

Land Auction

ACREAGE:

303.78 Acres, m/l
In 3 parcels
Faribault County, MN

DATE:

Sept. 30, 2022
11:00 a.m.
Register to Attend

LOCATION:

**Winnebago
Municipal Center**
Winnebago, MN

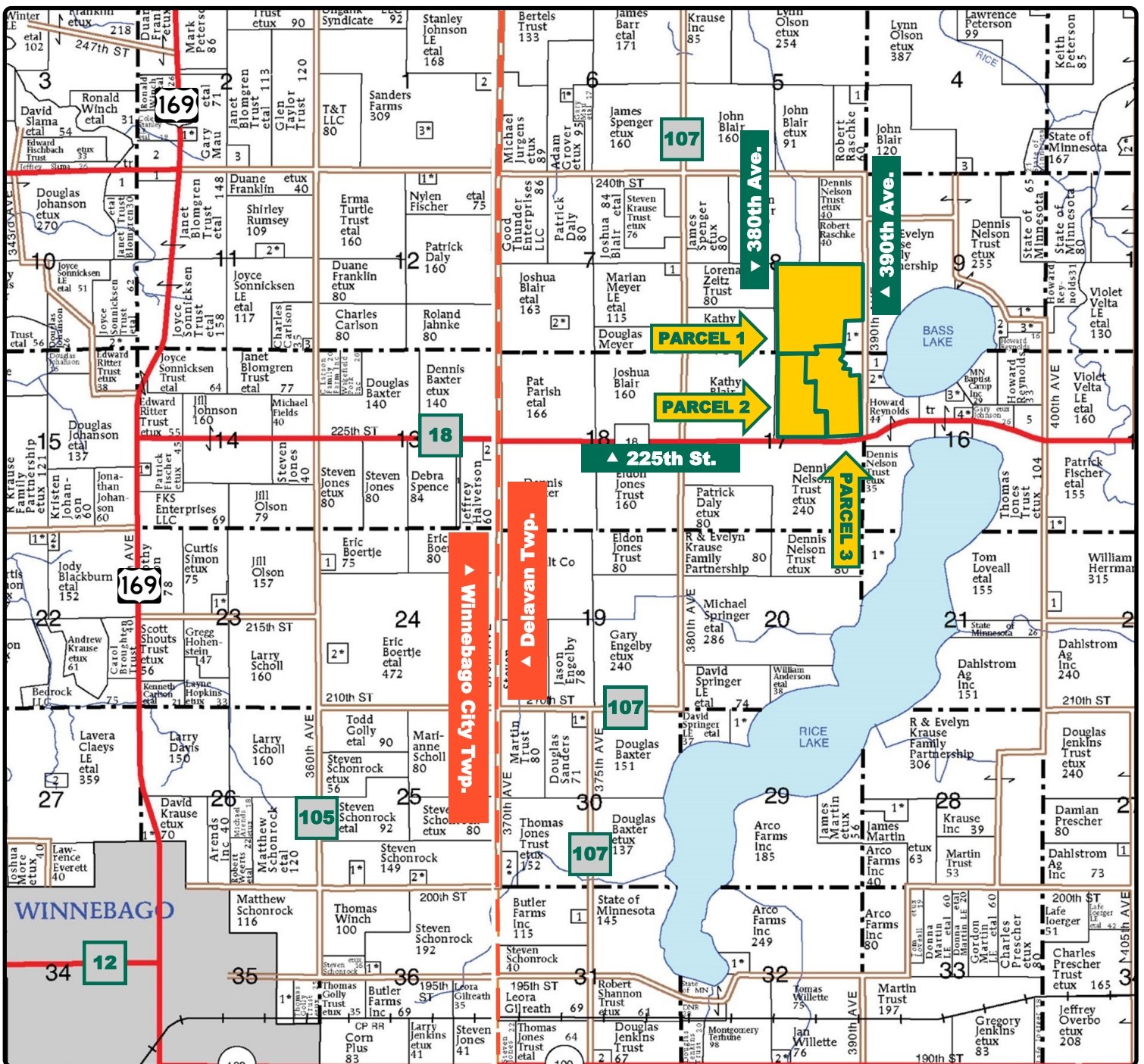


Property Key Features

- Two High-Quality Farmland Parcels
- One Parcel With Over 86.00 Acres of Quality Hunting and Recreation
- Quality Tile Outlets With Substantial Tiling on Parcel 2

