

ACREAGE:

58.90 Acres, m/l
In 4 parcels
Dodge County, MN

DATE:

Bid Deadline:
October 21, 2022
5:00 p.m.

LOCATION:

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



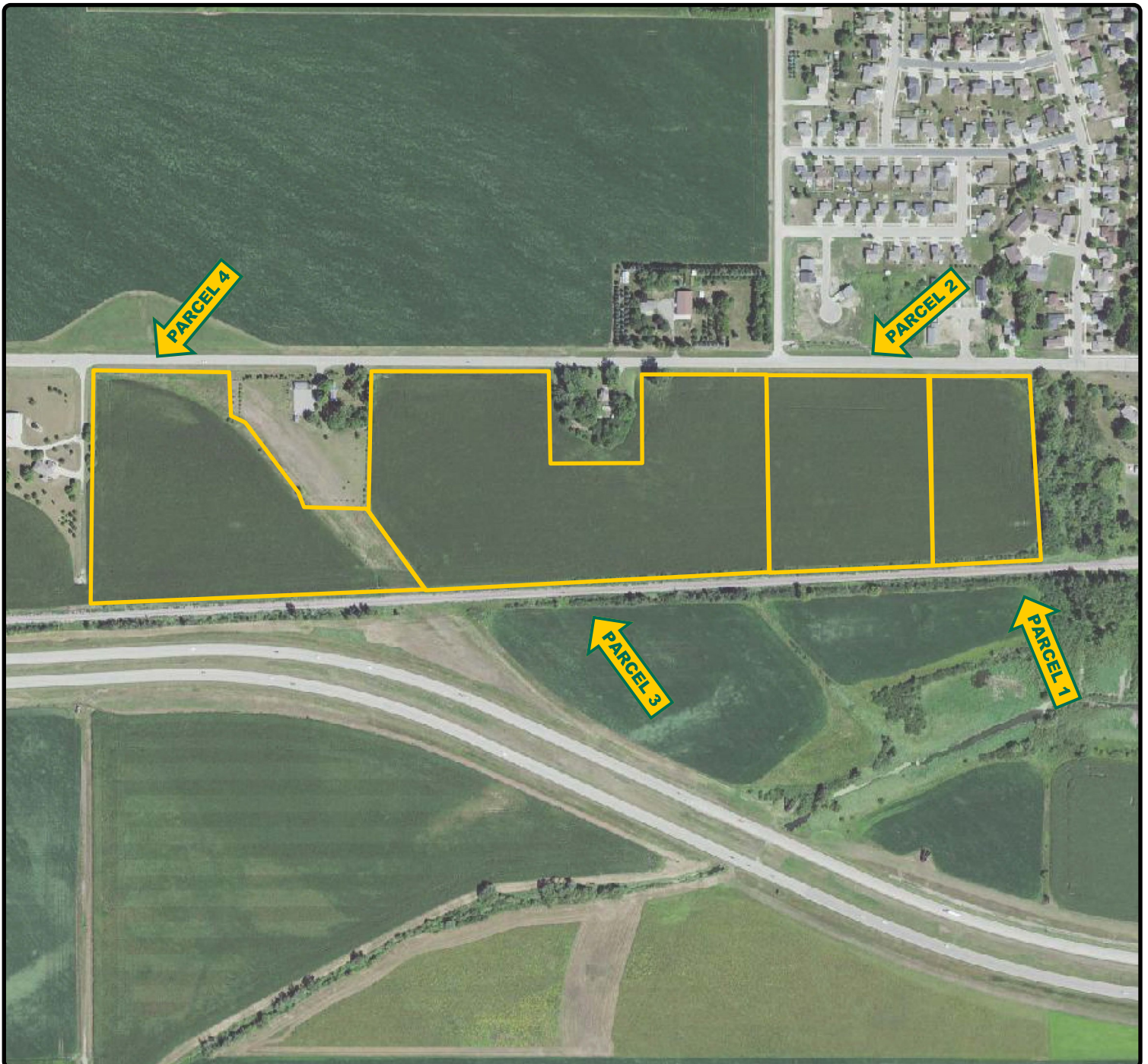
Property Key Features

- Future Land Development Potential
- Utilities Nearby
- Top-Quality Soils with Pattern Tiling

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



Parcel 1

FSA/Eff. Crop Acres: 5.33*
Corn Base Acres: 5.01*
Bean Base Acres: 0.16*
Soil Productivity: 90.70 CPI

**Acres are estimated.*

Parcel 1 Property Information 5.61 Acres, m/l

Location

From Kasson: go west on W Main St. / County Rd. 34 for 1 mile. The parcel is located on the south side of the road.

Legal Description

The east 336' of the W $\frac{3}{4}$ of the SE $\frac{1}{4}$ of the RR ROW in Section 32, Township 107 North, Range 16 West of the 5th P.M., Dodge Co., MN.

Real Estate Tax

Taxes Payable in 2022
 Ag Non-Hmstd Taxes: \$528.00
 Net Taxable Acres: 5.61
 Tax per Net Taxable Acre: \$94.12
 Tax Parcel ID #: R24.032.2402

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 1835, Tract 1342
 FSA/Eff. Crop Acres: 5.33*
 Corn Base Acres: 5.01*
 Corn PLC Yield: 143 Bu.
 Bean Base Acres: 0.16*
 Bean PLC Yield: 43 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Tripoli, Readlyn, and Clyde. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 90.70. 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 rolling.

