

# Land Auction

**ACREAGE:**

**108.20 Acres, m/l**  
Le Sueur County, MN

**DATE:**

**December 7, 2022**  
**10:00 a.m.**  
Register to Attend

**LOCATION:**

**First National Bank**  
Le Center, MN

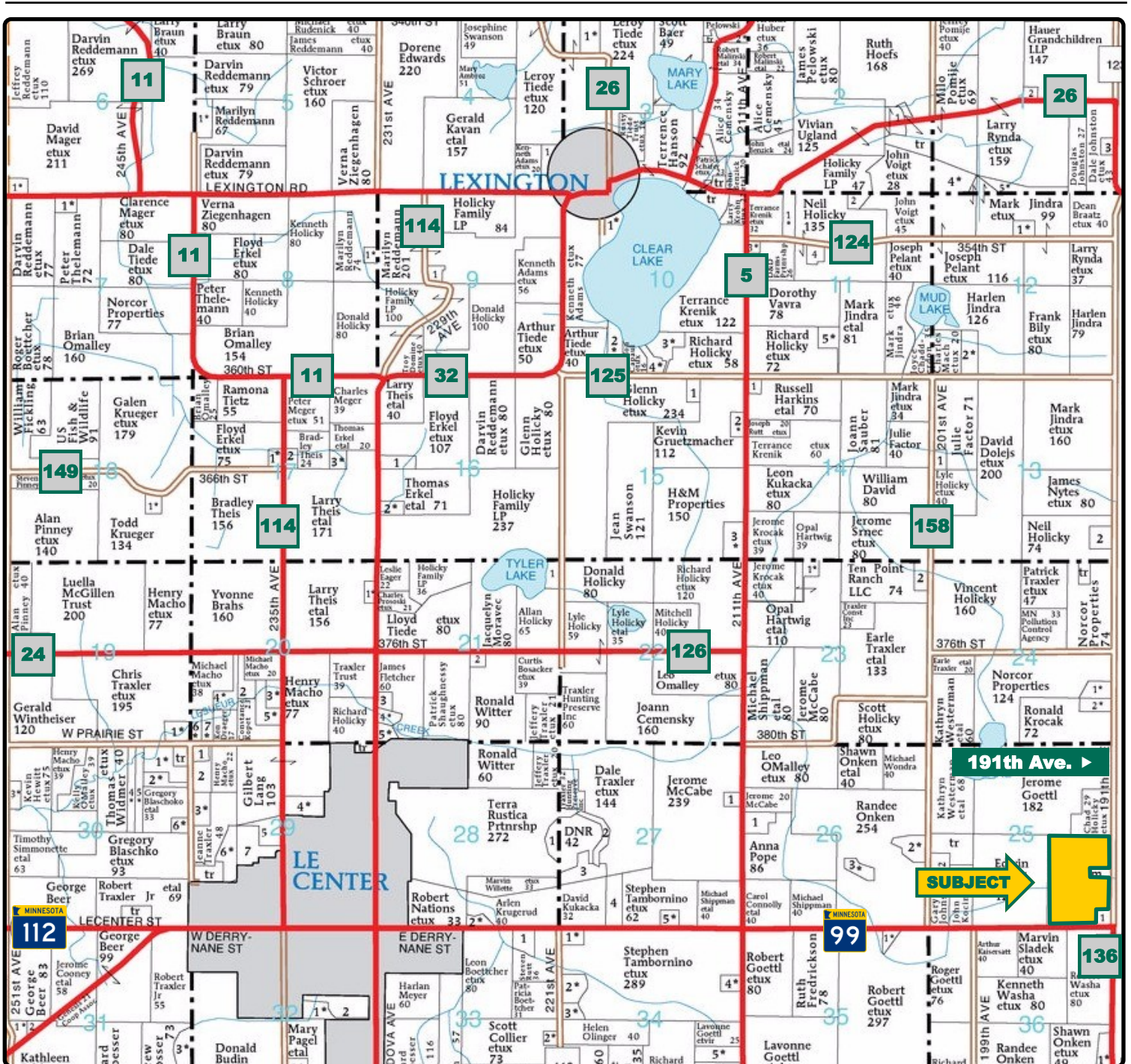


## Property Key Features

- Brostrom Family Farm
- CRP Contracts on 22.69 Acres Through September 2032
- Highly Productive Farm

