

Land Auction

ACREAGE:

160.00 Acres, m/l
Renville County, MN

DATE:

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

LOCATION:

Max's Grill
Olivia, MN

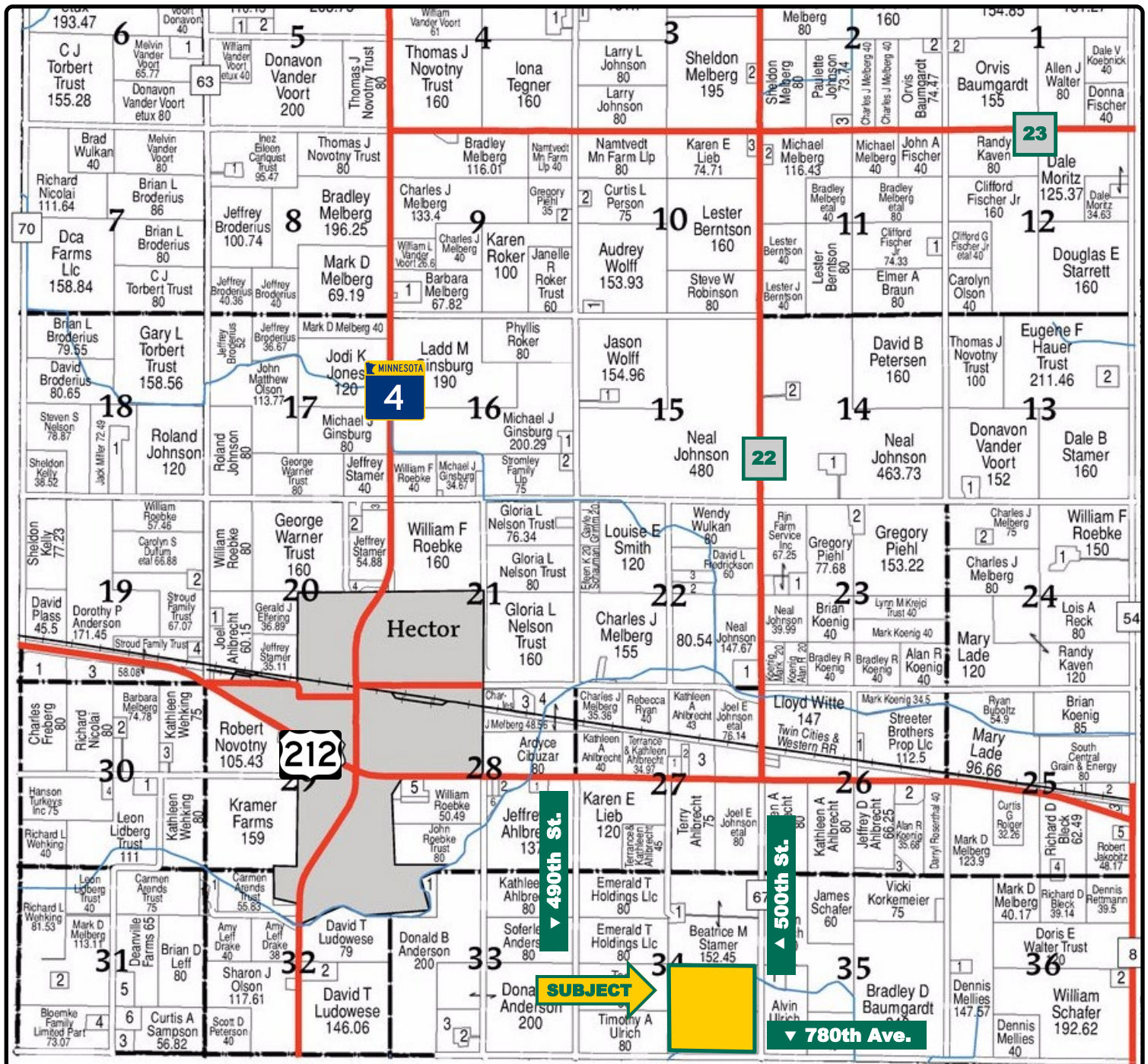


Property Key Features

- Schultz Family Farm
- Quality Farmland with Open Ditch Outlet - JD 11
- Excellent Soil Productivity with a 92.00 CPI Rating