Drainage

Tiled. See brochure for tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Geoff Mead, ALC

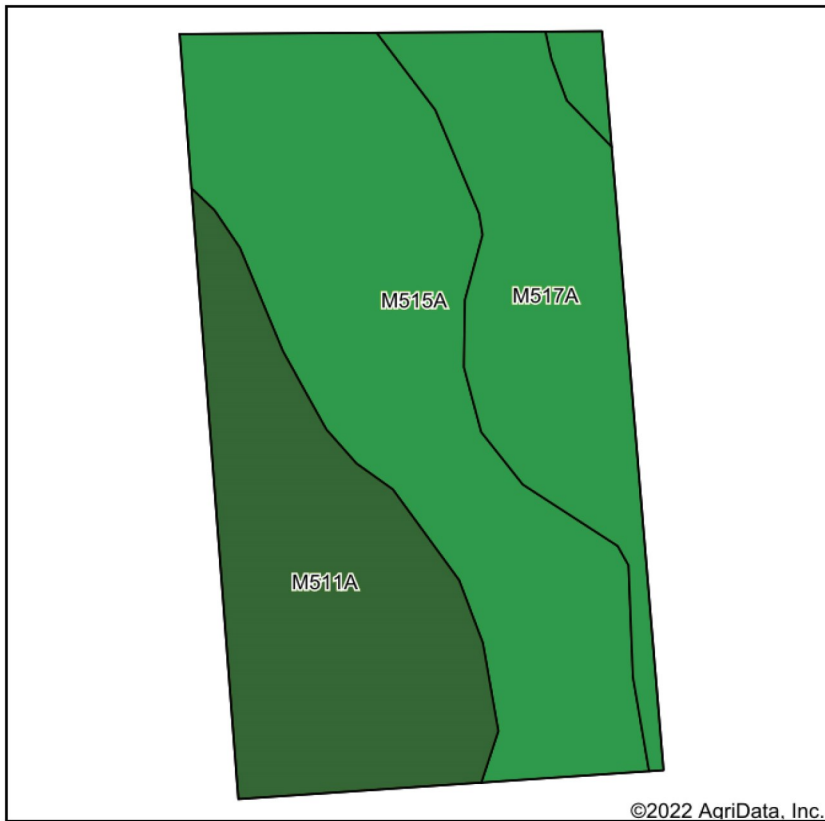
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310
 Mankato, MN 56001
www.Hertz.ag

Steve Hiniker

Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag

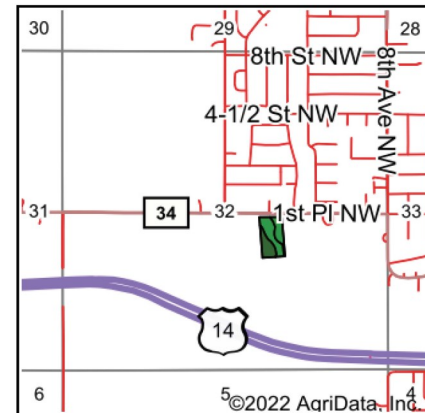


Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M515A	Tripoli clay loam, 0 to 2 percent slopes	2.56	45.7%		IIw	87
M511A	Readlyn silt loam, 1 to 3 percent slopes	1.69	30.2%		Iw	100
M517A	Clyde silty clay loam, 0 to 3 percent slopes	1.35	24.1%		IIw	86
Weighted Average					1.70	90.7

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



State: **Minnesota**
County: **Dodge**
Location: **32-107N-16W**
Township: **Kasson**
Acres: **5.33**
Date: **8/26/2022**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



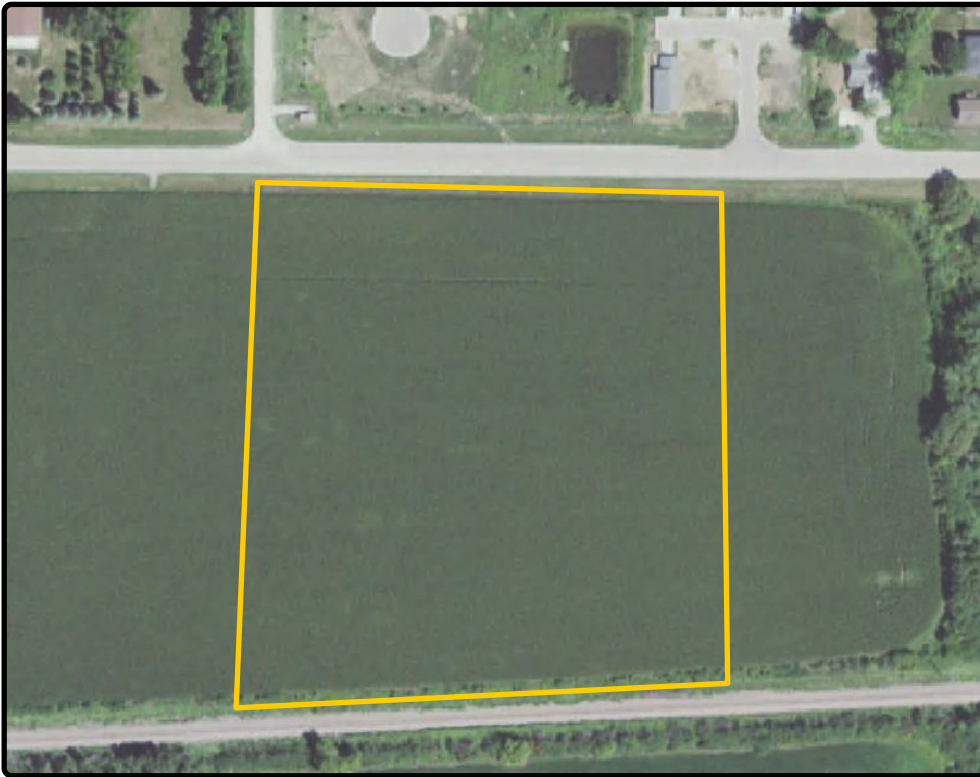
Comments

This parcel is located within Kasson city limits.

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres: 10.84*
Corn Base Acres: 10.19*
Bean Base Acres: 0.33*
Soil Productivity: 98.50 CPI

**Acres are estimated.*

Parcel 2 Property Information 11.48 Acres, m/l

Location

From Kasson: go west on W Main St. / County Rd. 34 for 1 mile. The parcel is located on the south side of the road.

Legal Description

The W $\frac{3}{4}$ of the SE $\frac{1}{4}$ north of the RR ROW, except the E336' thereof, Section 32, Township 107 North, Range 16 West of the 5th P.M., Dodge Co., MN.