**Darrell Hylén, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
[DarrellH@Hertz.ag](mailto:DarrellH@Hertz.ag)

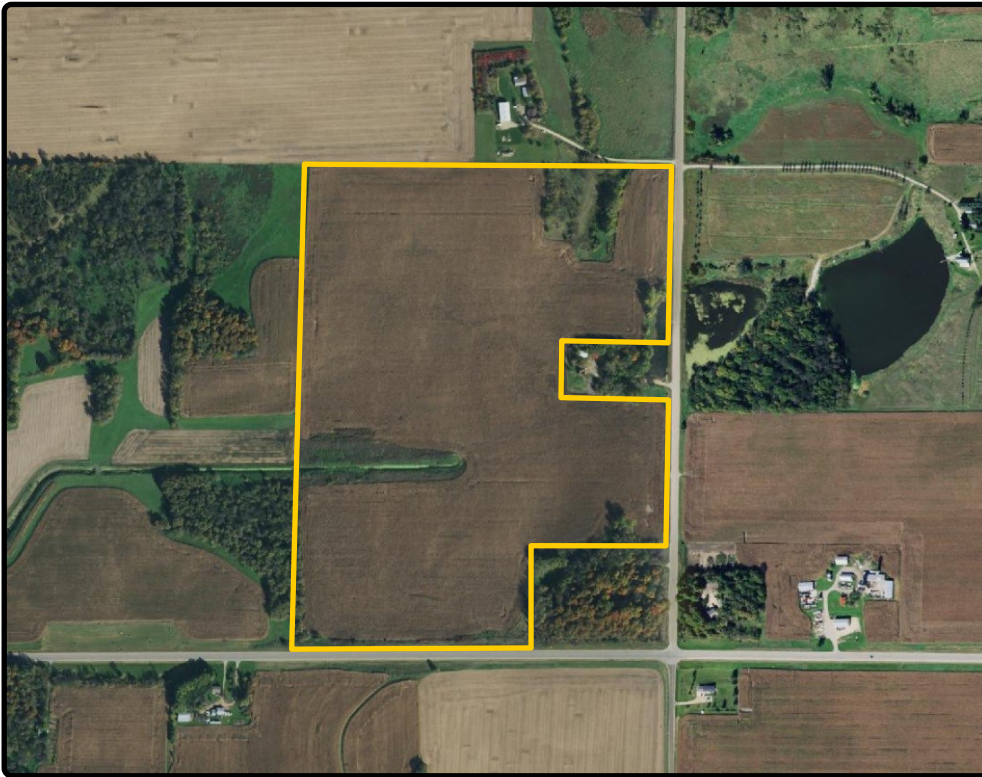
**507-345-5263**  
151 Saint Andrews Ct, Suite 1310  
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Map reproduced with permission of Farm & Home Publishers, Ltd.

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<b>FSA/Eff. Crop Acres:</b>	<b>74.48</b>
<b>CRP Acres:</b>	<b>22.69</b>
<b>Corn Base Acres:</b>	<b>51.40</b>
<b>Bean Base Acres:</b>	<b>23.08</b>
<b>Soil Productivity:</b>	<b>81.50 CPI</b>

## Property Information

**108.20 Acres, m/l**

### Location

From Le Center: Go east on Hwy. 99 for 3½ miles to the intersection of Hwy. 99 and Co. Rd. 136 / 191th Ave. The farm is on the north side of Hwy. 99.

### Legal Description

E 120.00 acres of SE¼ less 2.80 acres in NE¼ of SE¼ and less 9.00 acres of SE¼ of SE¼, Section 25, Township 111 North, Range 24 West of the 5th P.M., Le Sueur Co., MN.

### Lease Status

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

## Real Estate Tax

Taxes and Special Assessments  
Payable in 2022  
Ag Non-Hmstd Taxes: \$2,619.40  
Special Assessments: \$1,204.60  
For CD # 23 Maintenance & Repair  
Total 2022 Real Estate Taxes: \$3,824.00  
Net Taxable Acres: 108.20  
Tax per Net Taxable Acre: \$35.34  
Tax Parcel ID #: 08.025.5000  
Green Acres exist on this farm. Should a farmer purchase the property with the intent to farm, he must refile for Green Acres at the county within 30 days. Should a developer purchase the property, the sellers will pay the Green Acres. Sellers will pay all the taxes in 2022. Buyer will assume all future tax payments. Contact agent for detail.

## FSA Data

Farm Number 792, Tract 1372  
FSA/Eff. Crop Acres: 74.48  
CRP Acres: 22.69  
Corn Base Acres: 51.40  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 23.08  
Bean PLC Yield: 48 Bu.