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
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Mankato, MN 56001
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FSA/Eff. Crop Acres:	142.77
Corn Base Acres:	100.85
Bean Base Acres:	39.98
Soil Productivity:	92.00 CPI

Property Information

160.00 Acres, m/l

Location

From Hector: intersection of Hwy 4 and Hwy 212, head east on Hwy 212 for 1.20 miles to 490th St., then south 1.5 miles to 780th Ave., then east 0.70 miles. The farm is on the north side of 780th Ave. at 500th St.

Legal Description

SE¼, Section 34, Township 115 North, Range 32 West of the 5th P.M., Renville Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
Ag Non-Hmstd Taxes: \$5,871.42
Special Assessments: \$364.58

Total 2022 Real Estate Taxes: \$6,236.00
Net Taxable Acres: 160.00
Tax Parcel ID #s: 14-00460-00 & 14-00450-00

Lease Status

Leased through 2022 crop year.

FSA Data

Farm Number 9543, Tract 2633
FSA/Eff. Crop Acres: 142.77
Corn Base Acres: 100.85
Corn PLC Yield: 165 Bu.
Bean Base Acres: 39.98
Bean PLC Yield: 51 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland.
PCNW-Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Harps, Okoboji-Canisteo and Crippin. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.00. 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 slight roll.

Drainage

Some tile. Part of JD 11. Maps available, contact agent.

Drainage Agreement

There is a drainage agreement that runs with property. Contact agent for details.

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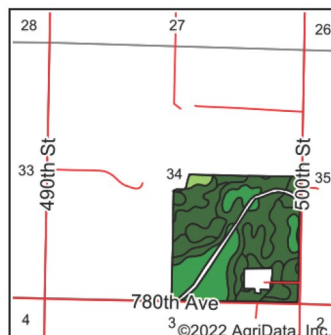
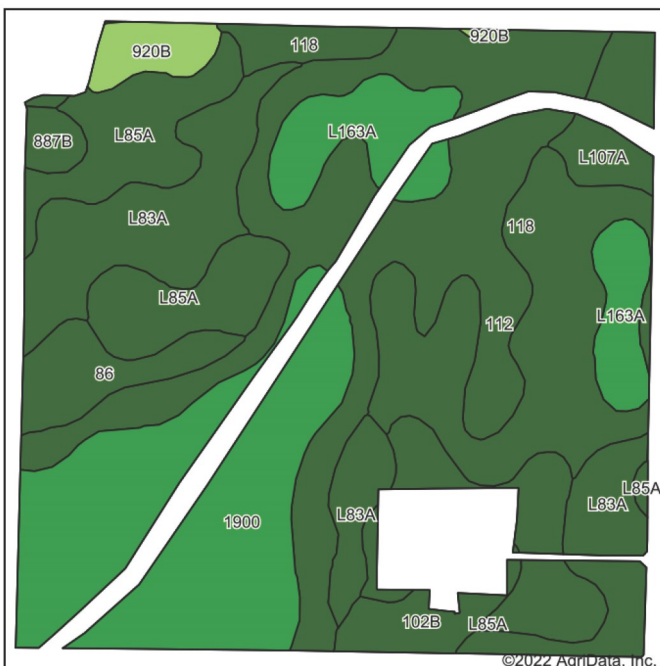
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State: **Minnesota**
County: **Renville**
Location: **34-115N-32W**
Township: **Hector**
Acres: **142.77**
Date: **10/6/2022**