Real Estate Tax

Taxes Payable in 2022
 Ag Non-Hmstd Taxes: \$1,220.00
 Net Taxable Acres: 11.48
 Tax per Net Taxable Acre: \$106.27
 Tax Parcel ID #: R24.032.2401

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 1835, Tract 1342
 FSA/Eff. Crop Acres: 10.84*
 Corn Base Acres: 10.19*
 Corn PLC Yield: 143 Bu.
 Bean Base Acres: 0.33*
 Bean PLC Yield: 43 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil type is Readlyn. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 98.50. 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

Tiled. See brochure for tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Geoff Mead, ALC

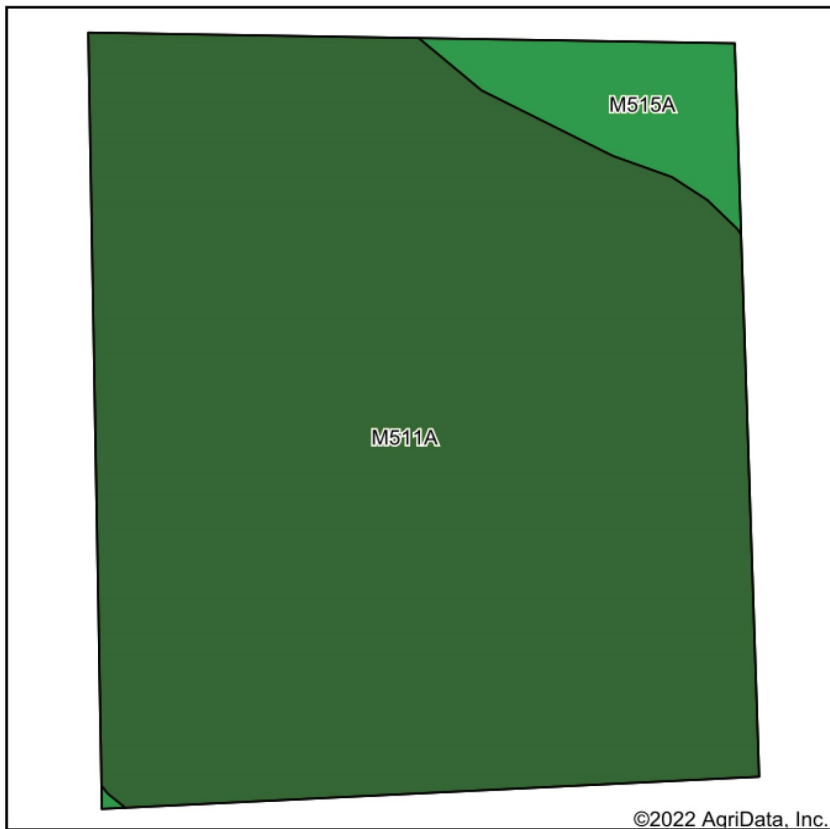
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

507-345-5263

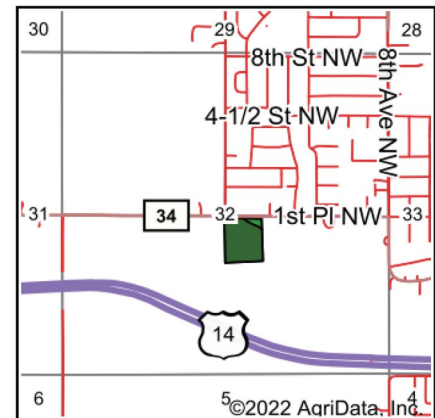
151 Saint Andrews Ct, Suite 1310
 Mankato, MN 56001
www.Hertz.ag

Steve Hiniker

Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Dodge**
Location: **32-107N-16W**
Township: **Mantorville**
Acres: **10.84**
Date: **8/26/2022**



Maps Provided By:



Area Symbol: MN039, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M511A	Readlyn silt loam, 1 to 3 percent slopes	9.39	93.8%		lw	100
M515A	Tripoli clay loam, 0 to 2 percent slopes	0.62	6.2%		llw	87
Weighted Average					1.06	98.5

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

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



Parcel 3

FSA/Eff. Crop Acres: 24.08*
Corn Base Acres: 22.63*
Bean Base Acres: 0.72*
Soil Productivity: 93.20 CPI

**Acres are estimated.*

Parcel 3 Property Information 25.33 Acres, m/l

Location

From Kasson: go west on W Main St. / County Rd. 34 for 1 mile. The parcel is located on the south side of the road.

Legal Description

N½ of the SW¼ excluding 3.01-acre building site, Section 32, Township 107 North, Range 16 West of the 5th P.M., Dodge Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2022
 Ag Non-Hmstd Taxes: \$3,008.00
 Special Assessments: \$28.00

Total 2022 Real Estate Taxes: \$3,036.00
 Net Taxable Acres: 25.33
 Tax per Net Taxable Acre: \$119.86
 Tax Parcel ID #: R13.032.0902

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 1835, Tract 1342
 FSA/Eff. Crop Acres: 24.08*
 Corn Base Acres: 22.63*
 Corn PLC Yield: 143 Bu.
 Bean Base Acres: 0.72*
 Bean PLC Yield: 43 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Tripoli and Readlyn.
 Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 93.20.
 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

Tiled. See brochure for tile map.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310

