

Land Auction

ACREAGE:

59.796 Acres, m/l
Faribault County, MN

DATE:

December 9, 2022
10:00 a.m.
Register to Attend

LOCATION:

Wells Community Building
Wells, MN

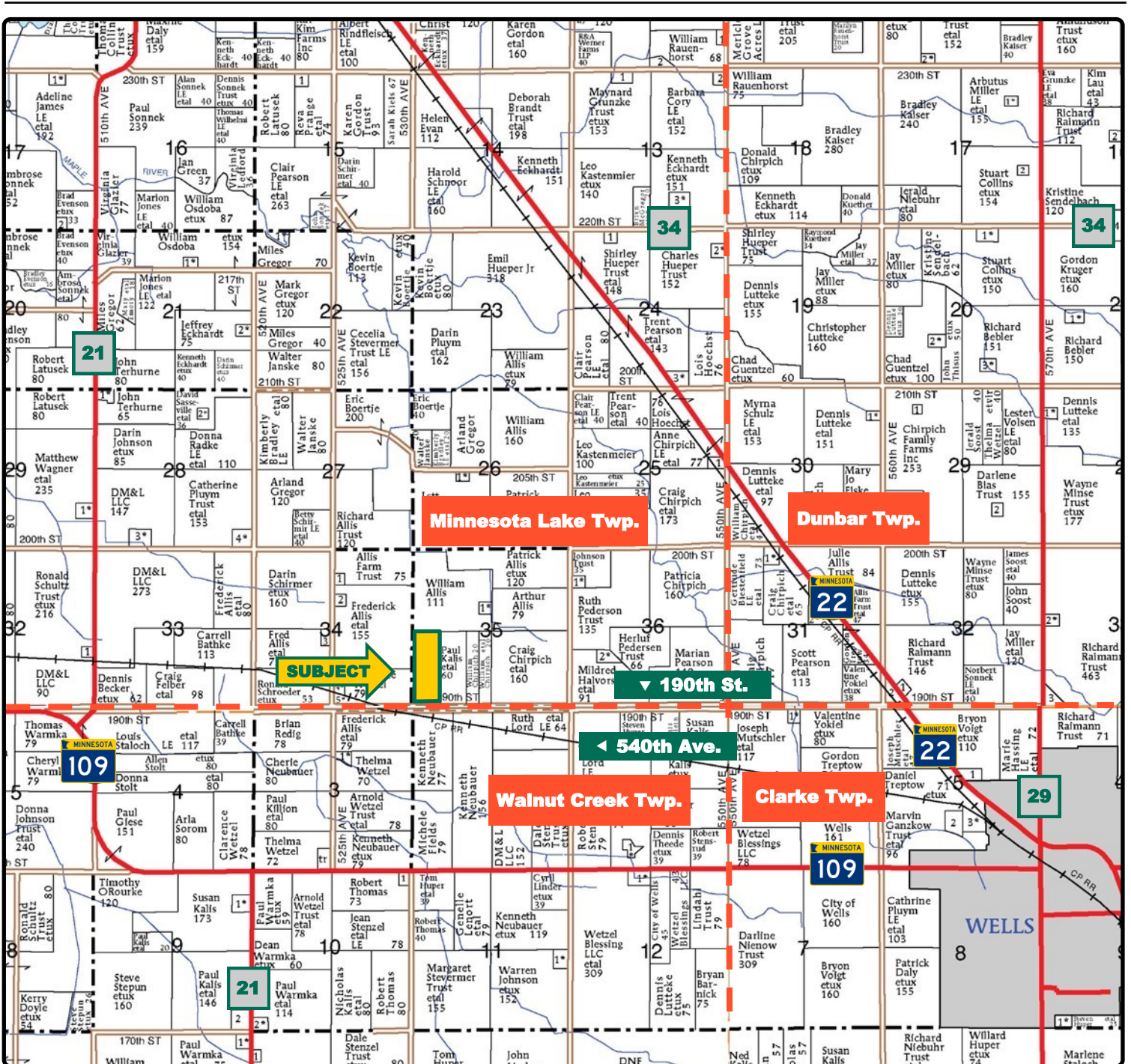


Property Key Features

- **Quality Farmland with a 92.70 CPI**
- **59.41 FSA Tillable Acres**
- **Available for the 2023 Crop Year**

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

507-345-5263
151 Saint Andrews Ct., Suite 1310
Mankato, MN 56001
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FSA/Eff. Crop Acres:	59.41
Corn Base Acres:	29.70
Bean Base Acres:	29.70
Soil Productivity:	92.70 CPI

Property Information

59.796 Acres, m/l

Location

From Wells: Go three miles west on Hwy. 109, go north on 540th Ave. for 1 mile, then go 1 mile west on 190th St. The farm is on the north side of the road.