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

507-345-5263
151 Saint Andrews Ct., Suite 1310
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Parcel 1

FSA/Eff. Crop Acres: 134.25*
CRP Acres: 1.78*
Corn Base Acres: 66.46*
Bean Base Acres: 67.86*
Soil Productivity: 91.20 CPI.

**Acres are estimated.*

Parcel 1 Property Information 138.60 Acres, m/l

Location

From Winnebago: go north 3 miles on US Hwy. 169, then go east on 225th / CR18 for 4 miles, head north on 390th Ave. for ¼ mile. The farm is on the west side of the road.

Legal Description

SE¼, excluding the building site and RIM acres, all in Section 8, Township 104 North, Range 27 West of the 5th P.M., Faribault Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$5,434.00*

Net Taxable Acres: 138.60*
Tax per Net Taxable Acre: \$39.21*
Tax Parcel ID #: 05.008.0401
A JD # 49 special assessment, in the amount of \$1,975.31, will be levied against the property in November 2022. Contact agent for details.

**Taxes are estimated pending tax parcel split. Faribault County treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6380, Tract 11419
FSA/Eff. Crop Acres: 134.25*
CRP Acres: 1.78*
Corn Base Acres: 66.46*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 67.86*
Bean PLC Yield: 46 Bu.

**Acres are estimated pending*

reconstitution of farm by the Faribault County FSA office.

Lease Status

Leased through the 2022 crop year.

NRCS Classification

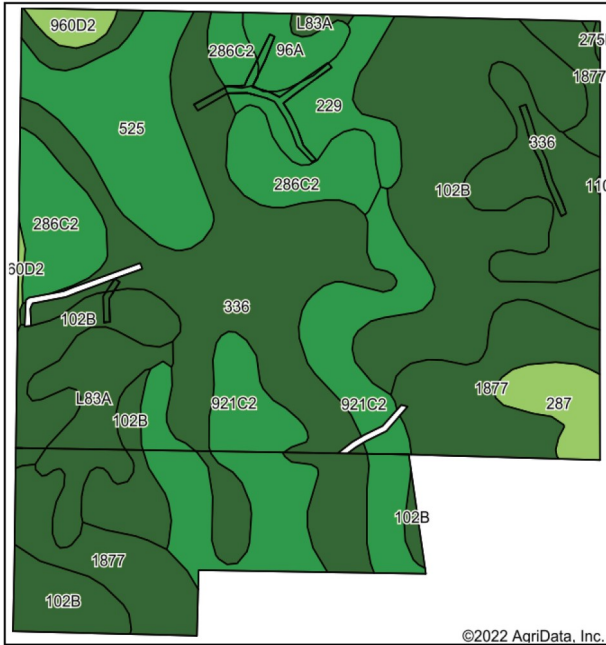
NHEL: Non-Highly Erodible Land.
PCNW-Prior Converted Non-Wetlands.

CRP Contracts

- There are 1.40 estimated acres enrolled in a CP-8A contract that pays 290.78/acre* - \$407.00* annually - and expires 9/30/2024.
- There are another .38 estimated acres enrolled in CP-8A contract that pays \$300.00/acre* - \$114.00* annually - and expires 9/30/2027.

