

Land Auction

ACREAGE:

129.97 Acres, m/l
In 2 parcels
Watonwan County, MN

DATE:

November 17, 2022
11:00 a.m.
Register to Attend

LOCATION:

American Legion
St James, MN



Parcel

1

.....
72.85 Ac.

Parcel

2

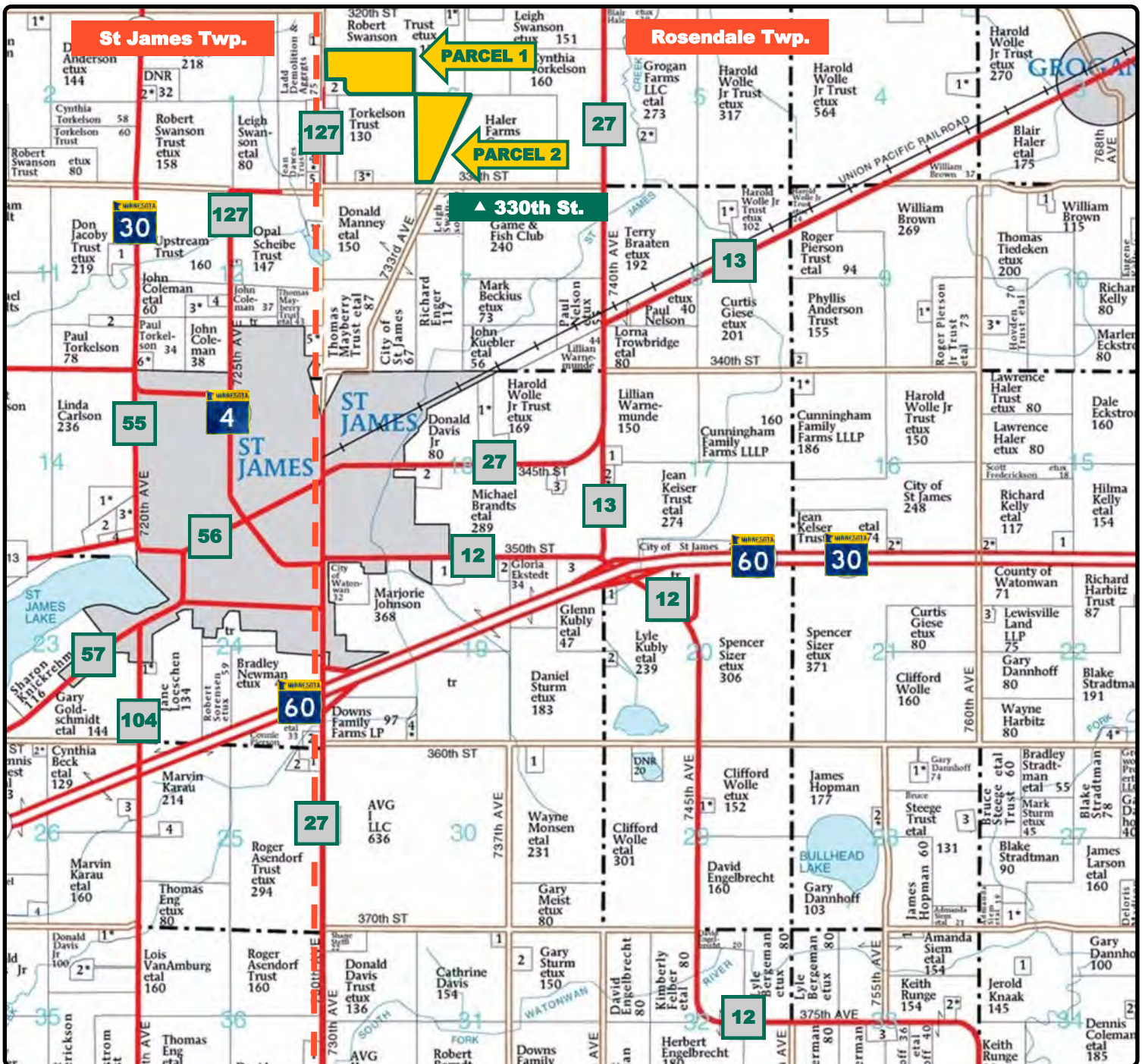
.....
57.12 Ac.