Mankato, MN 56001

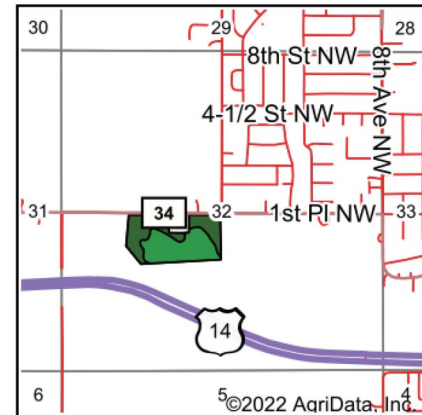
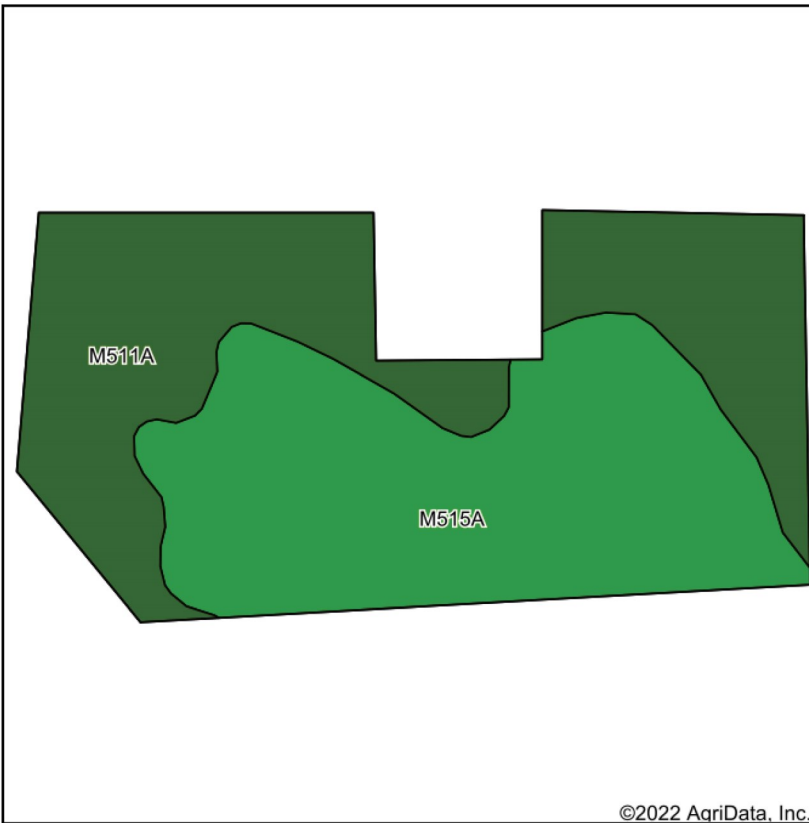
www.Hertz.ag

Steve Hiniker

Licensed Salesperson in MN

507-995-2487

SteveH@Hertz.ag



State: **Minnesota**
County: **Dodge**
Location: **32-107N-16W**
Township: **Mantorville**
Acres: **24.08**
Date: **8/26/2022**





Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M515A	Tripoli clay loam, 0 to 2 percent slopes	12.81	52.2%		IIw	87
M511A	Readlyn silt loam, 1 to 3 percent slopes	11.74	47.8%		Iw	100
Weighted Average					1.52	93.2

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

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Parcel 3 will have a 1.50 rod cartway easement along the western border, allowing the farmer access to cross the railroad track in order to farm the land south of the railroad. Contact agent for details.

Geoff Mead, ALC

Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker

Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



Parcel 4

FSA/Eff. Crop Acres: 13.67*
Corn Base Acres: 12.85*
Bean Base Acres: 0.41*
Soil Productivity: 99.10 CPI

**Acres are estimated.*

Parcel 4 Property Information 16.48 Acres, m/l

Location

From Kasson: go west on W Main St. / County Rd. 34 for 1 mile. The parcel is located on the south side of the road.

Legal Description

Part of the NW¼ of the SW¼ Section 32, Township 107 North, Range 16 West of the 5th P.M., Dodge Co., MN.

Real Estate Tax

Taxes Payable in 2022
 Ag Non-Hmstd Taxes: \$972.00
 Net Taxable Acres: 16.48
 Tax per Net Taxable Acre: \$58.98
 Tax Parcel ID #: R13.0032.0901, R13.032.0904, & R13.032.0905

R13.032.0904 & R13.032.0905 are waterways.

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 1835, Tract 1342
 FSA/Eff. Crop Acres: 13.67*
 Corn Base Acres: 12.85*
 Corn PLC Yield: 143 Bu.
 Bean Base Acres: 0.41*
 Bean PLC Yield: 43 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Readlyn and Marquis. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 99.10. 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

Tiled. See brochure for tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310