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State: **Minnesota**
 County: **Faribault**
 Location: **8-104N-27W**
 Township: **Delavan**
 Acres: **134.25**
 Date: **8/19/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING™
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Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
336	Delft clay loam, 0 to 2 percent slopes	33.59	24.8%		IIw	94
102B	Clarion loam, 2 to 6 percent slopes	31.57	23.3%		IIe	95
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.34	13.5%		IIIe	87
1877	Fostoria loam	15.04	11.1%		I	100
525	Muskego soils, 0 to 1 percent slopes	9.94	7.3%		IIIw	81
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	9.90	7.3%		IIIe	83
L83A	Webster clay loam, 0 to 2 percent slopes	5.98	4.4%		IIw	93
229	Waldorf silty clay loam, 0 to 2 percent slopes	4.69	3.5%		IIw	85
287	Minnetonka silty clay loam	2.85	2.1%		IIw	77
96A	Collinwood silty clay loam, 1 to 3 percent slopes	2.28	1.7%		IIw	86
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.29	1.0%		IVe	76
275B	Ocheyedan loam, 2 to 6 percent slopes	0.09	0.1%		IIe	93
Weighted Average					2.19	91.2

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

Soil Types/Productivity

Main soil types are Delft and Clarion.
 Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 91.20.
 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 rolling.

Drainage

Natural with some tile and terraces. No maps available.

Comments

If the parcels are sold to separate buyers, drainage agreements between parcels will be drafted by the seller's attorney.

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Parcel 2

FSA/Eff. Crop Acres: 74.18*
Corn Base Acres: 36.68*
Bean Base Acres: 37.44*
Soil Productivity: 94.30 CPI

**Acres are estimated.*

Parcel 2 Property Information 75.18 Acres, m/l

Location

From Winnebago: go north 3 miles on US Hwy. 169, the go east on 225th / CR18 for 3½ miles. The farm is on the north side of the road.

Legal Description

NW¼, lying west of RIM ground, Section 17, Township 104 North, Range 27 West of the 5th P.M., Faribault Co., MN.

Real Estate Tax

Taxes Payable in 2022
 Ag Non-Hmstd Taxes: \$3,319.00*
 Net Taxable Acres: 75.18*
 Tax per Net Taxable Acre: \$44.15*

Tax Parcel ID #: 05.017.0202

**Taxes are estimated pending tax parcel split. Faribault County treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2022 crop year.

FSA Data

Part of Farm Number 6380, Tract 11419
 FSA/Eff. Crop Acres: 74.18*
 Corn Base Acres: 36.68*
 Corn PLC Yield: 169 Bu.
 Bean Base Acres: 37.44*
 Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Faribault County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Truman, Madelia, and Kingston. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 94.30. 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

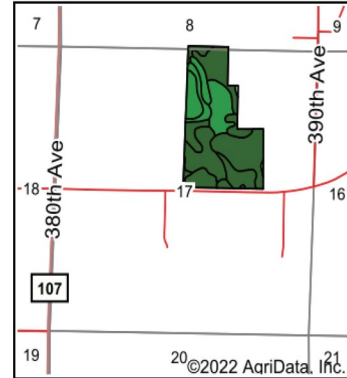
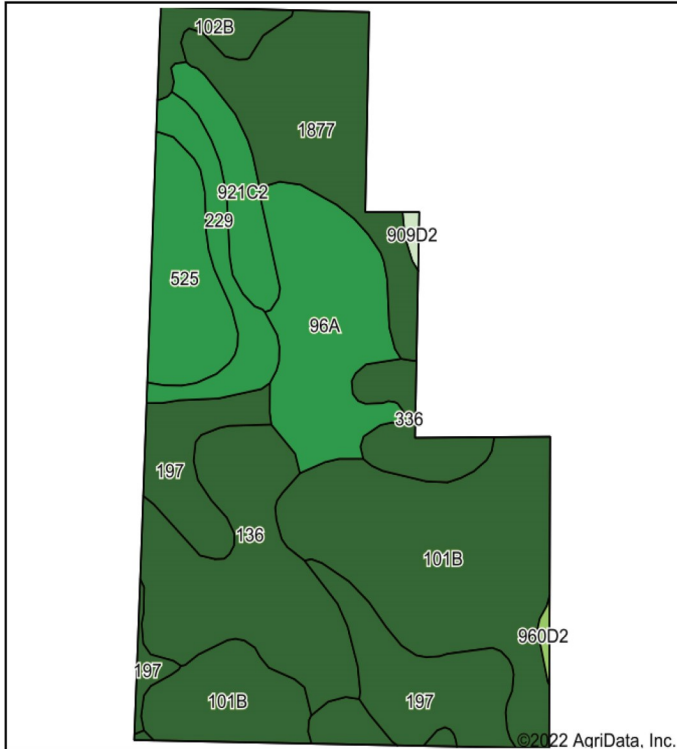
Level to rolling.