Property Key Features

- Available for 2023 Crop Year
- Two Parcels of Quality Watonwan County Farmland
- County Ditch #26 Outlet

Darrell Hylén, ALC
Licensed Salesperson in MN
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Parcel 1

FSA/Eff. Crop Acres: 72.25*
Corn Base Acres: 33.46*
Bean Base Acres: 32.96*
Soil Productivity: 68.20 CPI

**Acres are estimated.*

Parcel 1 Property Information 72.85 Acres, m/l

Location

From St James: Go 1 mile north on Hwy. 4, then east on Co. Rd. 127 / 330th St. for 1 mile, head north on Co. Rd. 127 for ½ mile. The farm is on the east side of the road.

Legal Description

72.85 acres government lot 5, less 7.15 acres, and government lot 6, all in Section 6, Township 106 North, Range 31 West of the 5th P.M., Watonwan Co., MN.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2022
 Ag Non-Hmstd Taxes: \$2,657.00
 Special Assessments: \$20.00
 Total 2022 Real Estate Taxes: \$2,677.00
 Net Taxable Acres: 72.85
 Tax per Net Taxable Acre: \$36.75
 Tax Parcel ID #: R10.006.0305

FSA Data

Farm Number 6325, Tract 5904
 FSA/Eff. Crop Acres: 72.25*
 Corn Base Acres: 33.46*
 Corn PLC Yield: 151 Bu.
 Bean Base Acres: 32.96*
 Bean PLC Yield: 40 Bu.
**Acres are estimated pending reconstitution of farm by the Watonwan County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Dickman, Litchfield, and Grogan. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 68.20. 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

