

Land Auction

ACREAGE:

472.50 Acres, m/l
In 3 parcels
Faribault County, MN

DATE:

November 16, 2022
10:00 a.m.
Register to Attend

LOCATION:

Wells Community Building
Wells, MN

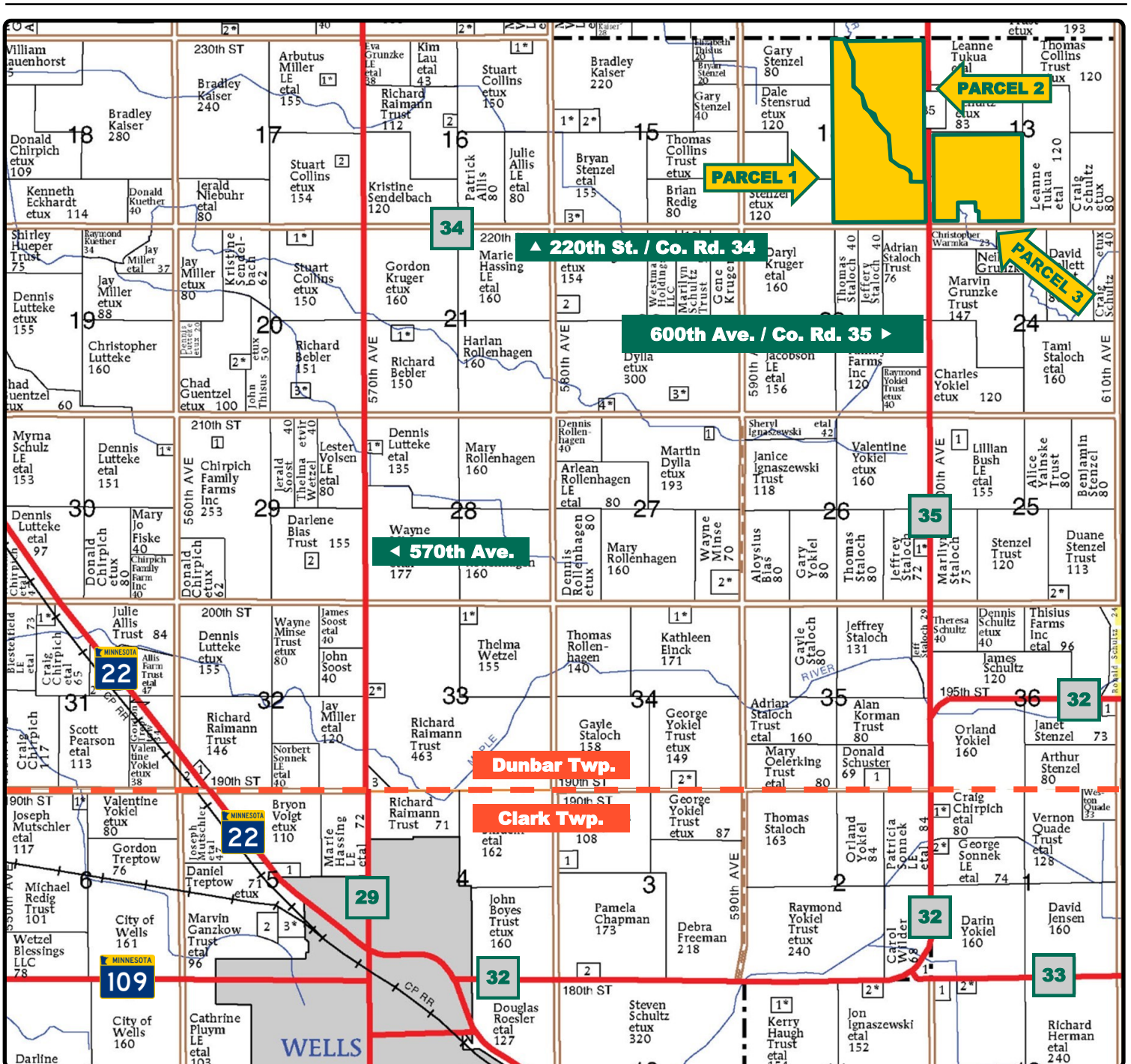


Property Key Features

- High-Quality Farmland with an Average CPI of 93.80
- Property Offered in Three Parcels
- Quality Tile Outlets with Substantial Tiling