Mankato, MN 56001

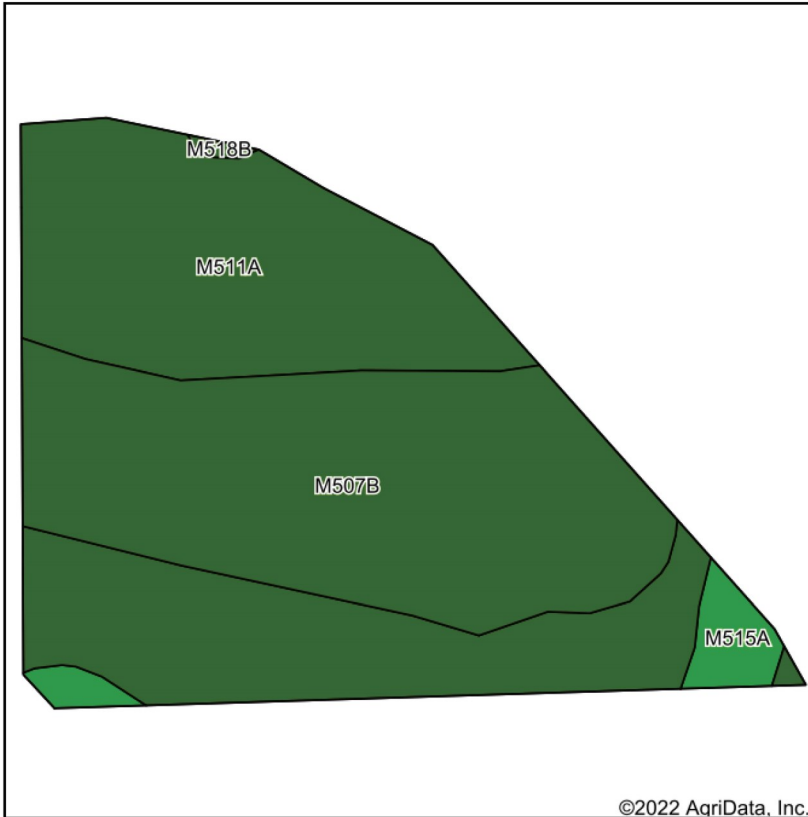
www.Hertz.ag

Steve Hiniker

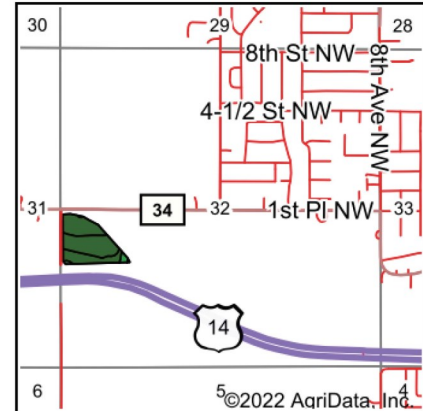
Licensed Salesperson in MN

507-995-2487

SteveH@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Dodge**
Location: **32-107N-16W**
Township: **Mantorville**
Acres: **13.67**
Date: **8/26/2022**



Area Symbol: MN039, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M511A	Readlyn silt loam, 1 to 3 percent slopes	7.64	53.5%		Iw	100
M507B	Marquis silt loam, 2 to 6 percent slopes	6.12	42.9%		Ile	99
M515A	Tripoli clay loam, 0 to 2 percent slopes	0.51	3.6%		Ilw	87
Weighted Average					1.46	99.1

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

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.

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag

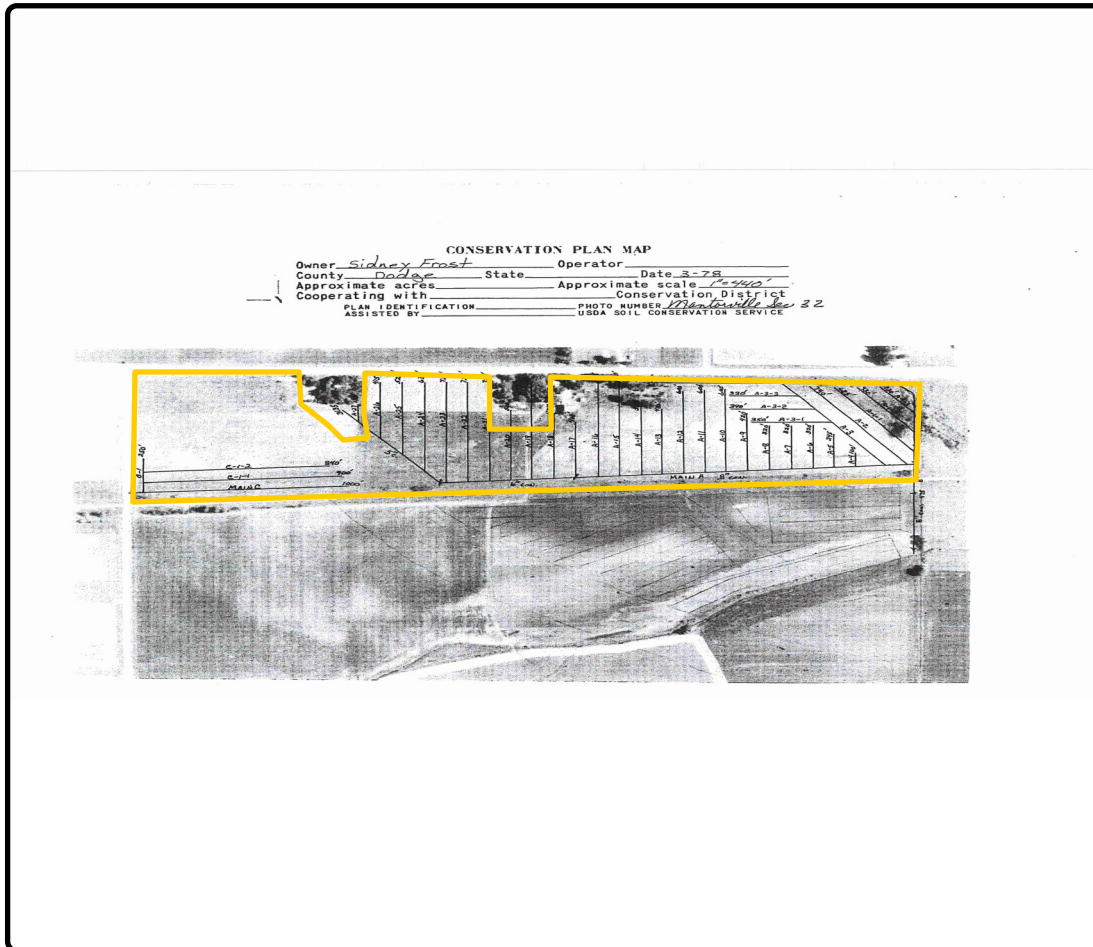


Legend: <div><div>440</div><div></div></div> <div>Tile Line</div> <div></div> <div>Existing Tile Line</div> <div></div>	HODGMAN DRAINAGE COMPANY INC. PO Box 205 Claremont, MN 55924 Office: 507-528-2225 Fax: 507-218-2240 www.hodgmandrainage.com	Materials	Estimate	Installed	Owner: Golden Kernel Farms	
		4" Tile		10,015 LF	Township: Mantorville - Section 32	
		5" Tile		199 LF	County: Dodge	
		6" Tile			State: MN	Filename: ME32SWN
		8" Tile			Date: May 2018	Spacings: 60'
		10" Tile				
		12" Tile				
		15" Tile				