## NRCS Classification

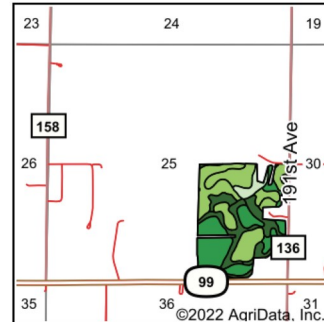
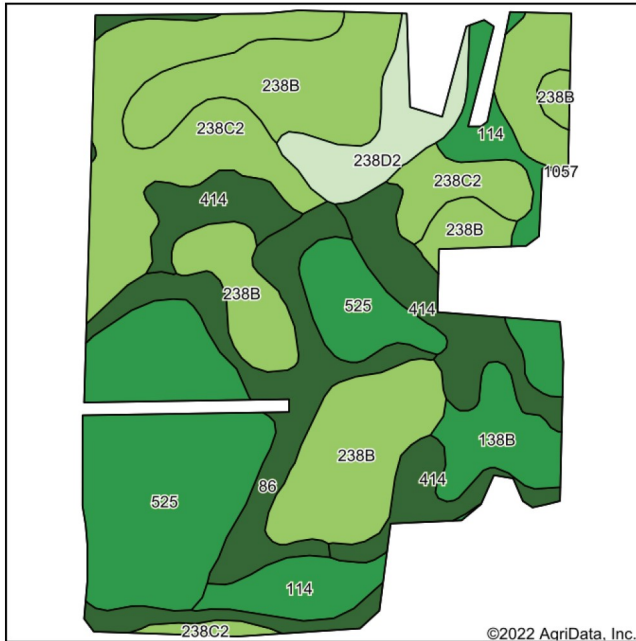
NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetlands  
Tract contains a wetland or farmed wetland.

## Soil Types/Productivity

Main soil types are Kilkenny and Muskego. Crop Productivity Index (CPI) on the FSA/Eff. Crop and CRP acres is 81.50. See soil map for details.

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State: **Minnesota**  
 County: **Le Sueur**  
 Location: **25-111N-24W**  
 Township: **Lexington**  
 Acres: **97.17**  
 Date: **10/28/2022**



Area Symbol: MN079, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
238B	Kilkenny clay loam, 2 to 6 percent slopes	21.52	22.1%		Ile	79
525	Muskego soils, 0 to 1 percent slopes	20.20	20.8%		IIIw	81
238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	18.47	19.0%		IIIe	74
414	Hamel loam, 0 to 2 percent slopes	13.12	13.5%		IIw	94
86	Canisteeo clay loam, 0 to 2 percent slopes	8.90	9.2%		IIw	93
114	Glencoe clay loam, 0 to 1 percent slopes	6.76	7.0%		IIIw	86
238D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	4.29	4.4%		IVe	62
138B	Lerdal clay loam, 2 to 6 percent slopes	3.91	4.0%		Ile	80
<b>Weighted Average</b>					<b>2.56</b>	<b>81.5</b>

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

## CRP Contracts

There are two CRP contracts on this property:

- There are 4.59 acres enrolled in a CP-21 contract that pays \$300.00/acre or \$1,377.00 annually and expires on September 30, 2032.
- There are 18.10 acres enrolled in a CP38E-25 contract that pays \$247.63/acre or \$4,482.00 annually and expires on September 30, 2032.

## Land Description

Level to rolling.

## Mineral Rights

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

## Drainage

Some tile. No maps available.

## Water & Well Information

None.

## Buildings/Improvements

None.

## Comments

This farm offers 74.48 acres of quality farmland with 22.69 CRP acres for hunting.

*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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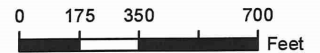
USDA United States Department of Agriculture  
Le Sueur County, Minnesota