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

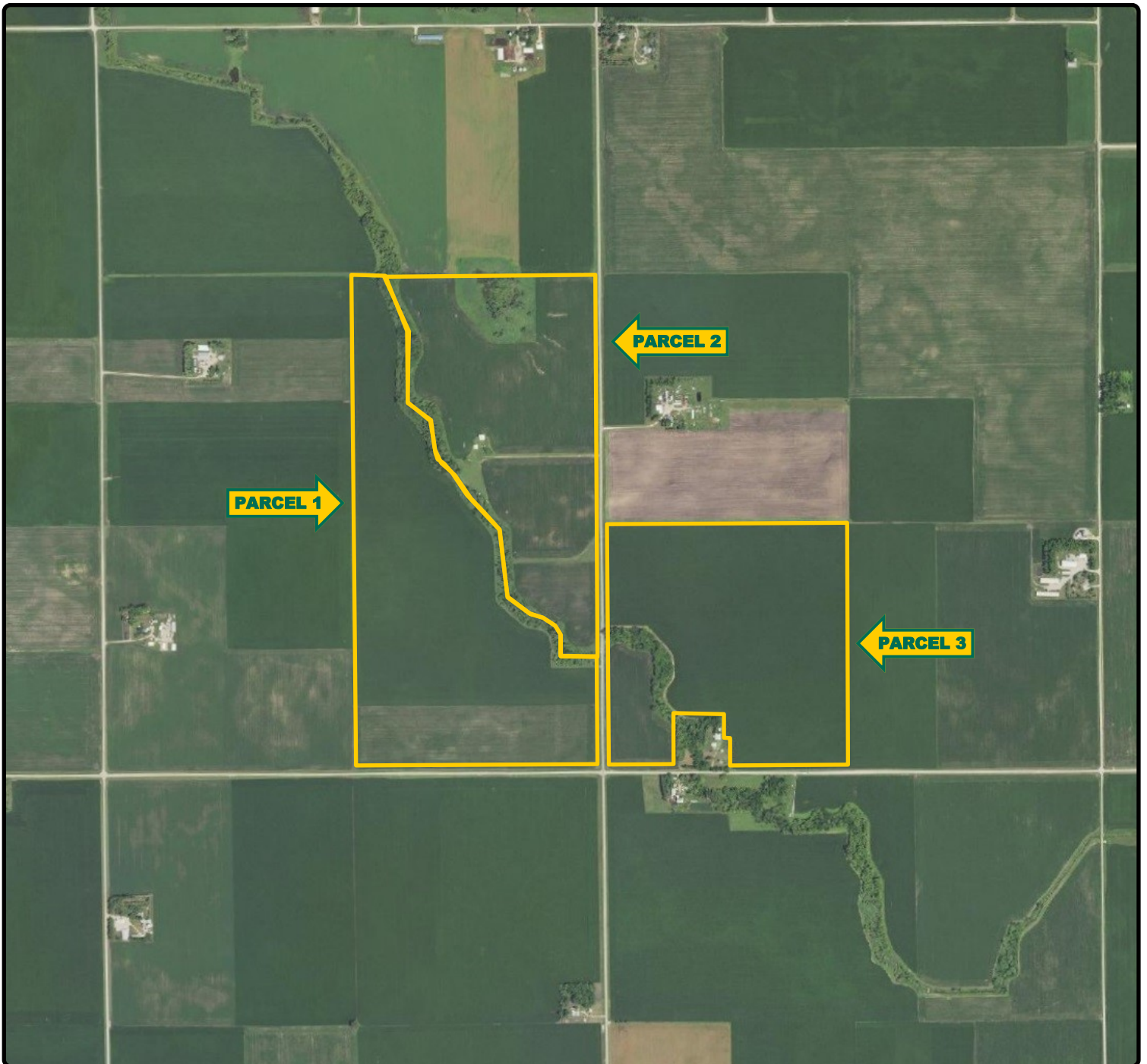
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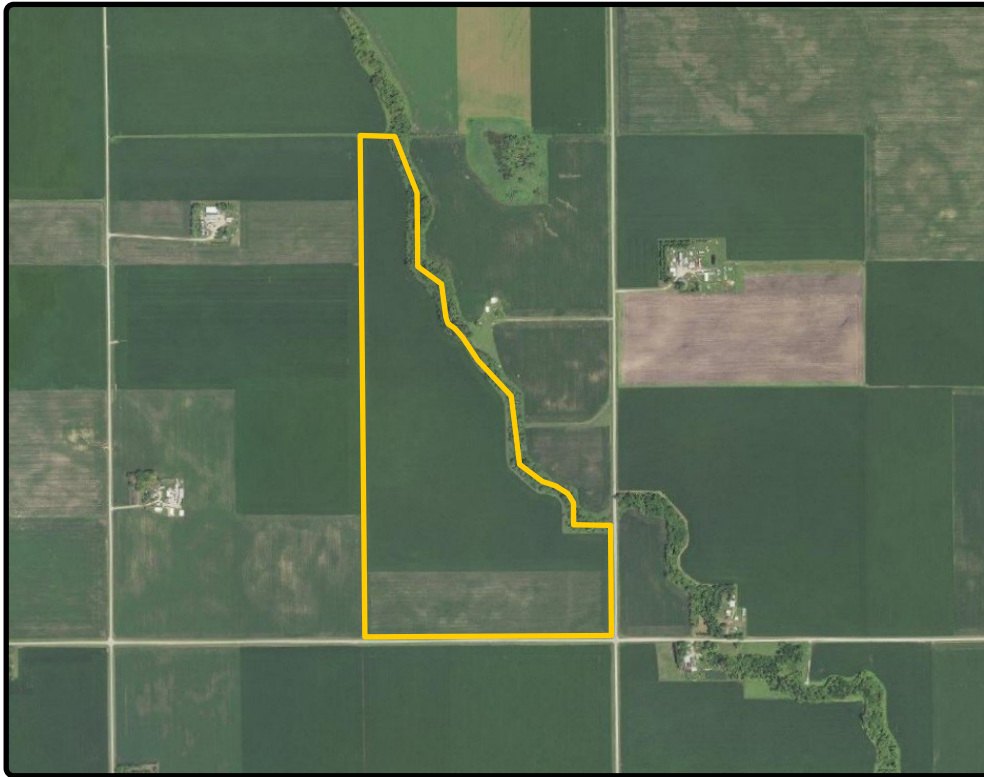
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Parcel 1