Drainage

Natural with terraces and a substantial system tiling. See map in brochure.

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State: **Minnesota**
 County: **Faribault**
 Location: **17-104N-27W**
 Township: **Delavan**
 Acres: **74.18**
 Date: **8/19/2022**



Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
101B	Truman silt loam, 2 to 6 percent slopes	19.03	25.7%		Ile	99
136	Madelia silty clay loam, 0 to 2 percent slopes	10.83	14.6%		IIw	94
197	Kingston silty clay loam, 1 to 3 percent slopes	9.19	12.4%		Iw	100
1877	Fostoria loam	9.13	12.3%		I	100
96A	Collinwood silty clay loam, 1 to 3 percent slopes	8.88	12.0%		IIw	86
525	Muskego soils, 0 to 1 percent slopes	5.00	6.7%		IIIw	81
336	Delft clay loam, 0 to 2 percent slopes	3.69	5.0%		IIw	94
229	Waldorf silty clay loam, 0 to 2 percent slopes	3.33	4.5%		IIw	85
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.95	4.0%		IIIe	87
102B	Clarion loam, 2 to 6 percent slopes	1.71	2.3%		Ile	95
909D2	Bold-Truman complex, 12 to 18 percent slopes, eroded	0.21	0.3%		VIe	67
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.18	0.2%		IVe	76
Weighted Average					1.88	94.3

