

Land Auction

ACREAGE:

200.00 Acres, m/l
In 2 parcels
Redwood County, MN

DATE:

November 18, 2022
11:00 a.m.
Register to Attend

LOCATION:

Redwood Falls Community Center
Redwood Falls, MN

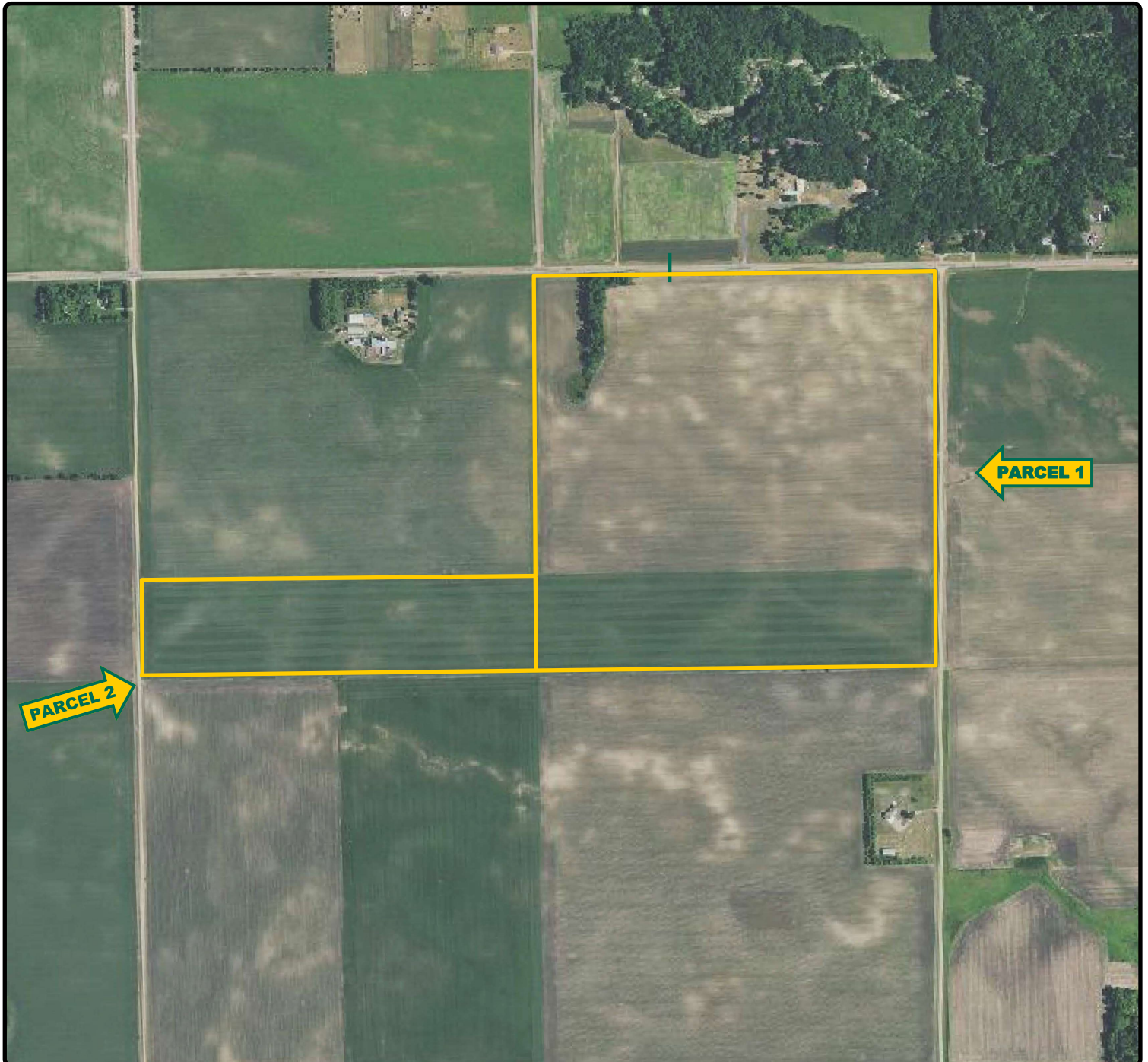


Property Key Features

- Highly Productive Farmland with a CPI of 90.00
- Offered as Two Separate Parcels or Combined
- County Tile Outlet