FSA/Eff. Crop Acres: 164.05*
Corn Base Acres: 77.37*
Bean Base Acres: 72.00*
Soil Productivity: 92.30 CPI

**Acres are estimated.*

Parcel 1 Property Information 177.00 Acres, m/l

Location

From Wells: Go north on 570th Ave. for 4 miles, head east on Co. Rd. 34 / 220th St. for 3 miles. The farm is on the north side of the road.

Legal Description

E½ lying west of centerline of Big Cobb River, Section 14, Township 104 North, Range 24 West of the 5th P.M., Faribault Co., MN.

Lease Status

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

Real Estate Tax

Taxes Payable in 2022
 Ag & RVL Non-Hmstd Taxes: \$6,792.00*
 Net Taxable Acres: 177.00
 Tax per Net Taxable Acre: \$38.37*
 Tax Parcel ID #: R06.014.0100

**Taxes estimated pending tax parcel split. Faribault County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 320, Tract 3098
 FSA/Eff. Crop Acres: 164.05*
 Corn Base Acres: 77.37*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 72*
 Bean PLC Yield: 46 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Webster, and Clarion. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.30. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

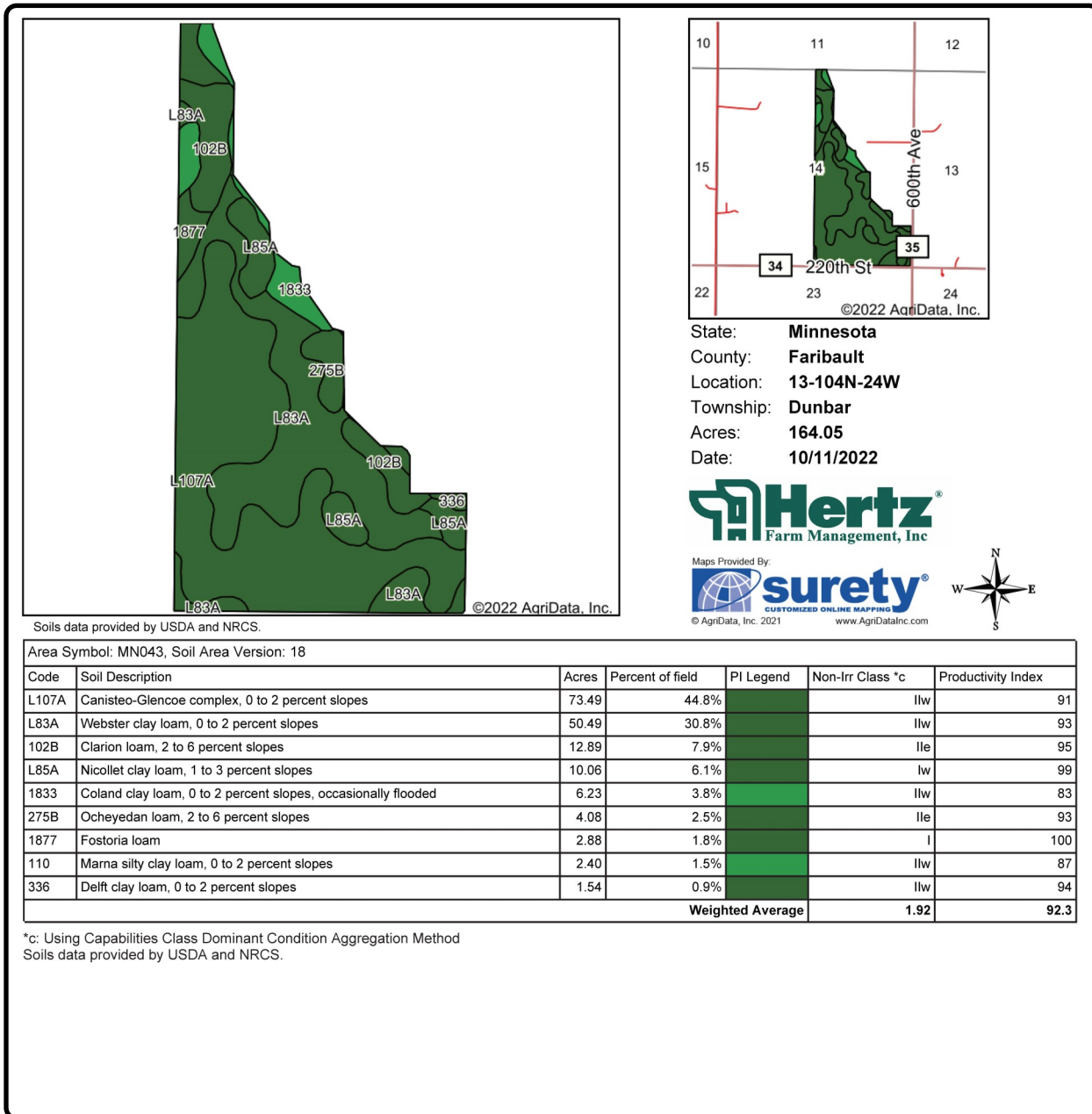
Land Description

Level to rolling.