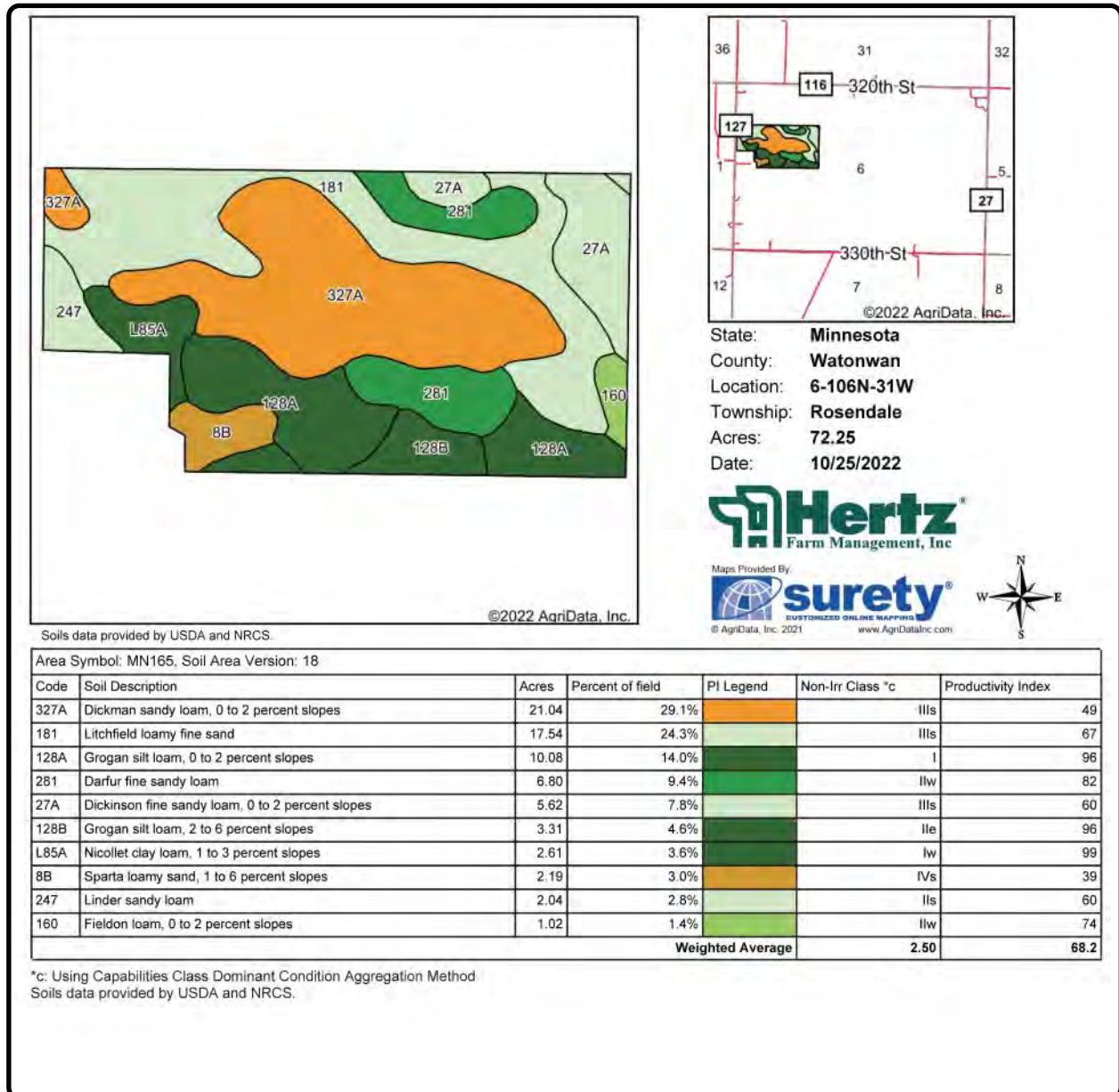
Level to slight roll.

Drainage

Some tile. Contact agent for maps.

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Buildings/Improvements

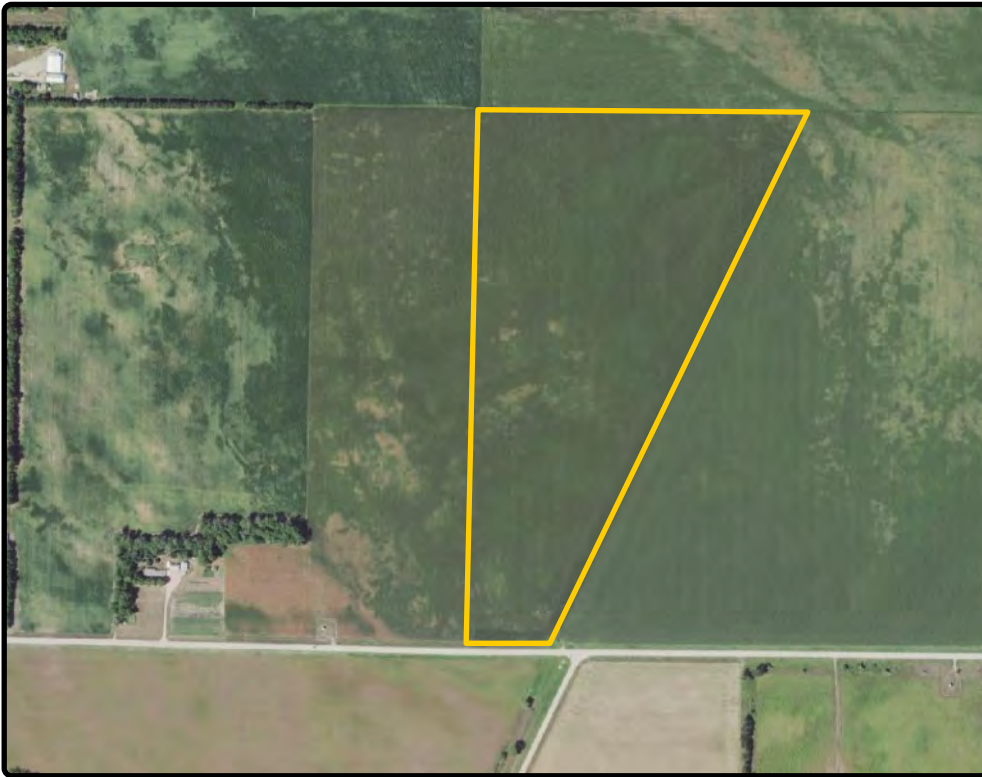
None.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres:	57.60*
Corn Base Acres:	26.68*
Bean Base Acres:	26.26*
Soil Productivity:	85.00 CPI