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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



Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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



Parcel 1

FSA/Eff. Crop Acres: 154.00*

Corn Base Acres: 76.64*

Bean Base Acres: 45.68*

Soil Productivity: 90.00 CPI

**Acres are estimated.*

Parcel 1 Property Information 160.00 Acres, m/l

Location

From Redwood Falls: Go east on Hwy. 24 for 3 miles. The farm is on the south side of the road.

Legal Description

NE¼ Section 10, Township 112 North, Range 35 West of the 5th P.M., Redwood Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$5,608.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$35.05
Tax Parcel ID #: 62-010-1020

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 9886, Tract 3650
FSA/Eff. Crop Acres: 154.00*
Corn Base Acres: 76.64*
Corn PLC Yield: 125 Bu.
Bean Base Acres: 45.68*
Bean PLC Yield: 30 Bu.

**Acres are estimated pending reconstitution of farm by the Redwood 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 Amiret-Swanlake, Canisteo, and Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 90.00. 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

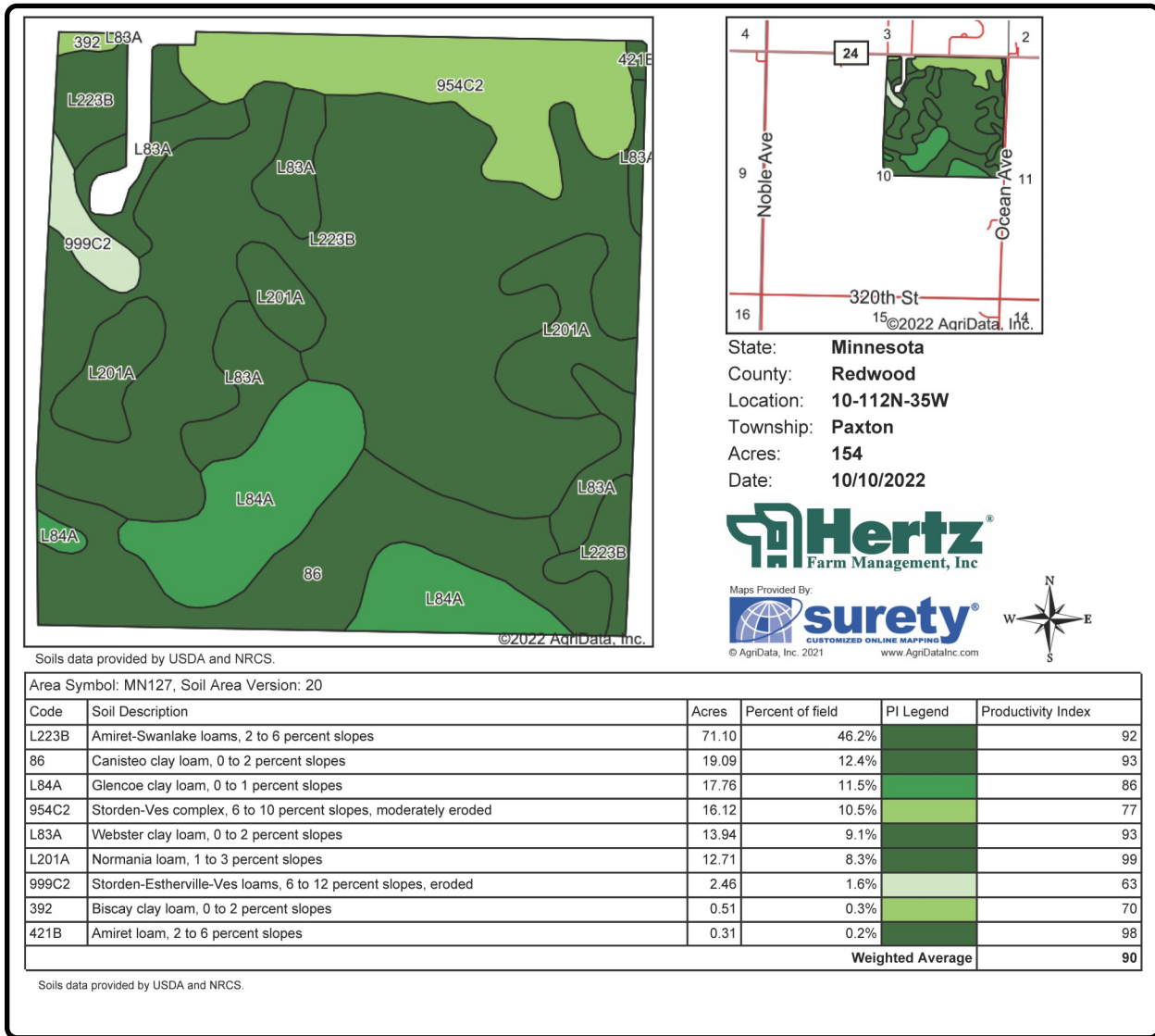
Level to sloping.