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
112	Harpis clay loam, 0 to 2 percent slopes	31.30	21.9%		IIw	90
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	26.01	18.2%		IIIw	86
118	Crippin loam, 1 to 3 percent slopes	20.41	14.3%		Ie	100
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.88	13.9%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	19.83	13.9%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	9.50	6.7%		IIIw	86
86	Canisteo clay loam, 0 to 2 percent slopes	4.61	3.2%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	3.93	2.8%		IIw	91
102B	Clarion loam, 2 to 6 percent slopes	3.13	2.2%		Ile	95
920B	Clarion-Storden-Hawick complex, 2 to 6 percent slopes	2.82	2.0%		Ile	72
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.35	0.9%		Ile	92
Weighted Average					1.97	92

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

Dwelling

There is an uninhabitable dwelling on this property.

Water & Well Information

There is one sealed well on the property.

Septic

There is a septic onsite. Subject to disclosures and addendums. Contact agent for details.

Comments

This is a high-quality Renville County farm with excellent soil productivity and open ditch outlet.

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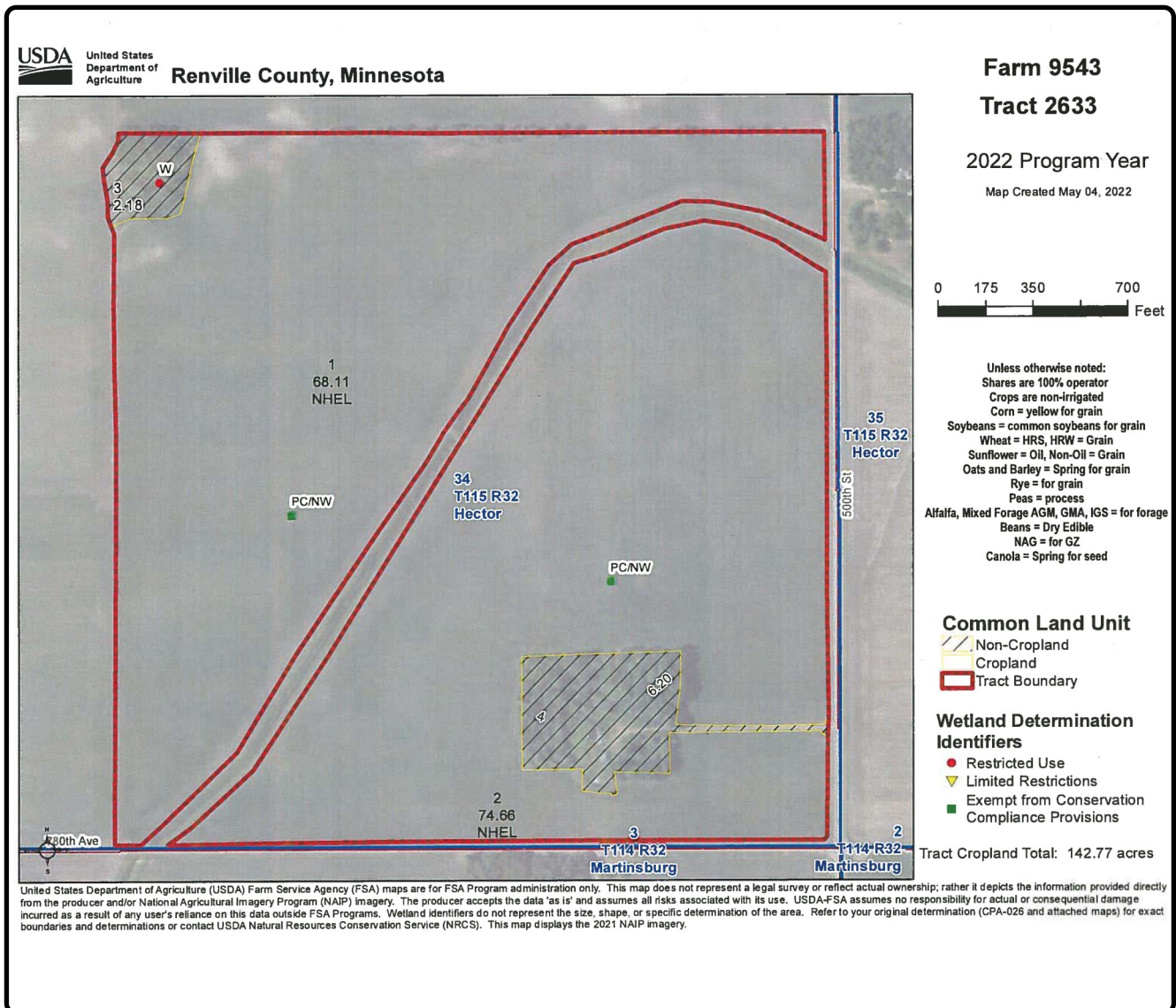
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Southeast Looking Northwest