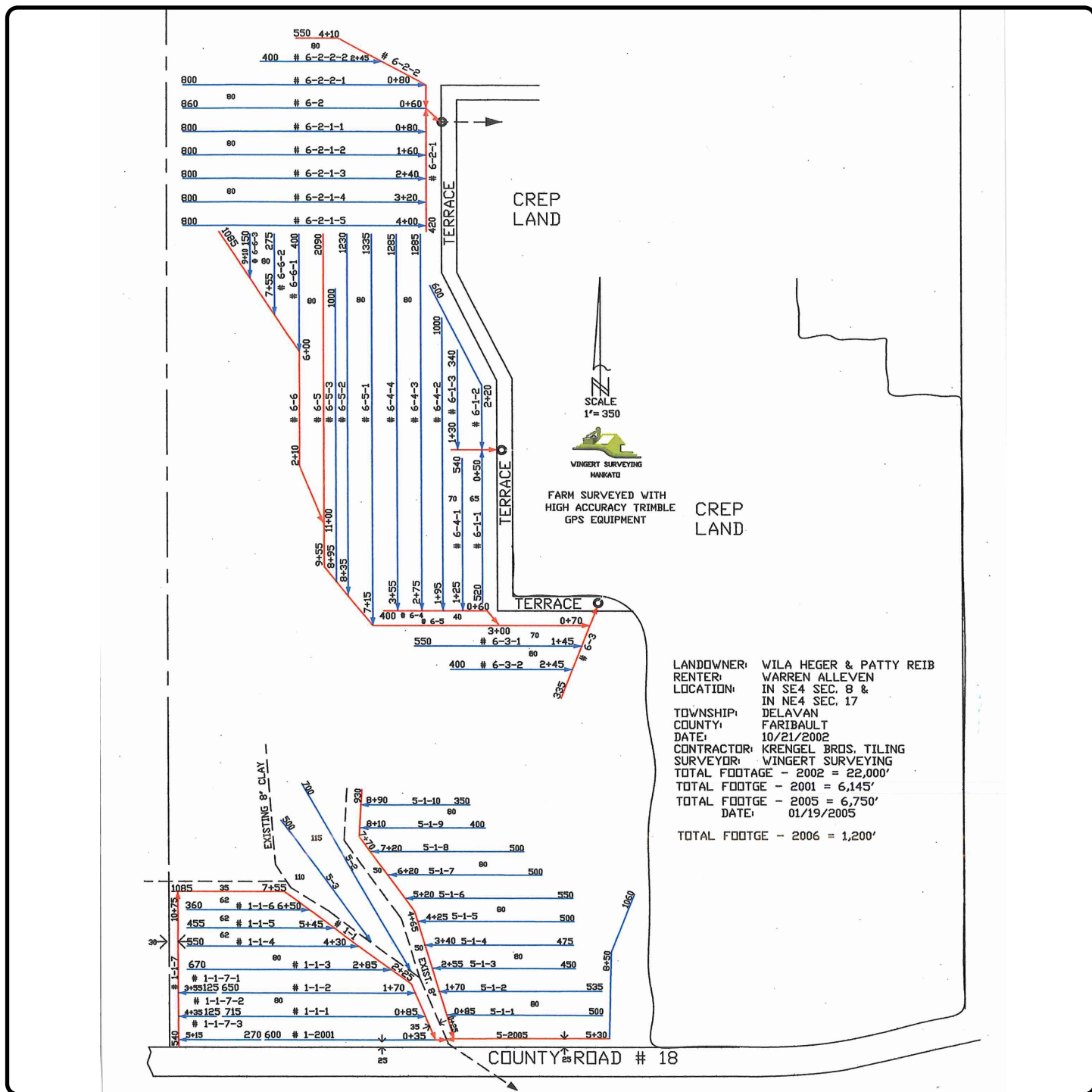
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Comments

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Parcel 3

RIM Acres: 86.57*

**Acres are estimated.*

Parcel 3 Property Information 90.00 Acres, m/l

Location

From Winnebago: go north 3 miles on US Hwy. 169, the go east on 225th / CR18 for 3 miles, head north on 390th Ave. for ½ mile. The farm is on the west side of the road.

Legal Description

NW¼, lying east of the tillable acres, Section 17, Township 104 North, Range 27 West of the 5th p.m., Faribault Co., MN and RIM land in SE¼, Section 8, Township 104 North, Range 27 West of the 5th P.M., Faribault Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$531.00*
Net Taxable Acres: 90.00*
Tax per Net Taxable Acre: \$5.90*
Tax Parcel ID #: 05-017.0202
**Taxes are estimated pending tax parcel split. Faribault County treasurer/Assessor will determine final tax figures.*

Lease Status

N/A - not eligible for farming.

FSA Data

Part of Farm Number 6380, Tract 11419

Permanent Easement

There are an estimated 86.57 acres enrolled as part of the Reinvest in Minnesota (RIM) program that are already

non-cropland retired. This land does not have annual program payments.

NRCS Classification

HEL: Highly Erodible Land.
Tract contains a wetland.