Drainage

Some tile. Contact agent for maps. Parcel is part of County Ditch # 22 with tile mains and submains.

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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



Buildings/Improvements

None.

Comments

This Parcel contains a 2.60-acre woodlot.

Water & Well Information

None.

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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



Parcel 2

FSA/Eff. Crop Acres: 39.50*
Corn Base Acres: 19.16*
Bean Base Acres: 11.42*
Soil Productivity: 89.80 CPI

**Acres are estimated.*

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Redwood Falls: Go 2¼ miles east on Hwy. 24, then head south on Noble Ave. for ¾ mile. The farm is on the east side of the road.

Legal Description

S½ of the S½ of the NW¼, Section 10, Township 112 North, Range 35 West of the 5th P.M., Redwood Co., MN.

Real Estate Tax

Taxes Payable in 2022
 Ag Non-Hmstd Taxes: \$1,472.00
 Net Taxable Acres: 40.00
 Tax per Net Taxable Acre: \$36.80
 Tax Parcel ID #: 62-010-2040

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 9886, Tract 3650
 FSA/Eff. Crop Acres: 39.50*
 Corn Base Acres: 19.16*
 Corn PLC Yield: 125 Bu.
 Bean Base Acres: 11.42*
 Bean PLC Yield: 30 Bu.

**Acres are estimated pending reconstitution of farm by the Redwood 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 Canisteo, Glencoe, and Storden-Estherville-Ves. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 89.80. 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