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Parcel 1 - 164.05 Estimated FSA/Eff. Crop Acres



Drainage

Some tile. See brochure for tile map.

Buildings/Improvements

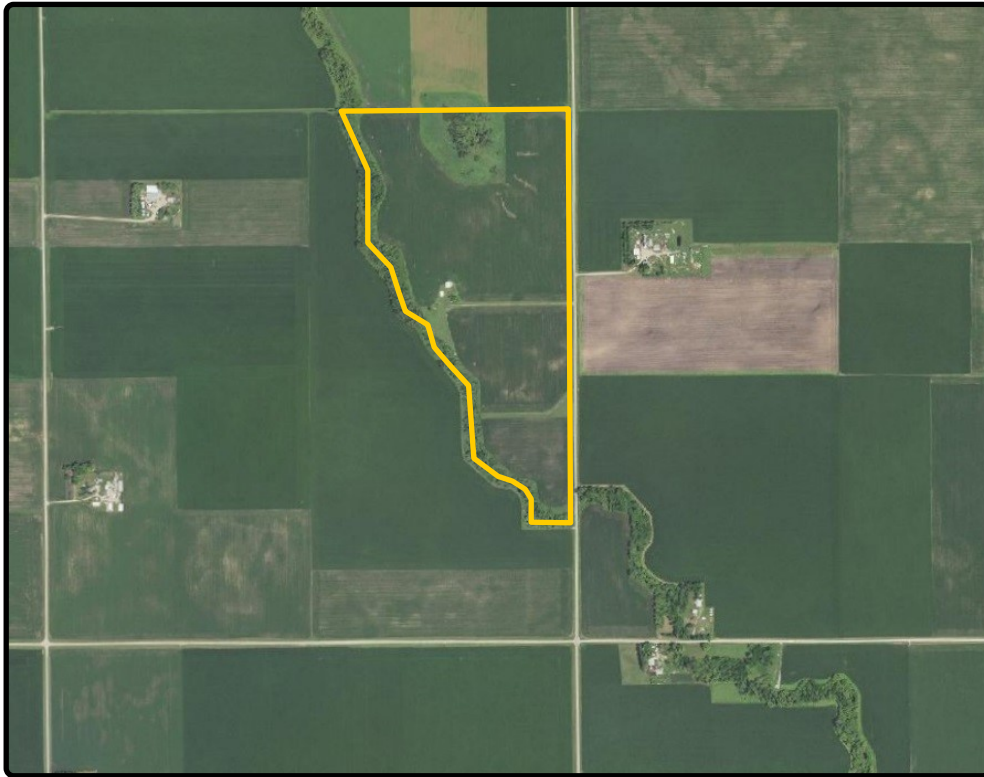
None.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres: 104.73*
Corn Base Acres: 49.43*
Bean Base Acres: 28.07*
Soil Productivity: 94.70 CPI

**Acres are estimated.*

Parcel 2 Property Information 143.00 Acres, m/l

Location

From Wells: Go north on 570th Ave. for 4 miles, head east on Co. Rd. 34 / 220th St. for 3 miles, head north on Co. Rd. 35 / 600th Ave. for ½ mile. The farm is on the west side of the road.

Legal Description

E½ lying east of centerline of Big Cobb River, Section 14, Township 104 North, Range 24 West of the 5th P.M., Faribault Co., MN.

Lease Status

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

Real Estate Tax

Taxes Payable in 2022
 Ag & RVL-Non Hmstd Taxes: \$4,500.00*
 Net Taxable Acres: 143.00*
 Tax per Net Taxable Acre: \$31.46*
 Tax Parcel ID #: R06.014.0100

**Taxes estimated pending tax parcel split. Faribault County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 320, Tract 3098
 FSA/Eff. Crop Acres: 104.73*
 Corn Base Acres: 49.43*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 28.07*
 Bean PLC Yield: 46 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster, Clarion, and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 94.70. 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.

