41C	Estherville sandy loam, 6 to 18 percent slopes	5.14	3.9%		Vle	39
1801B	Grogan loamy fine sand, 2 to 6 percent slopes	5.13	3.9%		Ile	96
39	Wadena loam, 0 to 2 percent slopes	4.78	3.7%		IIls	66
39B	Wadena loam, 2 to 6 percent slopes	3.66	2.8%		Ile	65
920B	Clarion-Estherville complex, 2 to 6 percent slopes	2.85	2.2%		Ile	76
920C	Clarion-Estherville complex, 6 to 12 percent slopes	2.55	1.9%		IIle	70
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.07	0.1%		Iw	99
Weighted Average					2.36	86.6

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

Comments

There is a natural gas line running through the farm. Please see gas line map. Contact agent for more details.

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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Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm **6638**
Tract **2634**

2022 Crop Year

Wetland Determination Identifiers

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

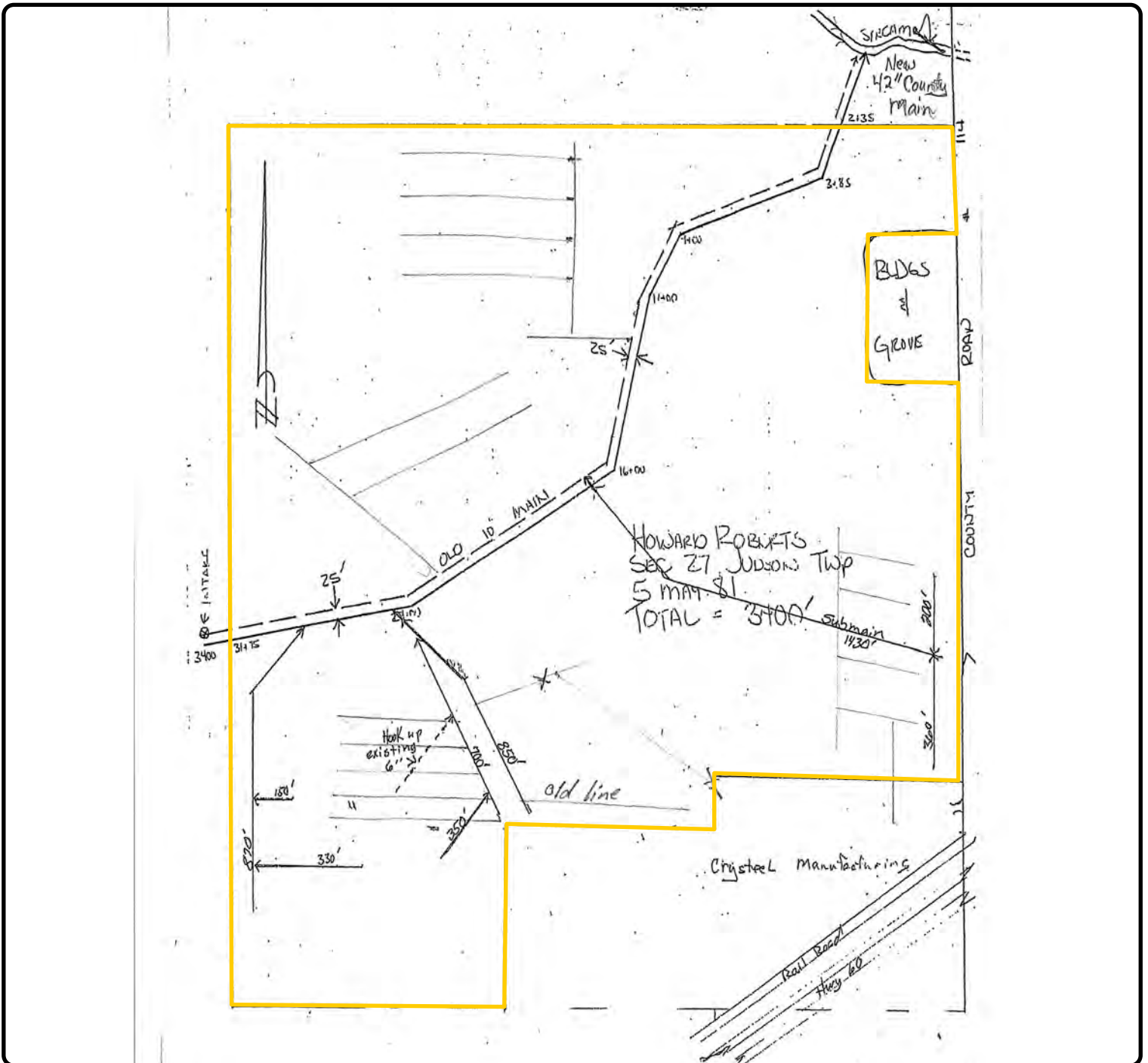


Tract 1 of 1

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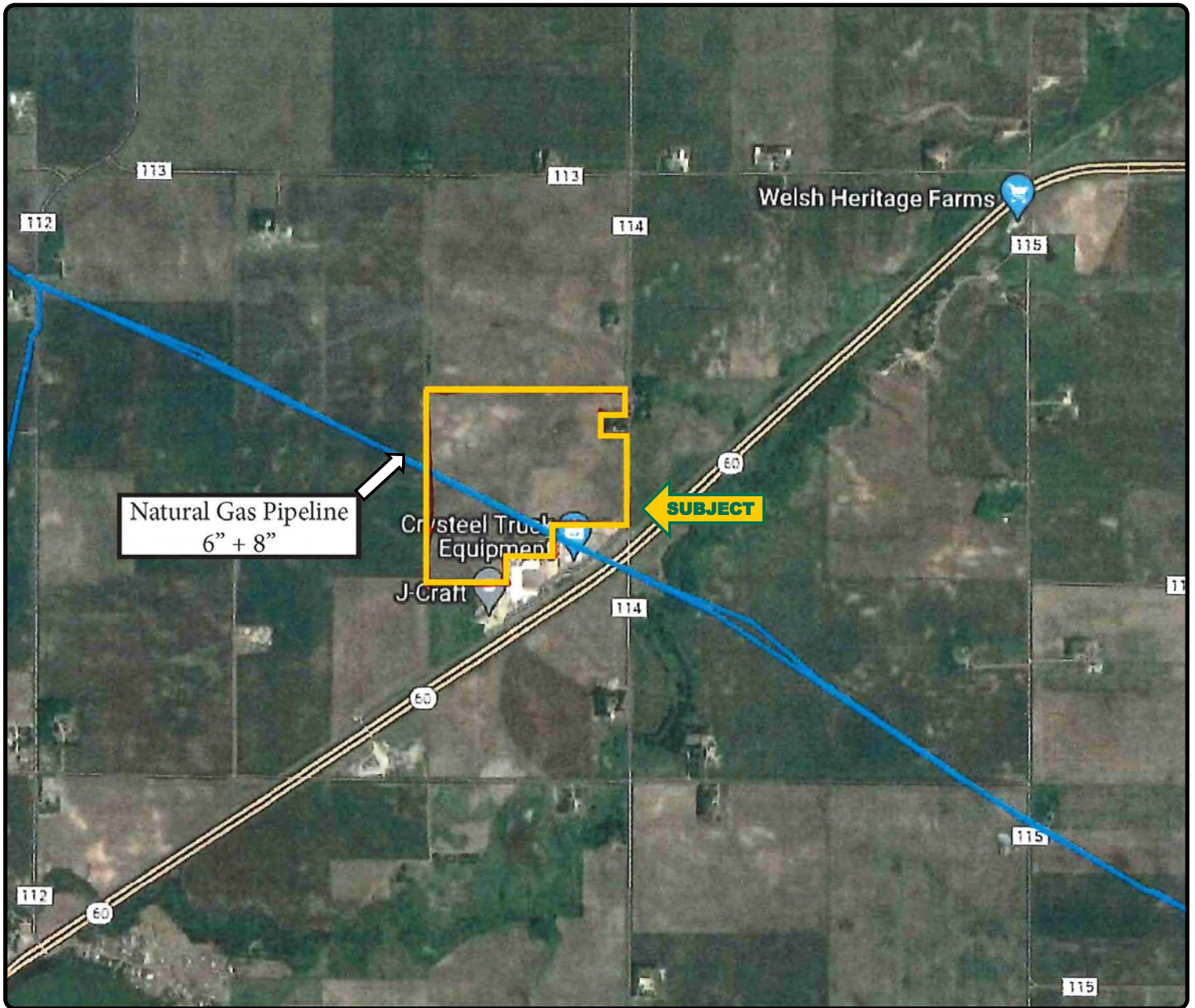
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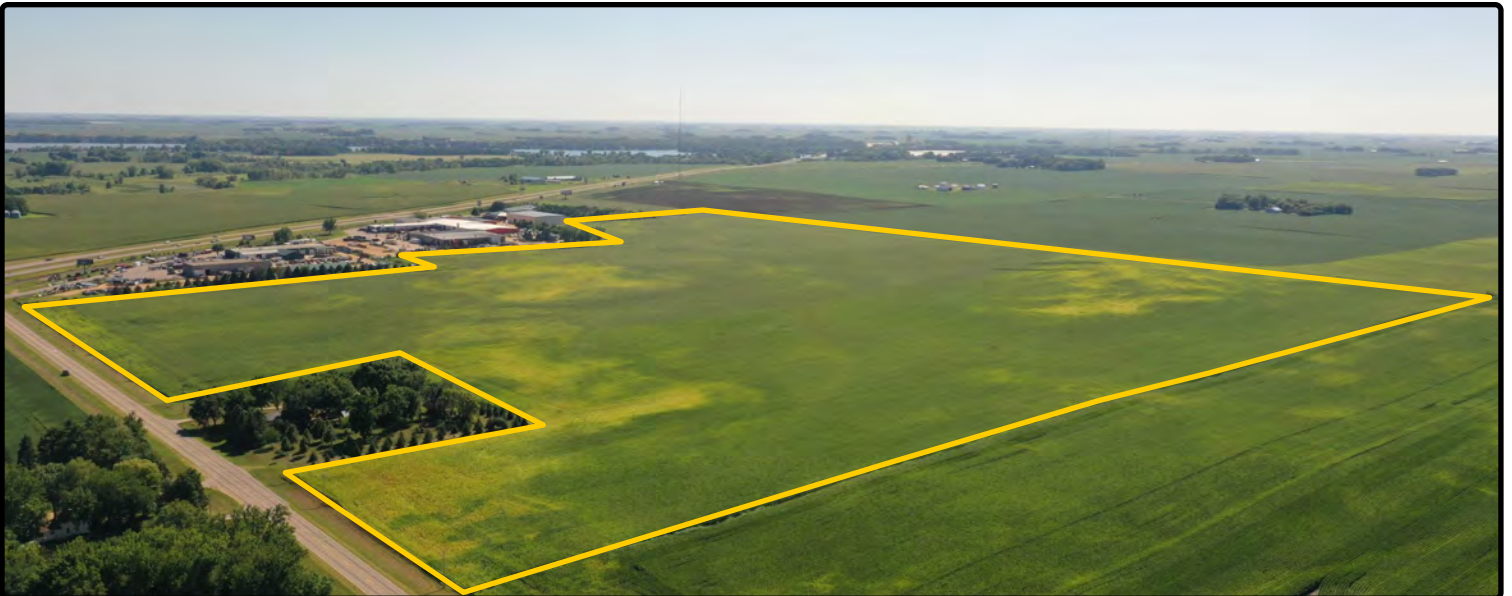
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North looking South