Mineral Rights

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

Land Description

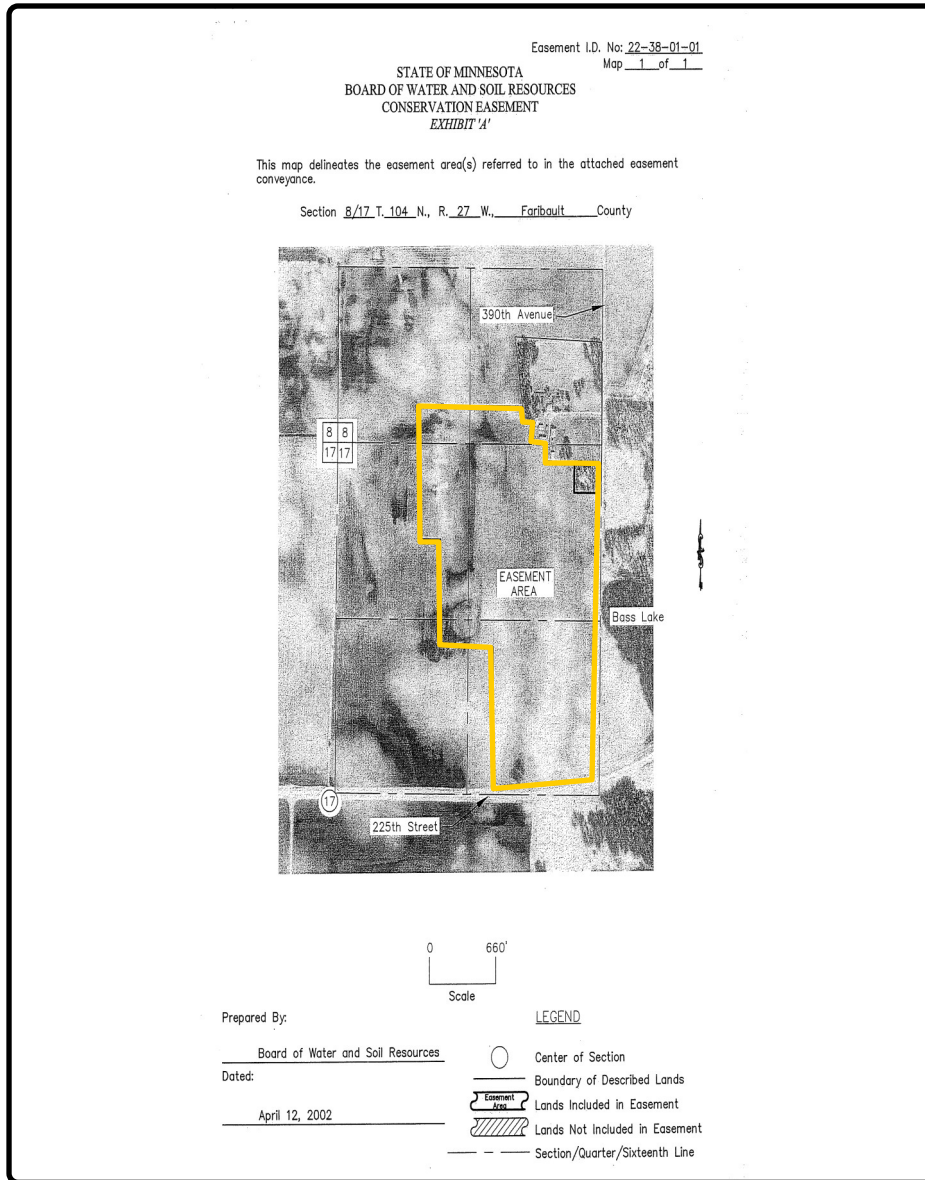
Level to rolling.

Drainage

Natural with terraces and some tile from Parcel 2's outlet going into Parcel 3.

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Comments

If the parcels are sold to separate buyers, drainage agreements between parcels will be drafted by the seller's attorney.