**Acres are estimated.*

Parcel 2 Property Information 57.12 Acres, m/l

Location

From St James: Go 1 mile north on Hwy. 4, head east on Co. Rd. 127 / 330th St. for 1¼ mile. The farm is on the north side of the road.

Legal Description

57.12 acres government lots 10 and 15 W of RR 6, Section 6, Township 106 North, Range 31 West of the 5th P.M., Watonwan Co., MN.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$2,814.00
Net Taxable Acres: 57.12
Tax per Net Taxable Acre: \$49.26
Tax Parcel ID #: R10.006.0310

FSA Data

Farm Number 6325, Tract 5904
FSA/Eff. Crop Acres: 57.60*
Corn Base Acres: 26.68*
Corn PLC Yield: 151 Bu.
Bean Base Acres: 26.26*
Bean PLC Yield: 40 Bu.
**Acres are estimated pending reconstitution of farm by the Watonwan County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Shandep, Fieldon, and Crippin. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 85.00. 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

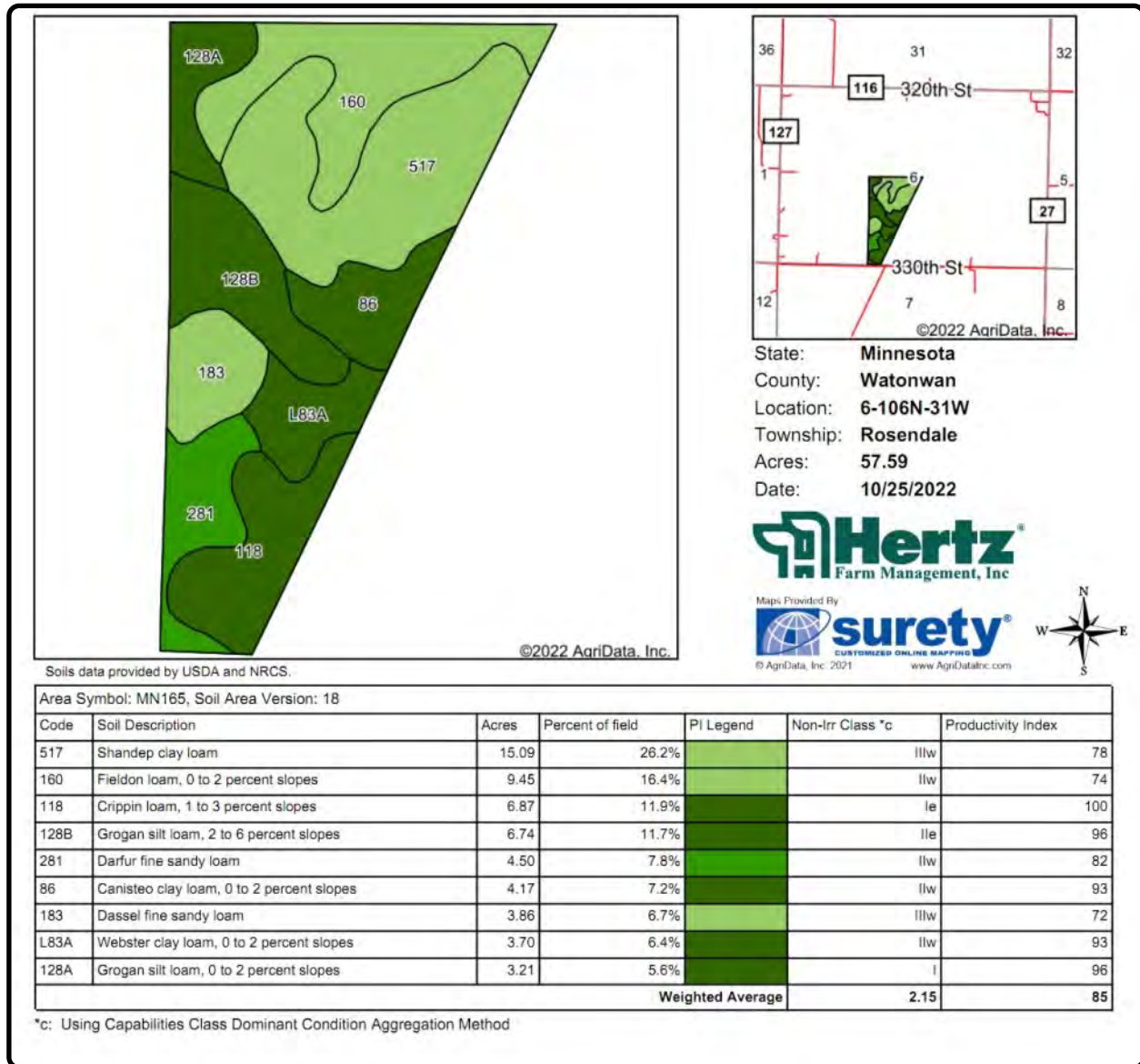
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Buildings/Improvements