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

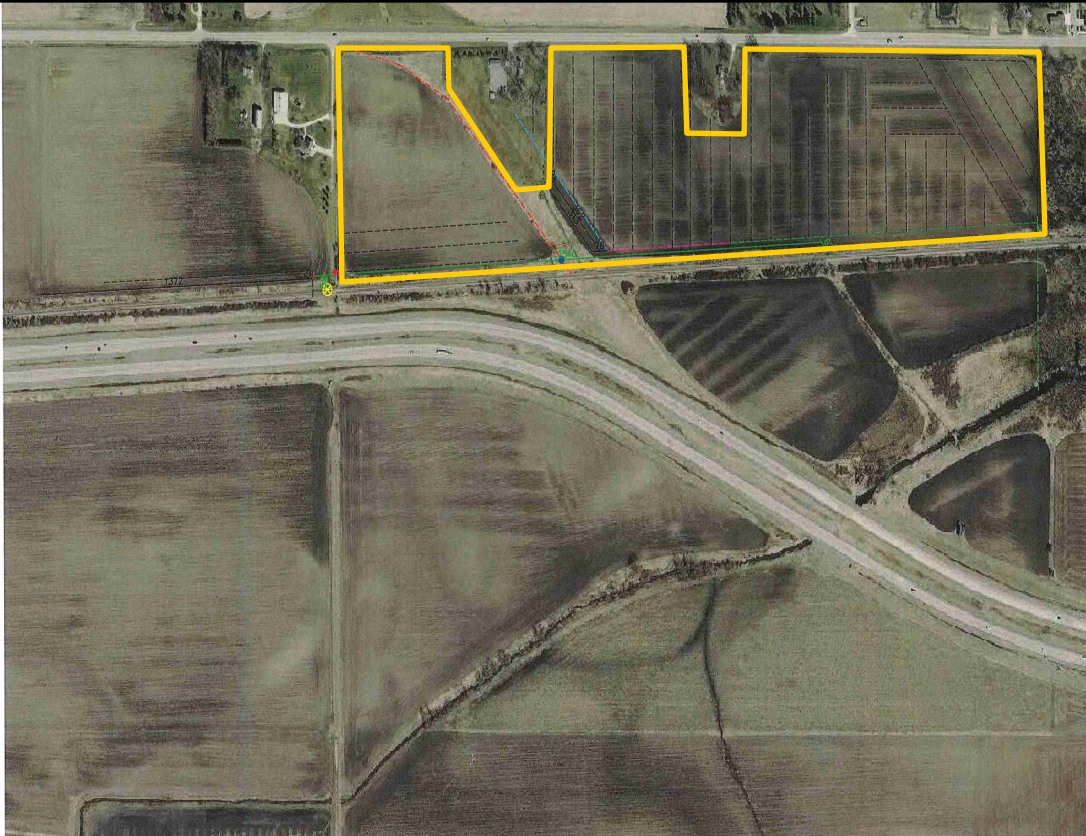
Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



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

507-345-5263
 151 Saint Andrews Ct, Suite 1310
 Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
 Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



LEGEND

- TILE CROSSED
- TILE HOOKUP
- SURFACE INTAKE
- TILE CAPPED
- EXISTING TILE
- WATERWAYS
- FENCE LINE
- TELEPHONE
- ELECTRIC
- GAS

OWNER:
RENTER:
SECTION: 31-32
COUNTY: Dodge
SPACINGS: Varies
DRAWN BY: Jordan Thiede

TOWNSHIP: Mantorville
STATE: MN
DATE: Oct. 2020

Note: Existing tile was drawn from hand drawn tile maps and aerial photos.

MATERIALS	2230	LF 4" Tile	2653	LF 8" Tile
	0	LF 4" Np		LF 10" Tile
	0	LF 5" Tile	0	LF 12" Tile
	6	LF 6" Tile	0	LF 15" Tile
	0	LF 6" NP		

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag



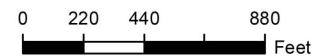
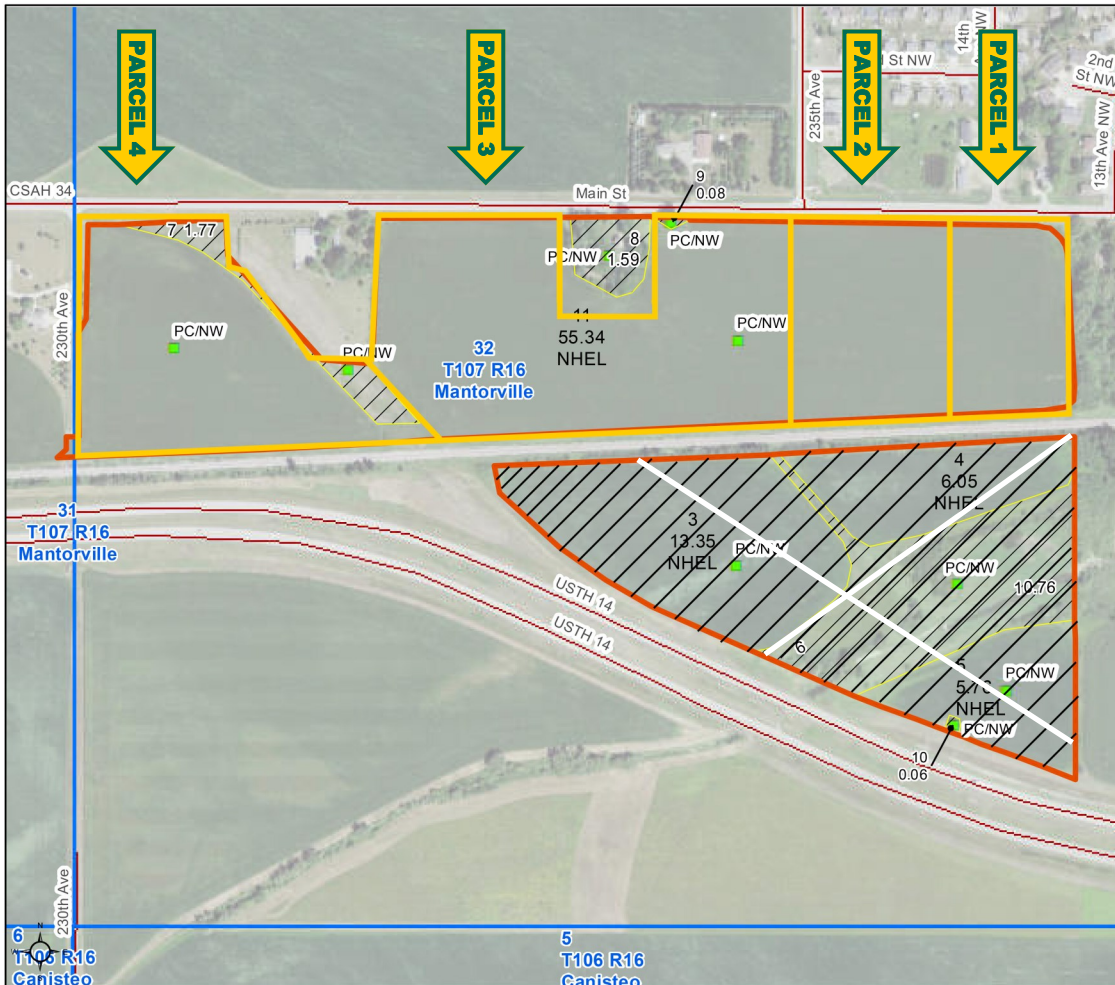
Dodge County, Minnesota