Legal Description

W 59.796 acres of SW¼, Section 35, Township 104 North, Range 25 West of the 5th P.M., Faribault Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$3,018.00
Surveyed Acres: 59.796
Net Taxable Acres: 60.20
Tax per Net Taxable Acre: \$50.13
Tax Parcel ID #: R13.035.0100

Lease Status

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

FSA Data

Farm Number 9537, Tract 11650
FSA/Eff. Crop Acres: 59.41
Corn Base Acres: 29.70
Corn PLC Yield: 165 Bu.
Bean Base Acres: 29.70
Bean PLC Yield: 52 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Nicollet and Webster.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.70. 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

Natural with tile. Tile consists of a private main with random laterals. See brochure for tile map.

Buildings/Improvements

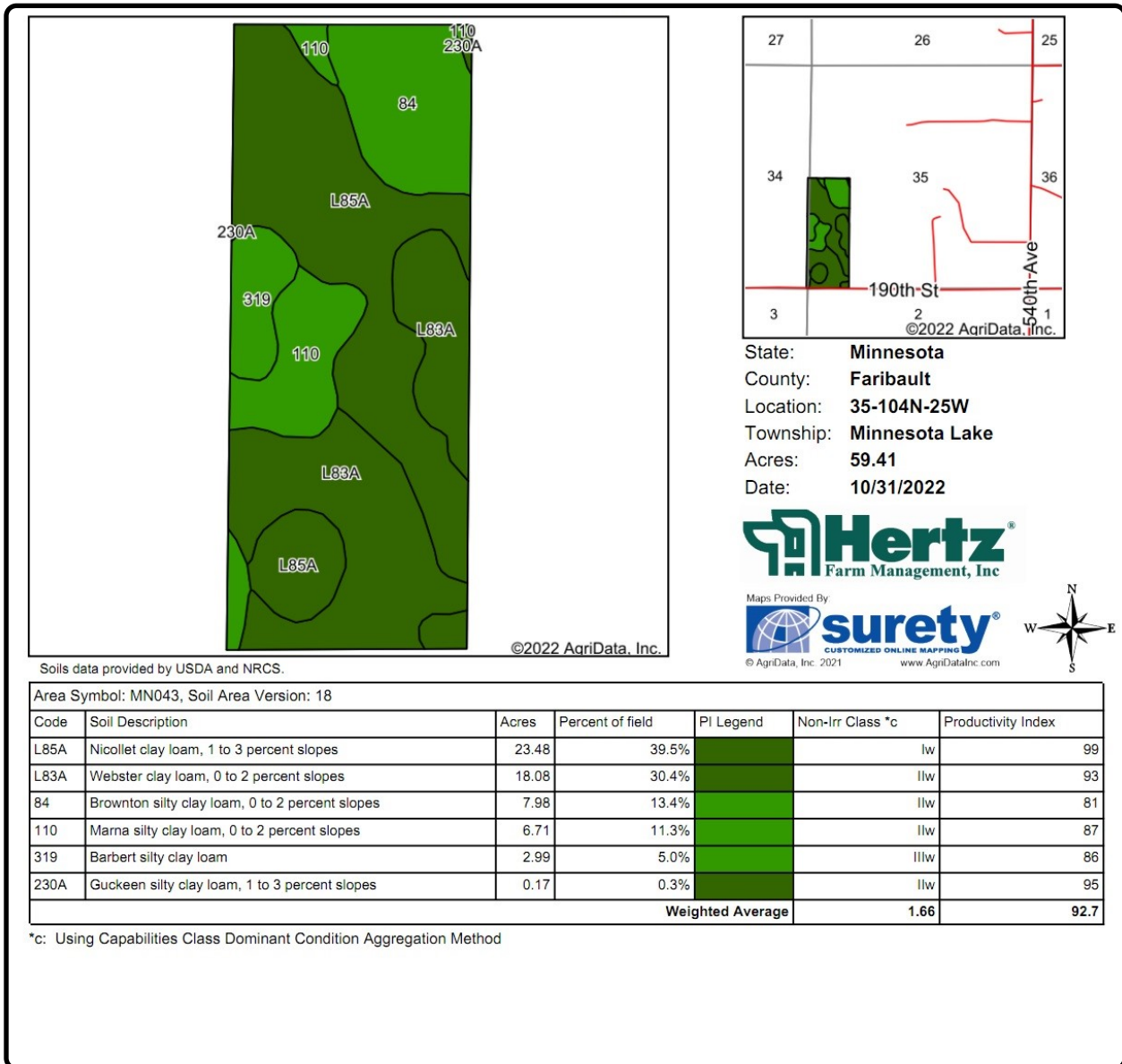
None.

Water & Well Information

None.

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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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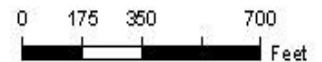
Faribault County, Minnesota

Farm 9537

Tract 11650



2022 Program Year

Map Created May 09, 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 A/GM, G/MA, I/GS = for forage
 Beans = Dry Edible
 NAG = for G2
 Canola = Spring for seed