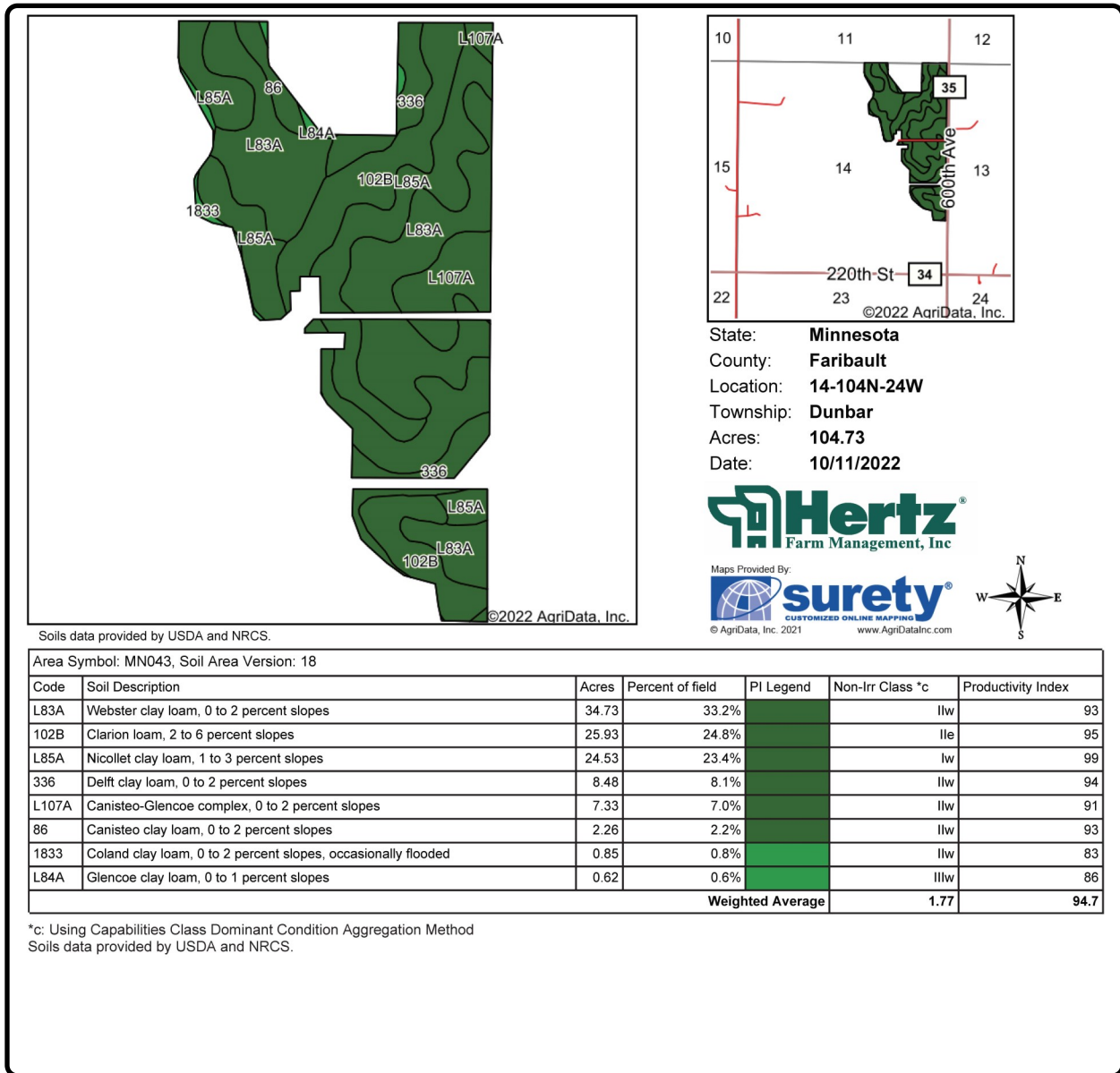
Drainage

Some tile. No map available.

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Parcel 2 - 104.73 Estimated FSA/Eff. Crop Acres



Buildings/Improvements

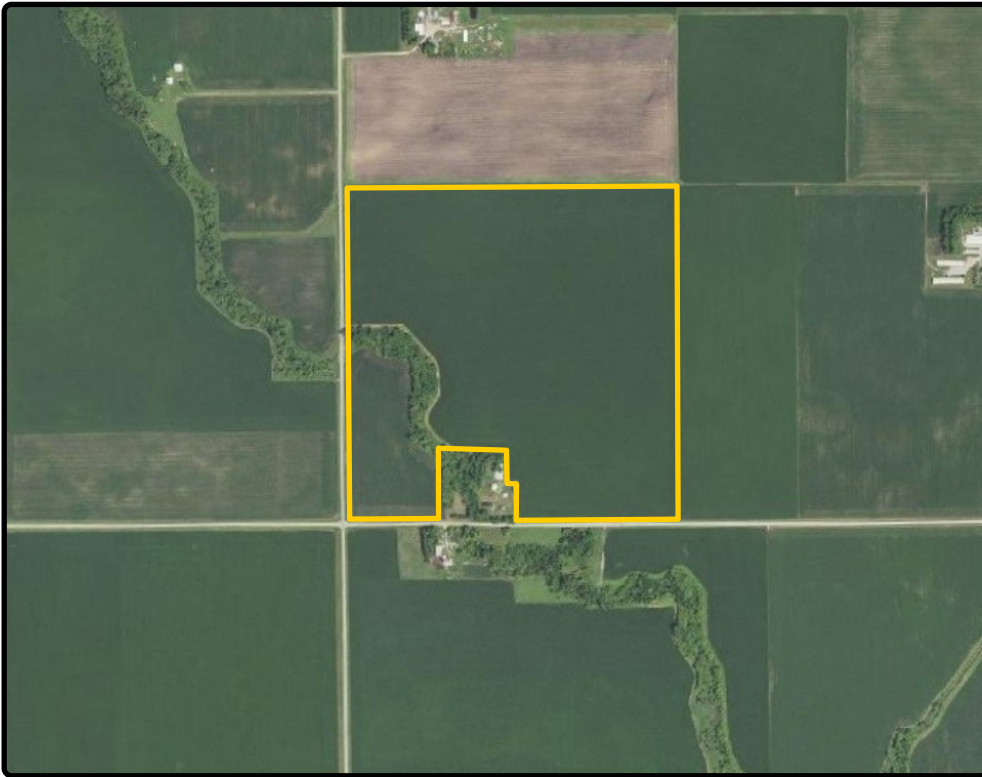
- 39' x 48' Barn
- 54' x 48' Machine Shed with 23'- 6" x 13'- 8" Sliding Door

Water & Well Information

None.