Farm 1835

Tract 1342

2022 Program Year

Map Created May 02, 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
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 80.50 acres

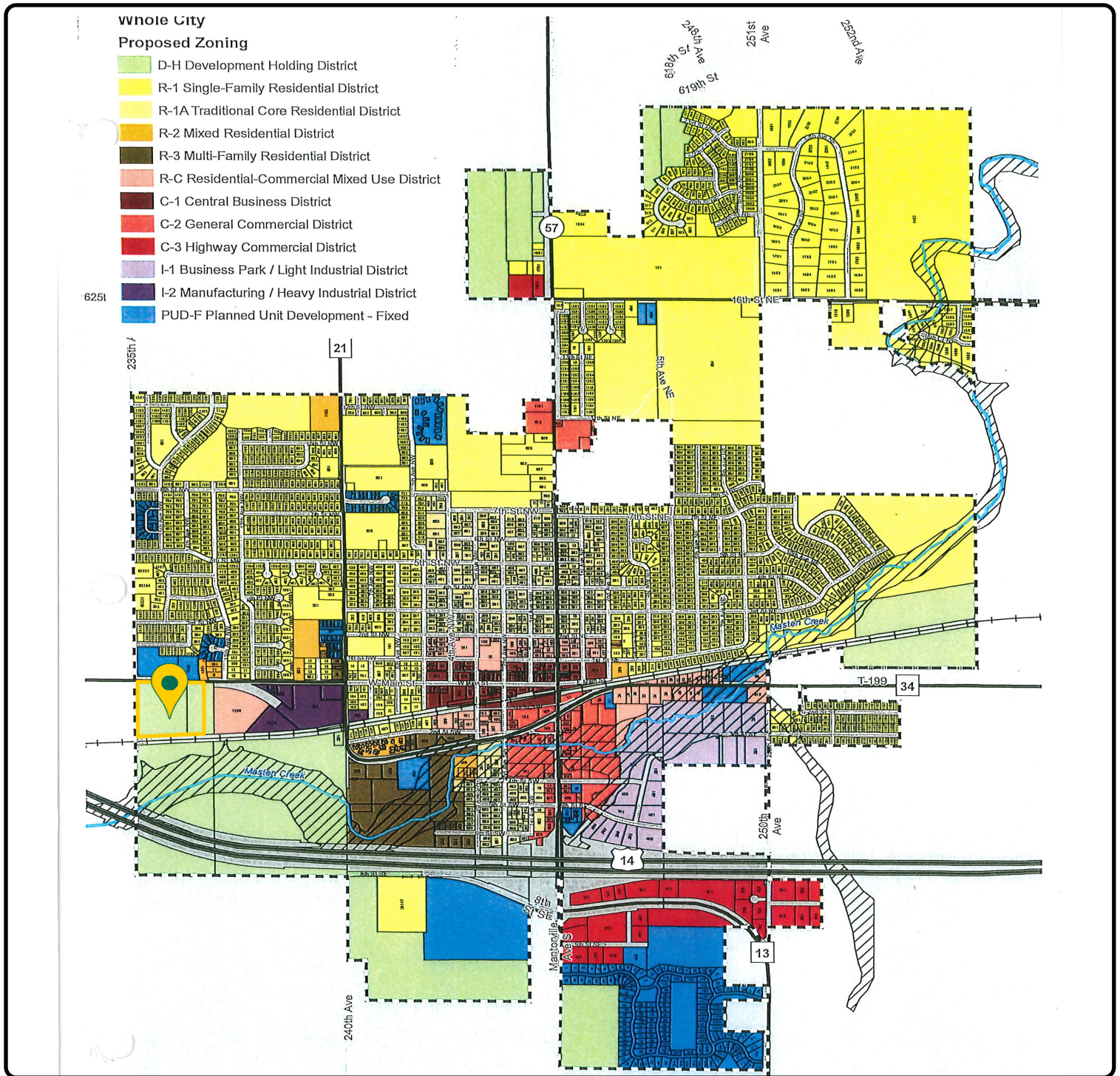
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

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

507-345-5263
 151 Saint Andrews Ct, Suite 1310
 Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
 Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag

Future Land Use Map



Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310

Mankato, MN 56001

www.Hertz.ag

Steve Hiniker

Licensed Salesperson in MN

507-995-2487

SteveH@Hertz.ag

Dodge County Employment and Economic Development

COUNTY PROFILE Dodge Co.

OCCUPATIONS

At \$23.32 in 2021, wages were lower in Region 10 than the state. Overall, Region 10 had the 2nd highest median hourly wage level of the 13 economic development regions in the state. Wages were highest for management occupations (\$46.87) and lowest for food preparation and serving related jobs (\$13.89) (see Table 11).