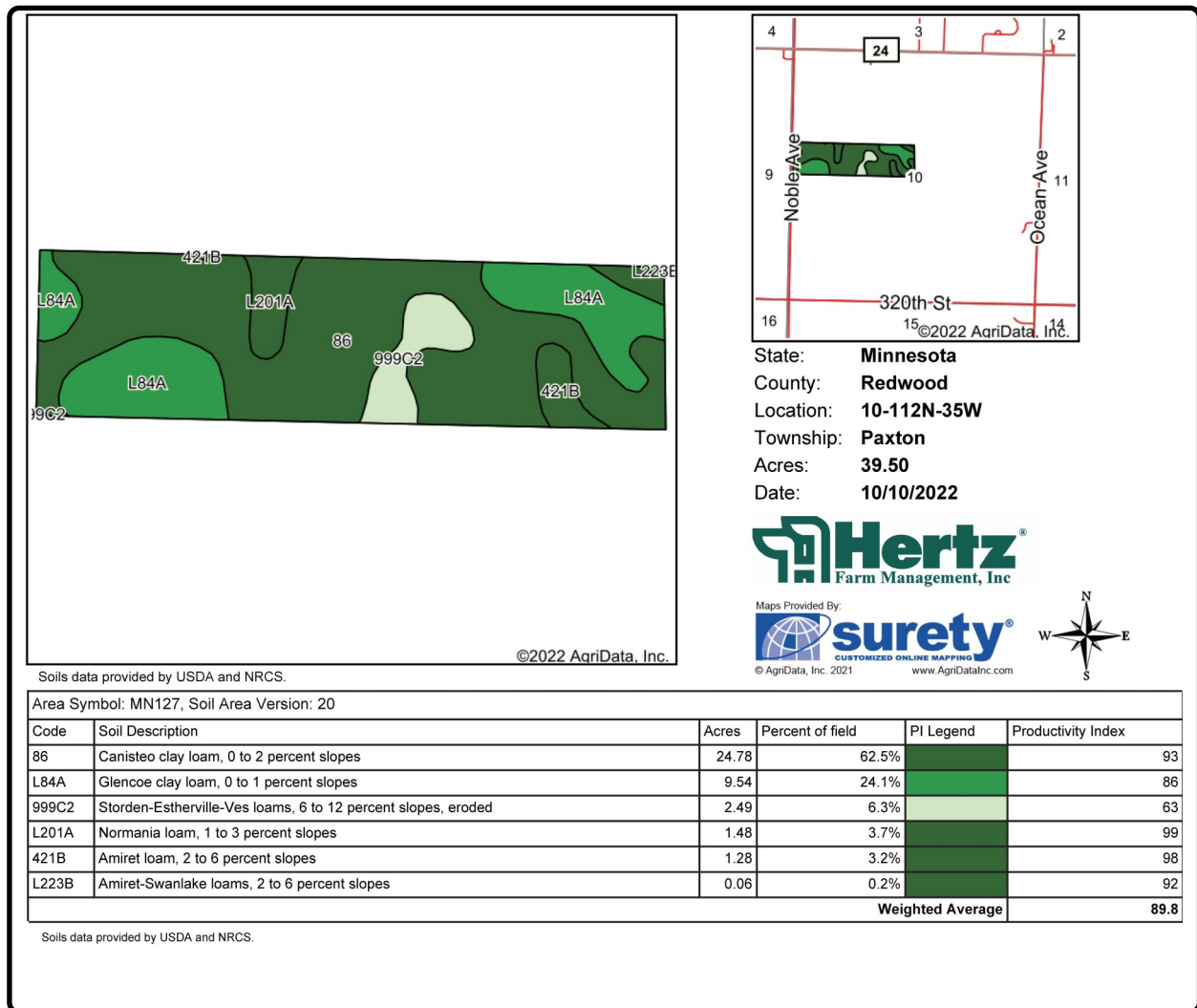
Level to sloping.

Drainage

Some tile. Contact agent for maps. Parcel is part of County Ditch # 22 with tile mains and submains.

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.

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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