None.

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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USDA United States
Department of
Agriculture

Watonwan County, Minnesota

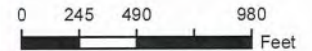


Farm 6325

Tract 5904




2022 Program Year

Map Created April 05, 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: 129.85 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 - West looking East



Parcel 1 - Northeast looking Southwest



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Parcel 2 - South looking North



Parcel 2 - North looking South



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Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Nov. 16, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Thurs. Nov. 17, 2022**

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

Site: **American Legion**
620 1st Ave. S
St James, MN 56081

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday November 16, 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

Rita A. Mays
Theodore R. & Wendy S. Mays

Agency

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

Auctioneer

Darrell Hylén

Attorney

Zachary Strom
Sunde, Olson, Kircher, & Zender

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 20, 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 March 12, 2023. 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

129.97 Acres in 2 Parcels - Watonwan 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.

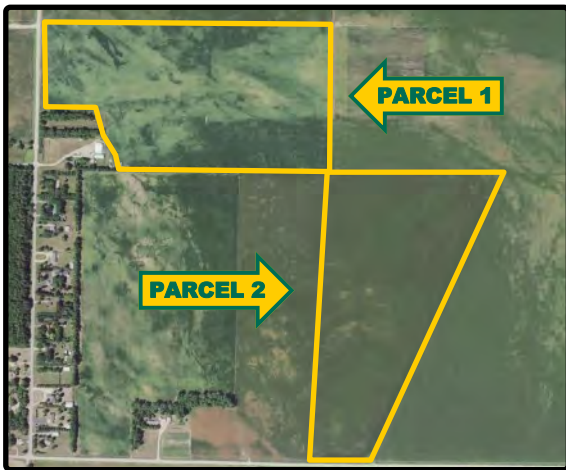
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, November 16, 2022** to attend auction.

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



Acres

Parcel 1 - 72.85 Ac., m/l
Parcel 2 - 57.12 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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