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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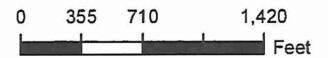
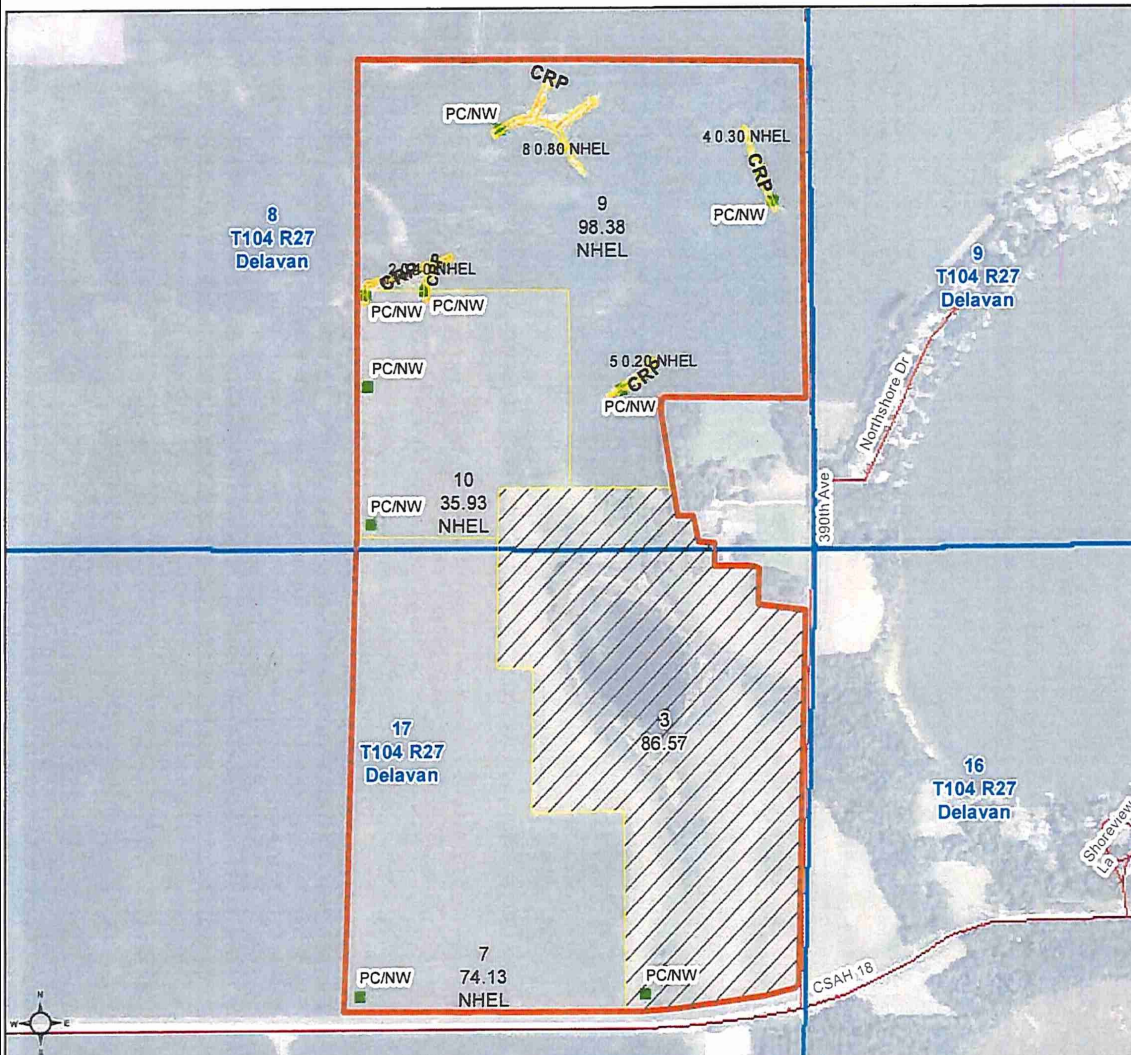
USDA United States Department of Agriculture
Faribault County, Minnesota

Farm 6380

Tract 11419

2022 Program Year

Map Created May 09, 2022



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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 210.22 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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Parcel 1 - South looking North