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Parcel 3

FSA/Eff. Crop Acres:	142.93
Corn Base Acres:	69.10
Bean Base Acres:	55.40
Soil Productivity:	94.50 CPI

Parcel 3 Property Information 152.50 Acres, m/l

Location

From Wells: Go north on 570th Ave. for 4 miles, then go east on Co. Rd. 34 / 220th St. for 3 miles. The farm is on the north side of the road.

Legal Description

SW¼, excluding 7.5-acre building site, Section 13, Township 104 North, Range 24 West of the 5th P.M., Faribault Co., MN.

Lease Status

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

Real Estate Tax

Taxes Payable in 2022
Res. on Ag, Ag, & RVL Non-Hmstd
Taxes: \$6,380.00*
Net Taxable Acres: 152.50*
Tax per Net Taxable Acre: \$41.83*
Tax Parcel ID #: R06.013-0500
**Taxes estimated pending survey of property. Faribault County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 323, Tract 3109
FSA/Eff. Crop Acres: 142.93
Corn Base Acres: 69.10
Corn PLC Yield: 177 Bu.
Bean Base Acres: 55.40
Bean PLC Yield: 48 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster, Nicollet, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.50. See soil map for details.

Mineral Rights

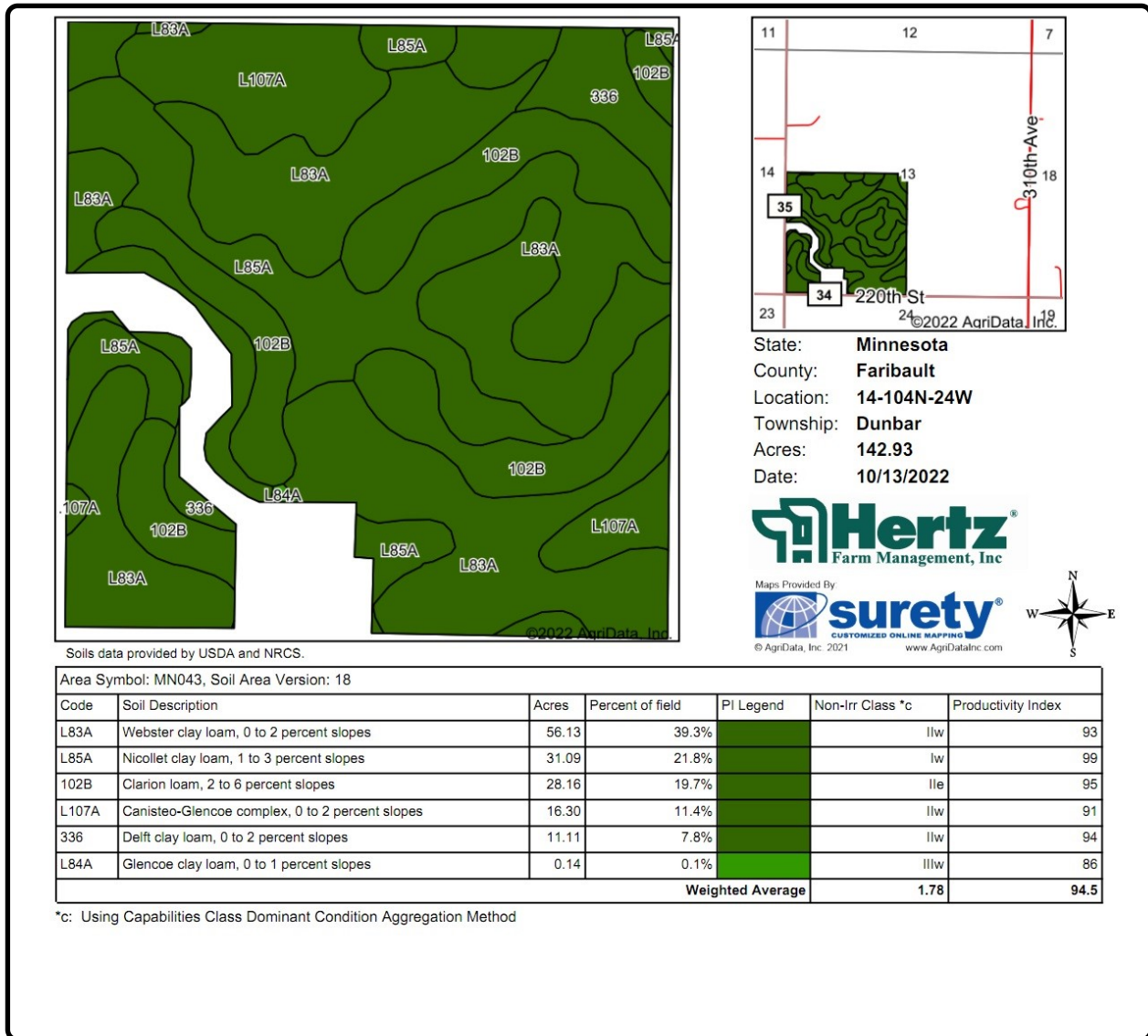
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

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Drainage

Natural with some tile. See brochure for tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

This parcel is subject to survey. Final sale price will be adjusted up/down based on final surveyed acres.

