

# Land Auction

**ACREAGE:**

**114.37 Acres, m/l**  
Redwood County, MN

**DATE:**

**November 4, 2022**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Lamberton Comm. Center**  
Lamberton, MN



## Property Key Features

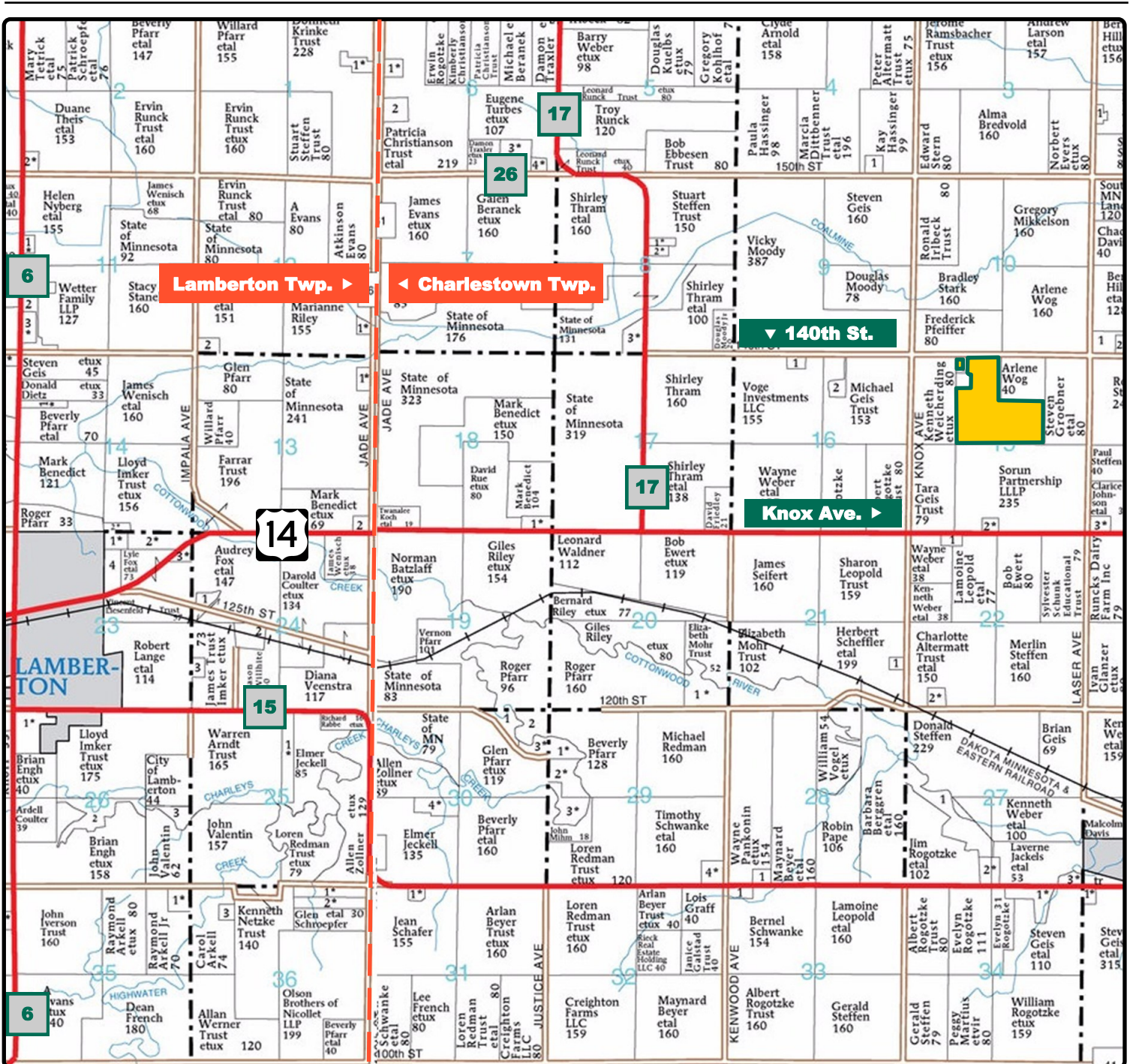
- Kretsch Family Farm
- High-Quality Soils with a 92.70 CPI
- Large Tract with Good Configuration