Northeast looking Southwest



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Northwest looking Southeast



Northwest looking Southeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Sept. 21, 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. 22, 2022**

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

Site: **Lake Crystal City Hall
100 E 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 Wednesday, September 21, 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 based on 129.48 deeded acres.
- Seller reserves the right to refuse any and all bids.

Seller

James Roberts & Donna Winship

Agency

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

Auctioneer

Darrell Hysten

Attorney

Paul Grabitske
Grabitske Law Firm

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 November 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 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

129.48 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.

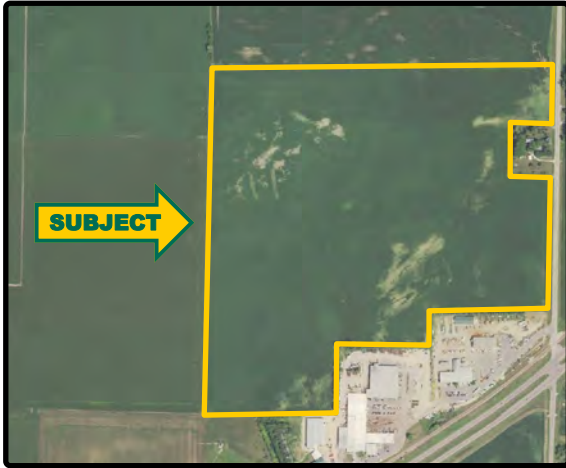
X _____
Signature

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 Wednesday, September 21, 2022** to attend auction.

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



Acres

Parcel 1 - 129.48 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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