Comments

High-quality Faribault County farmland.

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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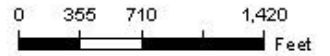
Faribault County, Minnesota

Farm 320

Tract 3098




2022 Program Year

Map Created May 09, 2022







Unless otherwise noted:
 Shades are 100% open or
 Cropland 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 = processed
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for G2
 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: 270.45 acres

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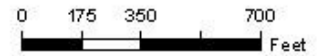
Faribault County, Minnesota

Farm 323

Tract 3109




2022 Program Year

Map Created May 09, 2022







- Unless otherwise noted:
 Shapes 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 A/GM, G/M, IGS = for forage
 Beans = Dry Edible
 NAG = for G2
 Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

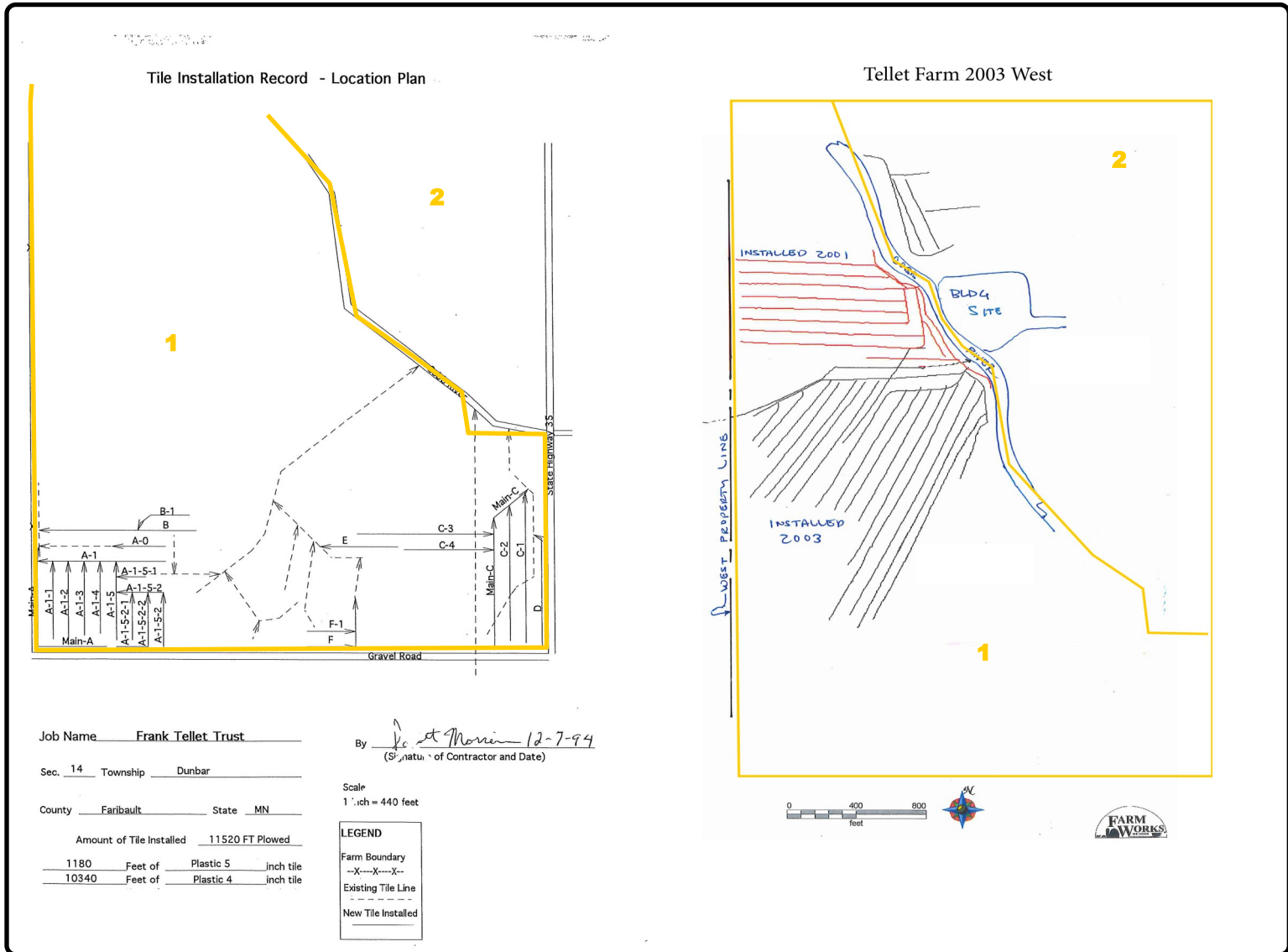
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 142.93 acres