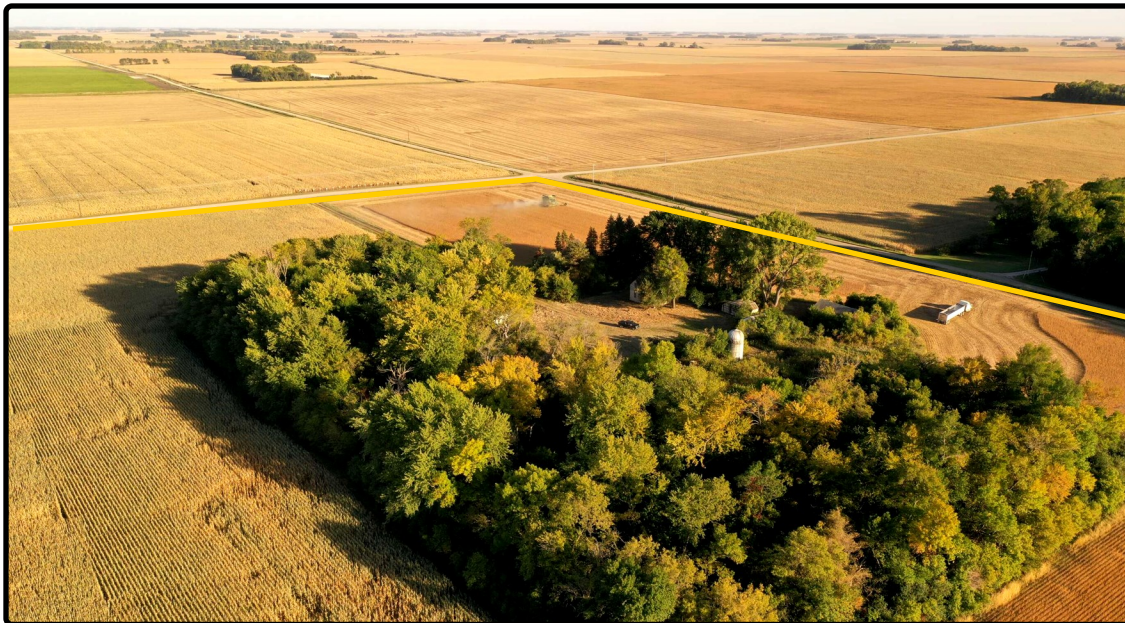
Northeast Looking Southwest



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Building Site



Northwest Looking Southeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Nov. 10, 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. 11, 2022**

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

Site: **Max's Grill**
2425 West Lincoln Ave.
Olivia, MN 56277

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thur., November 10, 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

Kevin M. & Pamela S. Schultz, Craig D. Schultz, Kathryn A. Applebee, Gail D. Lee and Keith J. & Jean M. Schultz

Agency

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

Auctioneer

Geoff Mead

Attorney

Jason Thiemann
Melchert, Hubert, Sjodin PLLP

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 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. 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

160.00 Acres in 1 Parcel - 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 Thur., November 10, 2022** to attend auction.

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



Acres

Subject - 160.00Ac., 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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