Parcel 1 - North looking South



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Parcel 2 - South looking North



Parcel 2 - North looking South



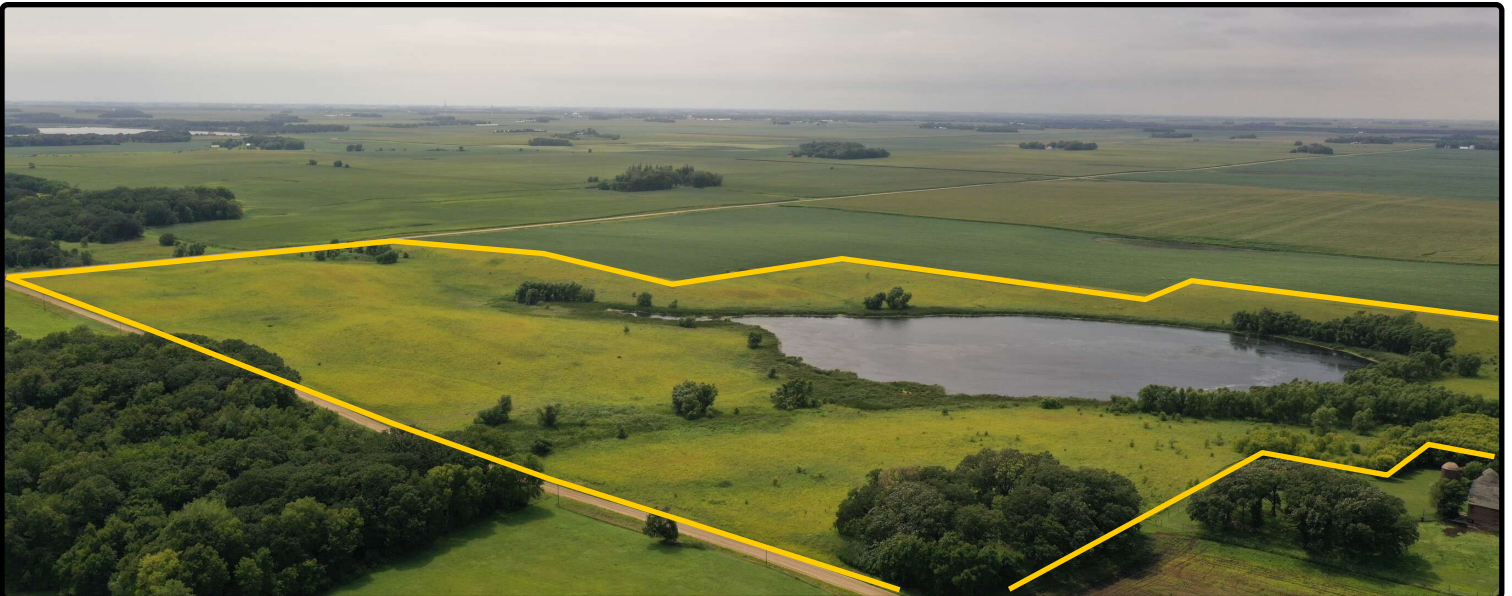
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Parcel 3 - South looking North



Parcel 3 - Northeast Corner looking Southwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Sept. 29, 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. 30, 2022**

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

Site: **Winnebago Municipal**
Center
140 South Main St.
Winnebago, MN 56098

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Thursday, September 29, 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 any way.
- Seller reserves the right to refuse any and all bids.

Seller

Wila K. & Lyle C. Heger
Patricia L. Rieb

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Ryan Gustafson
Frundt, Lundquist, & Gustafson, Ltd.

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 12, 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

303.78 Acres in 3 Parcels - Faribault 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 29, 2022** to attend auction.

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



Acres

Parcel 1 - 138.60 Ac., m/l
Parcel 2 - 75.18 Ac., m/l
Parcel 3 - 90.00 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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