**Geoff Mead, ALC**  
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**GeoffM@Hertz.ag**

**507-345-5263**  
151 Saint Andrews Ct, Suite 1310  
Mankato, MN 56001  
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**Steve Hiniker**  
Licensed Salesperson in MN  
**507-995-2487**  
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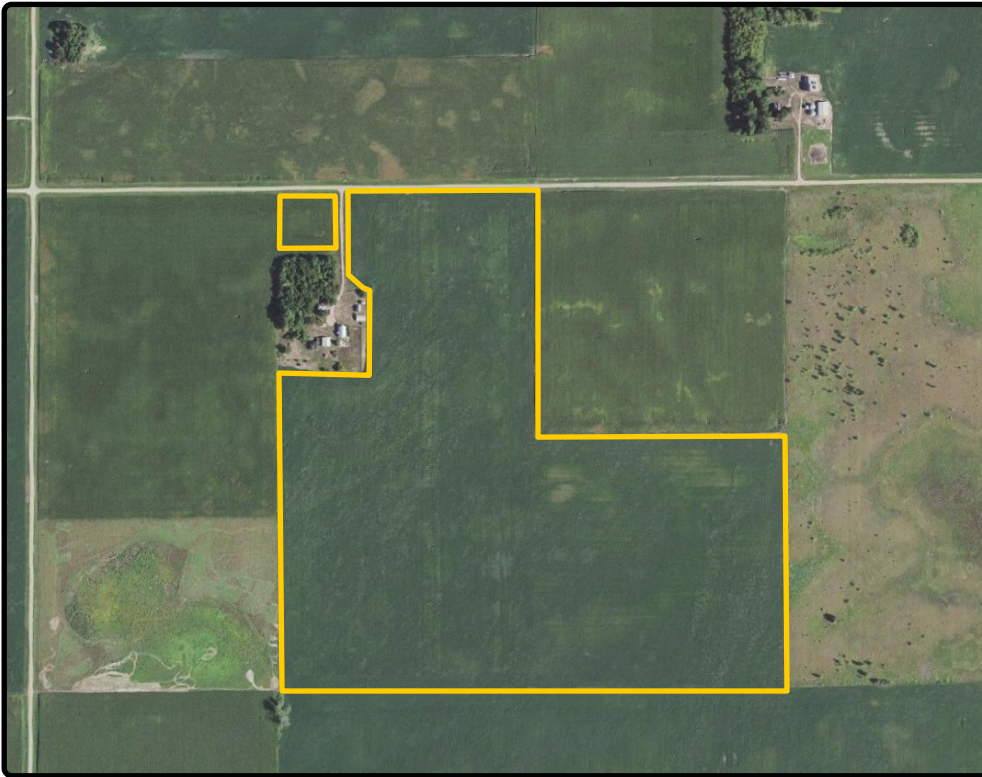


Map reproduced with permission of Farm & Home Publishers, Ltd.

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**FSA/Eff. Crop Acres: 115.48**

**Corn Base Acres: 57.20**

**Bean Base Acres: 57.89**

**Soil Productivity: 92.70 CPI**

## Property Information

**114.37 Acres, m/l**

### Location

From Lambertson: Go east on Hwy. 14 for 5 miles, head north on Knox Ave. for 1 mile, then go east on 140th St. for ½ mile. The farm will be on the south side of the road.

### Legal Description

SW¼ NE¼ and E½ NW¼, excluding 5.63 -acre building site, Section 15, Township 109 North, Range 36 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$4,190.00  
Net Taxable Acres: 114.37  
Tax per Net Taxable Acre: \$36.64

Tax Parcel ID #s: 51.015-2030 & 51-015-1060

### Lease Status

Leased through the 2022 crop year.

### FSA Data

Farm Number 10045  
Tracts 11572 & 11574  
FSA/Eff. Crop Acres: 115.48  
Corn Base Acres: 57.20  
Corn PLC Yield: 125 Bu.  
Bean Base Acres: 57.89  
Bean PLC Yield: 33 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a wetland or farmed wetland.

### Soil Types/Productivity

Main soil types are Canisteo and Amiret-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.70. 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 with a slight roll.

### Drainage

Tile improvements have been made on this farm. The farm is located in the Cottonwood River Major Watershed District and includes a drainage agreement. Contact agent for tile map and details.