**Farm 792**

**Tract 1372**

2022 Program Year

Map Created April 25, 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

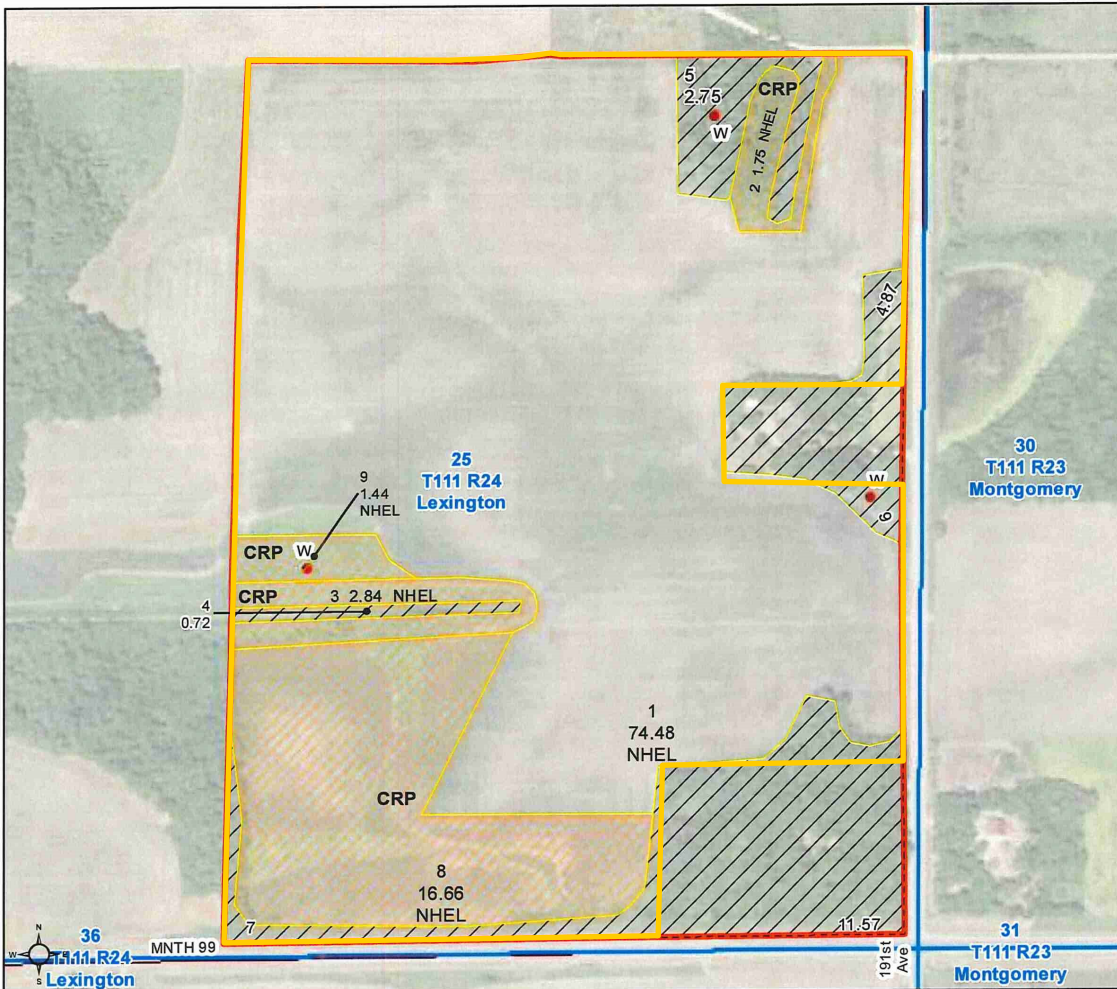
**Common Land Unit**

-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 97.17 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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West looking East



North looking South



Northwest looking Southeast



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Southeast looking Northwest



Northwest looking Southeast



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East looking West



East looking West



Southeast looking Northwest



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Southwest looking Northeast



CRP & Drainage Ditch in the Southwest Corner



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## Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Dec. 6, 2022**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Wed. Dec. 7, 2022**

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

Site: **First National Bank**  
**10 W Minnesota St.**  
**Le Center, MN 56057**

## Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, December 6, 2022** 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

Matthew J. & Marissa Brostrom  
James & Shari Brostrom

## Agency

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

## Auctioneer

Darrell Hylén

## Attorney

Chris Roe  
Blethen Berens

## 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 January 9, 2023, 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

**108.20 Acres in 1 Parcel** - Le Sueur 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.*

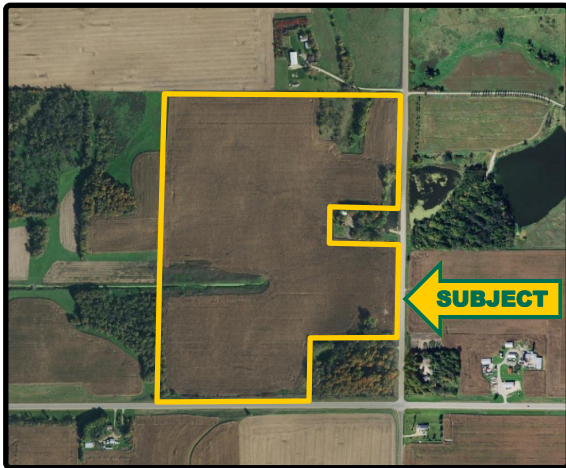
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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, December 6, 2022** to attend auction.

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



**Acres**

Subject - 108.20 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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