Common Land Unit

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 59.41 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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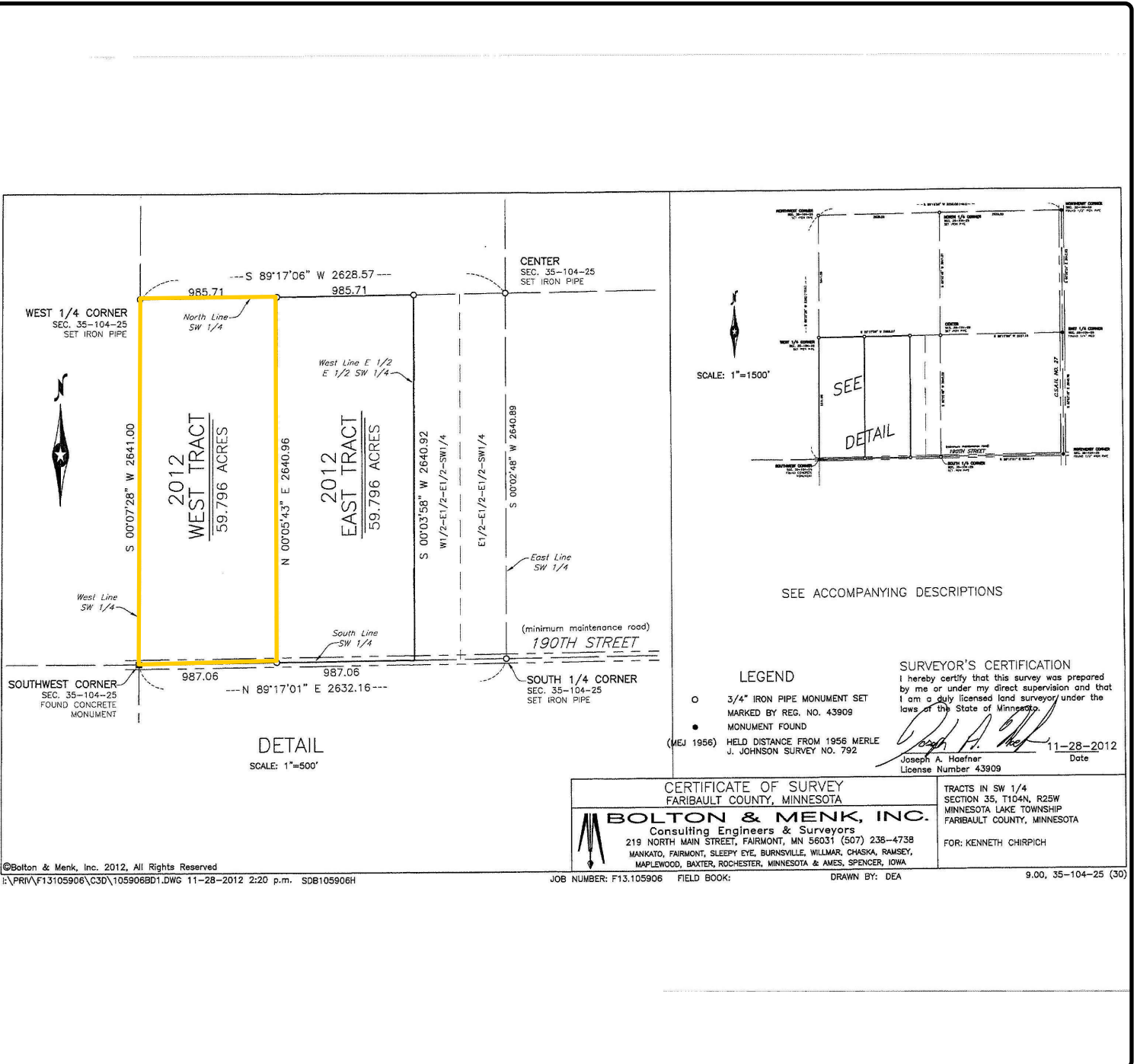
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This tile map has been recreated from an older map for clarity. Original map available upon request.

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Northwest Corner looking Southeast



Southwest Corner looking Northeast



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North looking South



Southeast Corner looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Dec. 8, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Fri., Dec. 9, 2022**

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

Site: **Wells Comm. 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 Thursday, December 8, 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

Kenneth C. & Carol L. Chirpich, Chirpich Family Trust

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Ryan Gustafson
Frundt, Lundquist & Gustafson, 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 January 20, 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

59.796 Acres in 1 Parcel - 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.

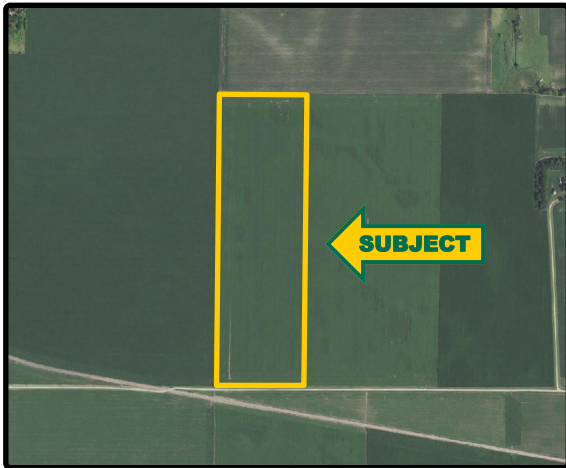
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Thursday, December 8, 2022** to attend auction.

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ATTN: Charles Wingert, ALC
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Mankato, MN 56001



Acres

Subject - 59.796 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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