Table 11. Occupational Employment & Wage Statistics, 2021

Occupational Group	Region 10				State of Minnesota		
	Median Hourly Wage	Estimated Regional Jobs	Share of Total Jobs	Regional Location Quotient	Median Hourly Wage	State-wide Jobs	Share of Total Jobs
Total, All Occupations	\$23.32	231,930	100.0%	1.0	\$23.81	2,695,450	100.0%
Management	\$46.87	11,930	5.1%	0.8	\$50.51	181,090	6.7%
Business & Financial Operations	\$34.95	9,080	3.9%	0.5	\$38.08	192,700	7.1%
Computer & Mathematical	\$40.00	4,090	1.8%	0.5	\$48.34	101,560	3.8%
Architecture & Engineering	\$38.00	3,430	1.5%	0.8	\$39.39	51,970	1.9%
Life, Physical & Social Science	\$37.26	2,510	1.1%	1.1	\$37.30	26,140	1.0%
Community & Social Service	\$28.63	4,050	1.7%	0.9	\$24.68	53,670	2.0%
Legal	\$37.71	810	0.3%	0.5	\$40.08	19,860	0.7%
Education, Training & Library	\$24.05	14,120	6.1%	1.1	\$24.48	149,990	5.6%
Arts, Design, Entertainment & Media	\$23.48	1,960	0.8%	0.6	\$26.08	36,710	1.4%
Healthcare Practitioners & Technical	\$39.89	31,770	13.7%	1.9	\$38.73	190,180	7.1%
Healthcare Support	\$16.13	13,730	5.9%	1.0	\$15.37	162,530	6.0%
Protective Service	\$25.88	3,400	1.5%	1.0	\$25.07	40,580	1.5%
Food Preparation & Serving Related	\$13.89	17,660	7.6%	1.0	\$14.65	198,800	7.4%
Building, Grounds Cleaning & Maint.	\$16.23	6,060	2.6%	0.9	\$17.98	75,850	2.8%
Personal Care & Service	\$14.88	4,260	1.8%	0.9	\$15.24	56,580	2.1%
Sales & Related	\$14.78	19,090	8.2%	0.9	\$17.25	245,390	9.1%
Office & Administrative Support	\$21.25	27,750	12.0%	1.0	\$23.12	334,550	12.4%
Farming, Fishing & Forestry	\$18.28	370	0.2%	1.0	\$18.55	4,350	0.2%
Construction & Extraction	\$29.24	7,310	3.2%	0.8	\$30.09	107,180	4.0%
Installation, Maintenance & Repair	\$23.71	8,220	3.5%	1.0	\$25.34	96,660	3.6%
Production	\$18.97	23,260	10.0%	1.4	\$19.59	198,940	7.4%
Transportation & Material Moving	\$18.91	17,080	7.4%	0.9	\$19.30	209,780	7.8%

Source: DEED Occupational Employment & Wage Statistics, Qtr. 1 2021

POPULATION PROJECTIONS

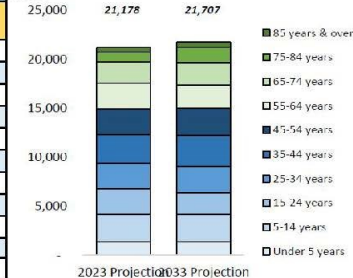
According to the Minnesota State Demographic Center, Dodge Co.'s population is expected to grow from 2023 to 2033, with a rate of change that is slower than the projected statewide growth rate (5.6%). In addition to the overall growth, the number of people aged 65 years and older is expected to increase over the next decade (see Figure 4 and Table 5).

Table 5. Population Projections by Age Group, 2023-2033

Dodge Co.	2023 Projection	2033 Projection	Numeric Change	Percent Change
Under 5 years	1,335	1,332	-3	-0.2%
5-14 years	2,844	2,843	-1	0.0%
15-24 years	2,529	2,142	-387	-15.3%
25-34 years	2,686	2,702	16	0.6%
35-44 years	2,850	3,207	357	12.5%
45-54 years	2,663	2,748	85	3.2%
55-64 years	2,681	2,406	-275	-10.3%
65-74 years	2,124	2,284	160	7.5%
75-84 years	1,045	1,541	496	47.5%
85 years & over	421	502	81	19.2%
Total Population	21,178	21,707	529	2.5%

Source: Minnesota State Demographic Center

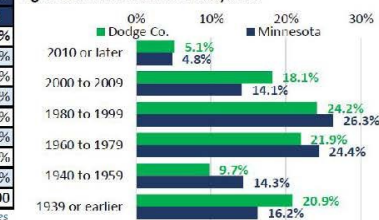
Figure 4. Projections by Age Group, 2023-2033



Dodge Co.	Dodge Co.		Minnesota	
	Total	Percent	Total	Percent
Total	6,636	100.0%	6,636	100.0%
Less than \$50,000	334	5.0%	334	4.3%
\$50,000 to \$99,999	531	8.0%	531	7.0%
\$100,000 to \$149,999	973	14.7%	973	10.9%
\$150,000 to \$199,999	1,557	23.5%	1,557	16.6%
\$200,000 to \$299,999	1,580	23.8%	1,580	28.8%
\$300,000 to \$499,999	1,321	19.9%	1,321	23.6%
\$500,000 or more	340	5.1%	340	8.9%
Median (dollars)	\$197,100		\$235,700	

Source: 2016-2020 American Community Survey, 5-Year Estimates

Figure 12. Year Structure Built, 2020



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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag

North looking South



South looking North



East looking West



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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag

North looking South



East looking West



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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag

Bid Deadline: Fri., Oct. 21, 2022

Time: 5:00 P.M., CST

Mail To:

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

Seller

Golden Kernel Farms Inc.

Agency

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

Method of Sale

- Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- 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 Managers, Geoff Mead at 218-232-2561 or Steve Hiniker at 507-995-2487.

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 office, on or before October 21, 2022 by 5:00 P.M., CST. The Seller will accept or reject all bids by 3:00 P.M., CST on October 24, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) 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 December 2, 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 February 28, 2023. The Seller will pay real estate taxes due and payable in 2022; The Buyer will pay real estate taxes due and payable in 2023 and beyond.

Survey

Parcels are subject to final survey. Sale price will be adjusted up/down based on final gross surveyed acres.

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.

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Steve Hiniker
Licensed Salesperson in MN
507-995-2487
SteveH@Hertz.ag