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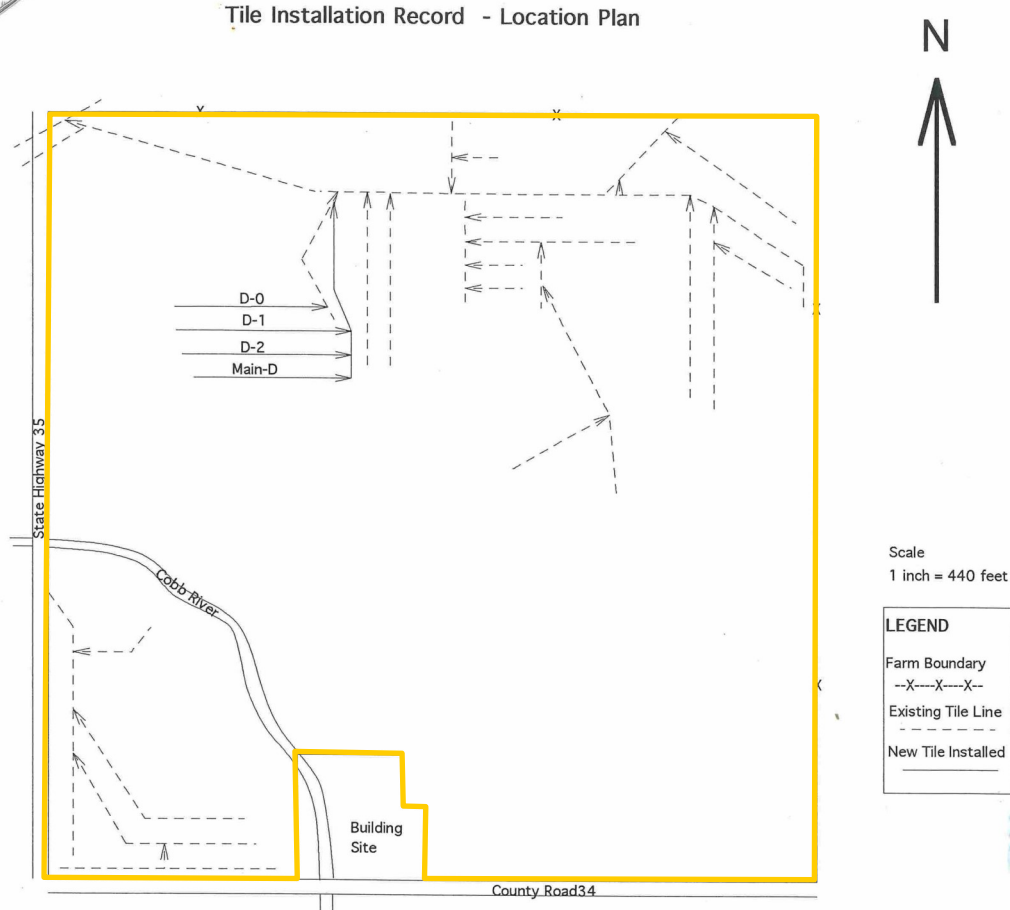
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Tile Installation Record - Location Plan



Job Name David Tellet

By Scott Morreim 12-7-94
(Signature of Contractor and Date)

Sec. 13 Township Dunbar

County Freeborn State MN

Amount of Tile Installed 2860 FT Plowed

2860 Feet of Plastic 4 inch tile
 _____ Feet of _____ inch tile
 _____ Feet of _____ inch tile
 _____ Feet of _____ inch tile
 _____ Feet of _____ inch tile

MORREIM DRAINAGE, INC.
Water Management Specialists

RR 2 Box 164
Albert Lea, MN 56007

Phone (507) 826-3449
Fax: (507) 826-3482

Water Management Maintains Water Quality

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Parcels 1 & 2 - Northwest Corner looking Southeast



Parcel 1 - Southwest Corner looking Northeast



Parcel 2 - Northeast Corner looking Southwest



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Parcel 2 - 54' x 48' Machine Shed



Parcel 2 - 39' x 48' Barn



Parcel 3 - Northwest Corner Looking Southeast



Parcel 3 - Northeast Corner looking Southwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Nov. 15, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Wed., Nov. 16, 2022**

Time: **10:00 a.m.**

Site: **Wells Community
Building
189 2nd St. SE
Wells, MN 56097**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, November 15, 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

- These parcels will be offered individually and not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Frank D. Tellett Trust, Mildred Tellett Trust, David P. Tellett Trust, & Lucille S. Tellett Trust - Nancy L. Tellett-Royce Trustee

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Michael Ostrem
Mulligan and Bjornnes 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 22, 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

472.50 Acres in 3 Parcels - Faribault 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 Tuesday, November 15, 2022** to attend auction.

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



Acres

Parcel 1 - 177.00 Ac., m/l
Parcel 2 - 143.00 Ac., m/l
Parcel 3 - 152.50 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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- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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