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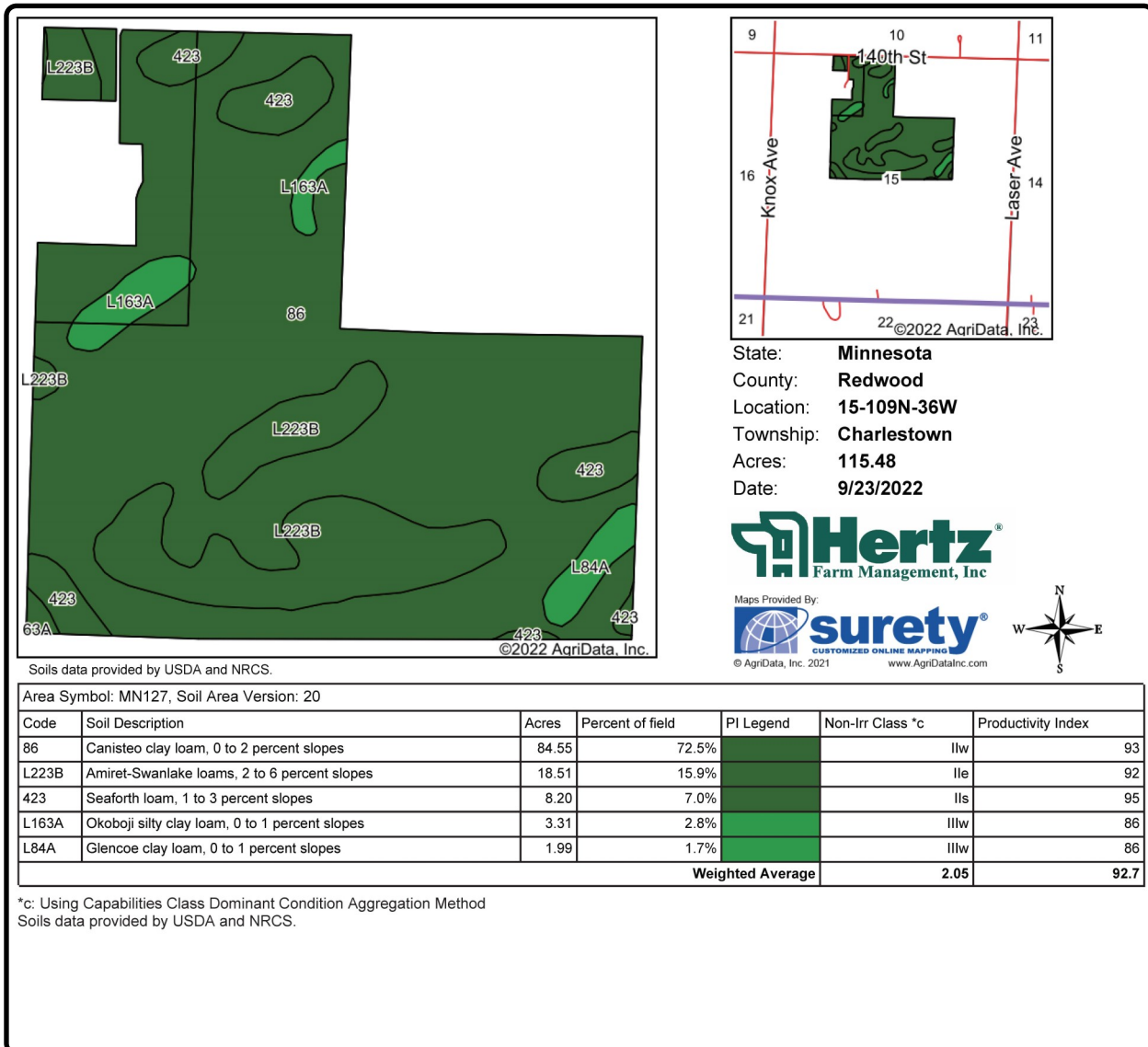
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### Buildings/Improvements

None.

### Survey

Property is subject to pending survey.

### Water & Well Information

None.

*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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Southwest looking Northeast



Northwest looking Southeast



North looking South



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## Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Nov. 3, 2022**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Fri. Nov. 4, 2022**

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

Site: **Lamberton Community**  
**Center**  
**101 2nd Ave. E.**  
**Lamberton, MN 56152**

## Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Thursday, November 3, 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

Sandra Kretsch

## Agency

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

## Auctioneer

Geoff Mead

## Attorney

Steve Fink  
Farrisch Johnson Law Office

## 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 December 16, 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

**114.37 Acres in 1 Parcel** - Redwood 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.

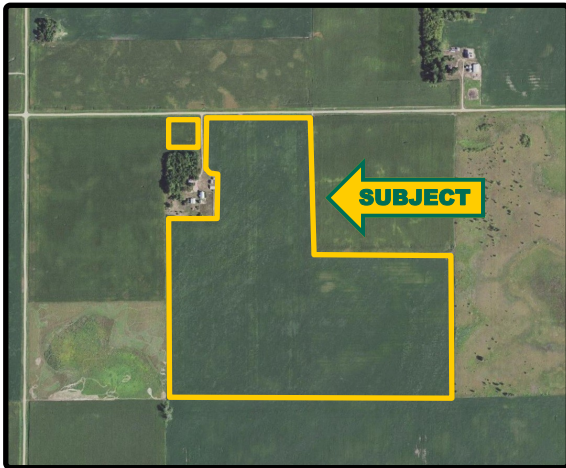
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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, November 3, 2022** to attend auction.

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



**Acres**

Subject - 114.37 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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## **Make the Most of Your Farmland Investment**

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