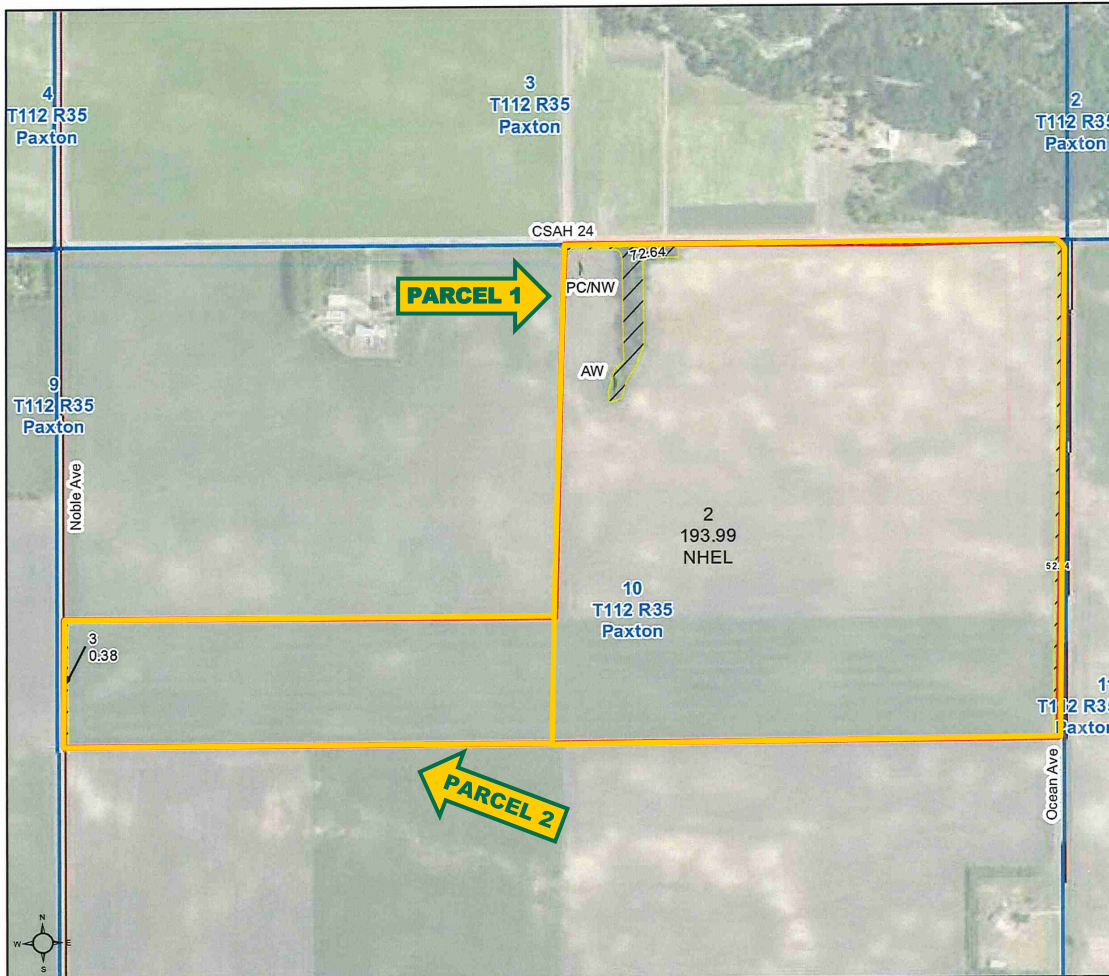
Parcel 1 - 154.00 Estimated FSA/Eff. Crop Acres

Parcel 2 - 39.50 Estimated FSA/Eff. Crop Acres



United States
Department of
Agriculture

Redwood County, Minnesota

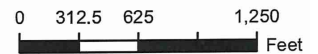


Farm 9886

Tract 3650

2022 Program Year

Map Created April 07, 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: 193.99 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.

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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

Parcel 1 - Looking West



Parcel 1 - Looking West



Parcel 2 - Looking East



Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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

Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Nov. 17, 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. 18, 2022**

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

Site: **Redwood Falls
Community Center
901 East Cook St.
Redwood Falls, MN 56283**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, November 17, 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 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.

Seller

Debra Gill, Lynn Struck, & Beth Doeden - Von Seggern

Agency

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

Auctioneer

Rick Hauge, ALC

Attorney

Frank Munshower
Estebo, Frank & Munshower 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 December 19, 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.

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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

Bidder Registration Form

200.00 Acres in 2 Parcels - 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.

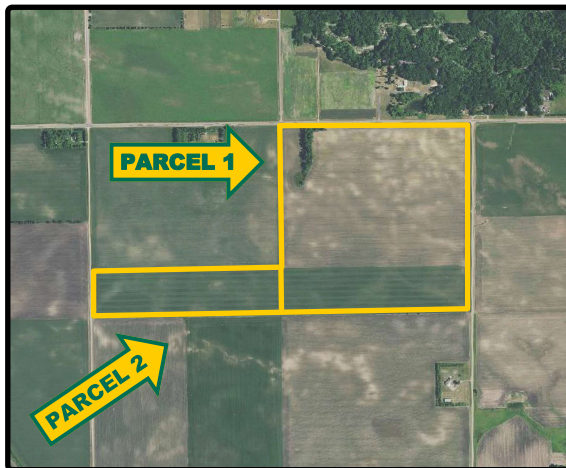
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 17, 2022** to attend auction.

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



Acres

Parcel 1 - 160.00 Ac., m/l

Parcel 2 - 40.00 Ac., m/l

Combination of Parcels 1 & 2

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).

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals