

Land Auction

ACREAGE:

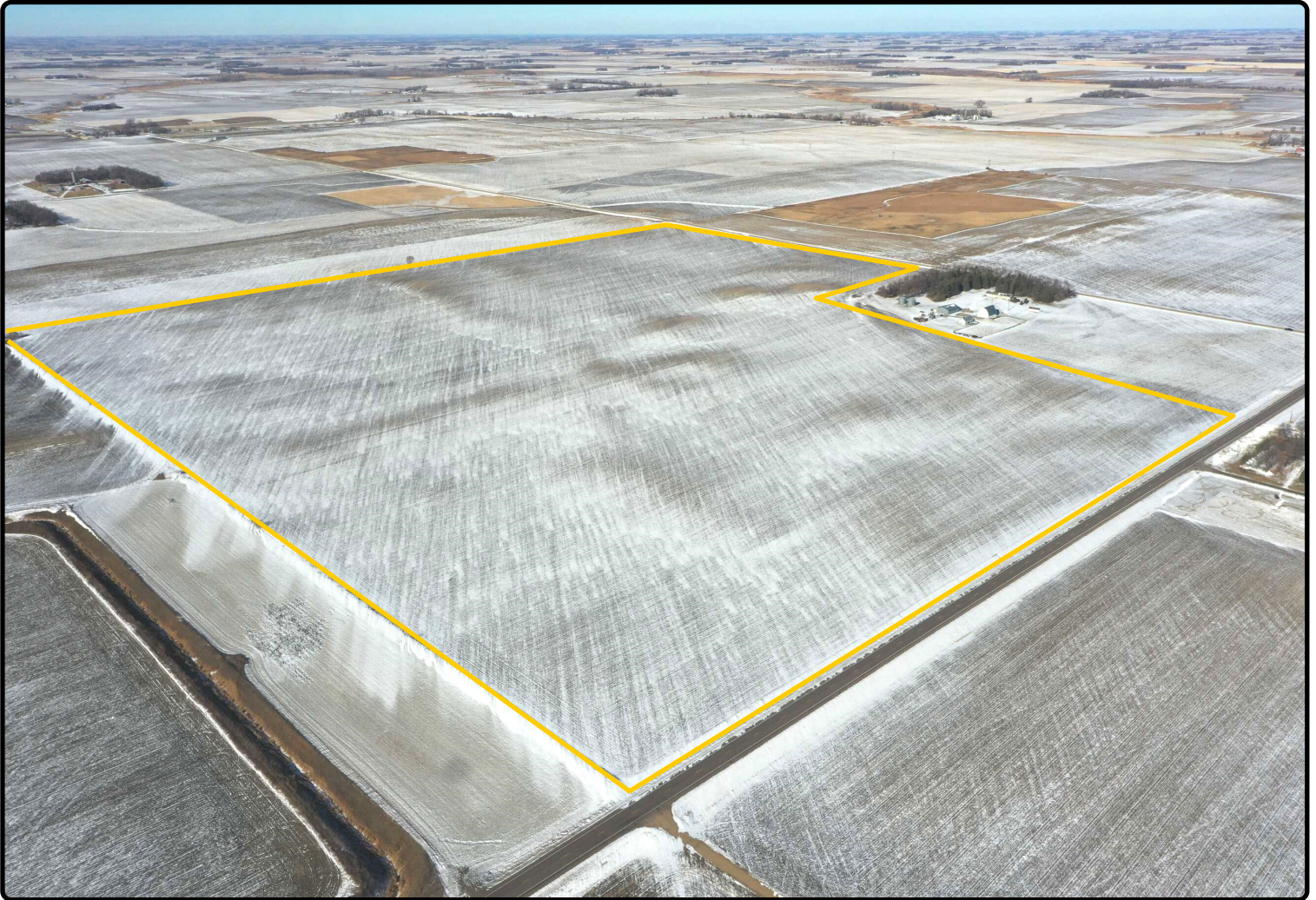
139.80 Acres, m/l
Yellow Medicine
County, MN

DATE:

January 10, 2023
11:00 a.m.
Register to Attend

LOCATION:

**Lancer Lanes &
Event Center**
Canby, MN

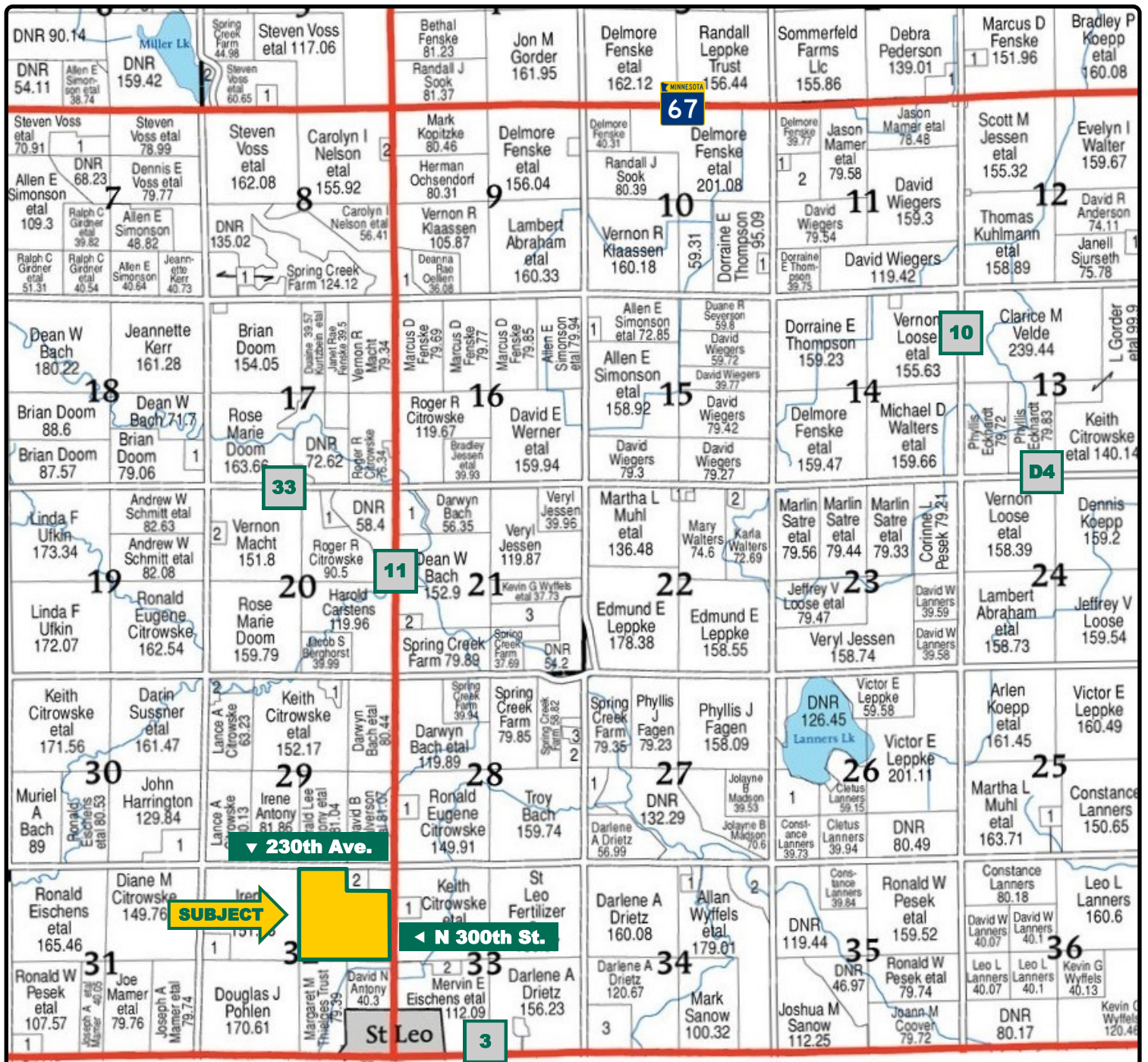


Property Key Features

- Francis J. Antony Trust
- 93.10 Soil CPI Rating
- Great Property Configuration for Efficient Farming

Nick Meixell
Licensed Salesperson in MN
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FSA/Eff. Crop Acres: 136.50*

Corn Base Acres: 69.21*

Bean Base Acres: 67.28*

Soil Productivity: 93.10 CPI

**Acres are estimated.*

Property Information

139.80 Acres, m/l

Location

From St Leo: Go a ½ mile north on N 300th St., the farm is located on the west side of the road.

Legal Description

NE ¼ less north 22.20 acres in NE ¼ of NE ¼, Section 32, Township 115 North, Range 43 West of the 5th P.M., Yellow Medicine Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$5,154.43*
Net Taxable Acres: 139.80*
Tax per Net Taxable Acre: \$36.87*
Tax Parcel ID #: 12-032-1020

**Taxes estimated pending tax parcel split.*

*Yellow Medicine County Treasurer/
Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 3739, Tract 10536
FSA/Eff. Crop Acres: 136.50*
Corn Base Acres: 69.21*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 37.28*
Bean PLC Yield: 46 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Amiret-Swanlake, and Seaforth. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 93.10 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 gently rolling.

Drainage

Some tile. Contact agent for maps.

Drainage Easement

There are drainage easements on this property. Contact agent for details.

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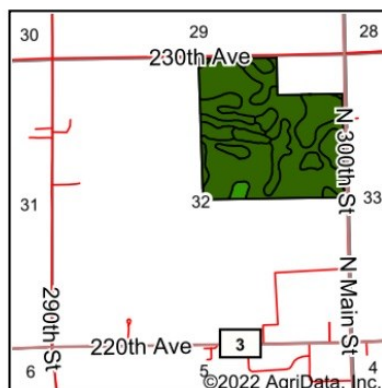
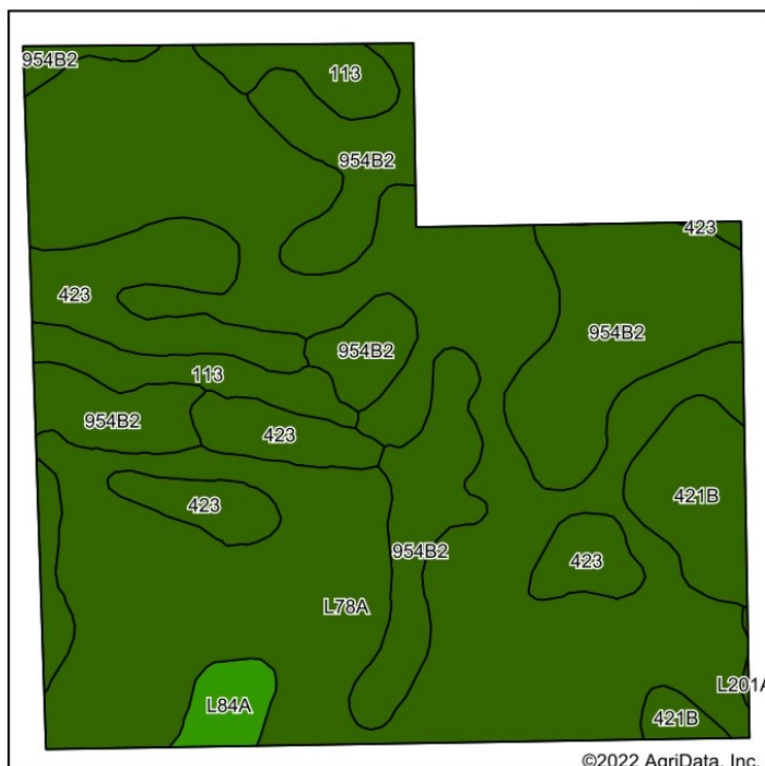
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State: **Minnesota**
County: **Yellow Medicine**
Location: **32-115N-43W**
Township: **Omro**
Acres: **136.5**
Date: **11/22/2022**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN173, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L78A	Canisteo clay loam, 0 to 2 percent slopes	74.83	54.8%		IIw	93
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	31.97	23.4%		IIe	92
423	Seaforth loam, 1 to 3 percent slopes	14.37	10.5%		IIs	95
113	Webster clay loam, 0 to 2 percent slopes	6.57	4.8%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	6.53	4.8%		IIe	98
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.12	1.6%		IIIw	86
L201A	Normania loam, 1 to 3 percent slopes	0.11	0.1%		Ie	99
Weighted Average					2.01	93.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

Property is located in the Lincoln-Pipestone Rural Water District. The rural water pipeline is buried underground, along the east property line, in the road R.O.W.

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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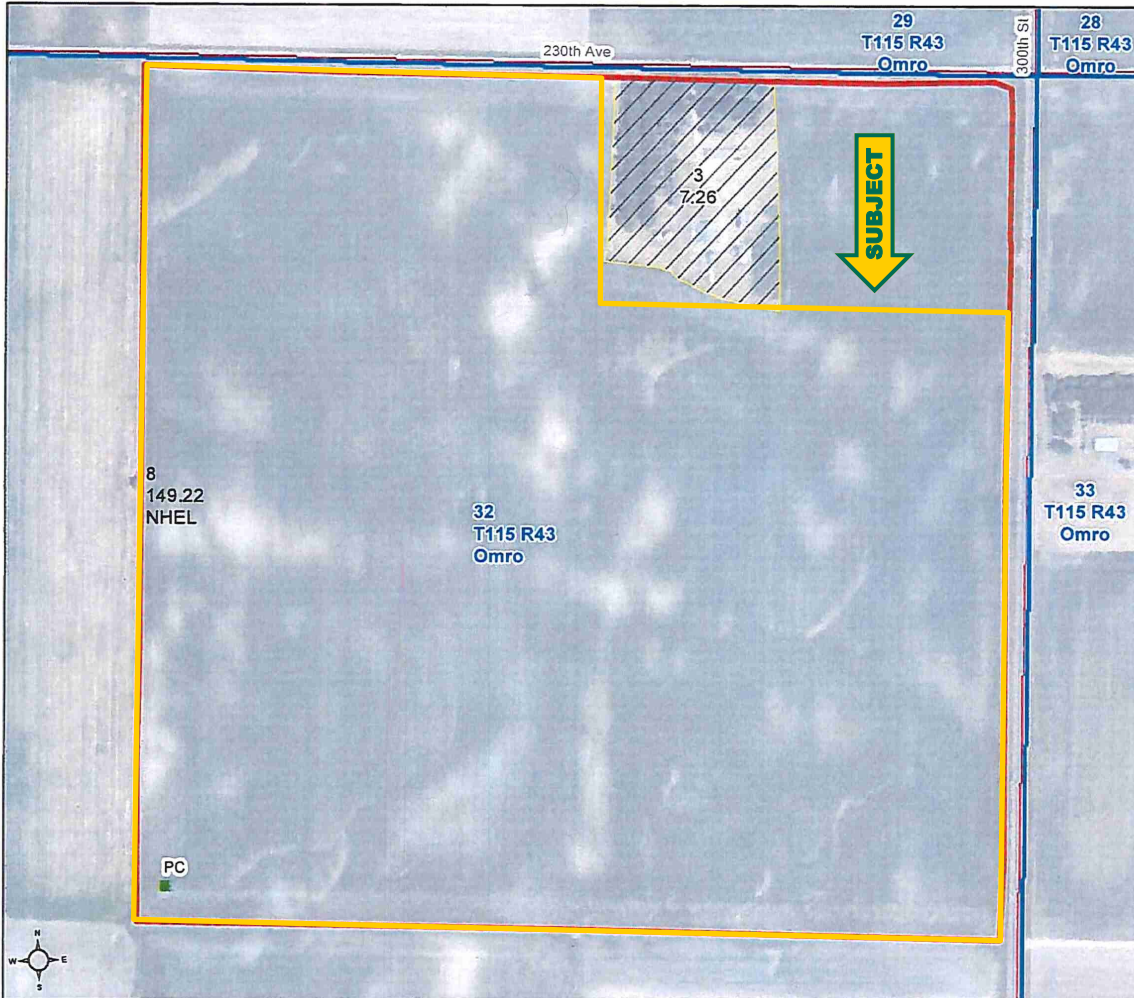
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United States
Department of
Agriculture

Yellow Medicine County, Minnesota



Farm 3739

Tract 10536

2022 Program Year

Map Created April 04, 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: 149.22 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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North looking South



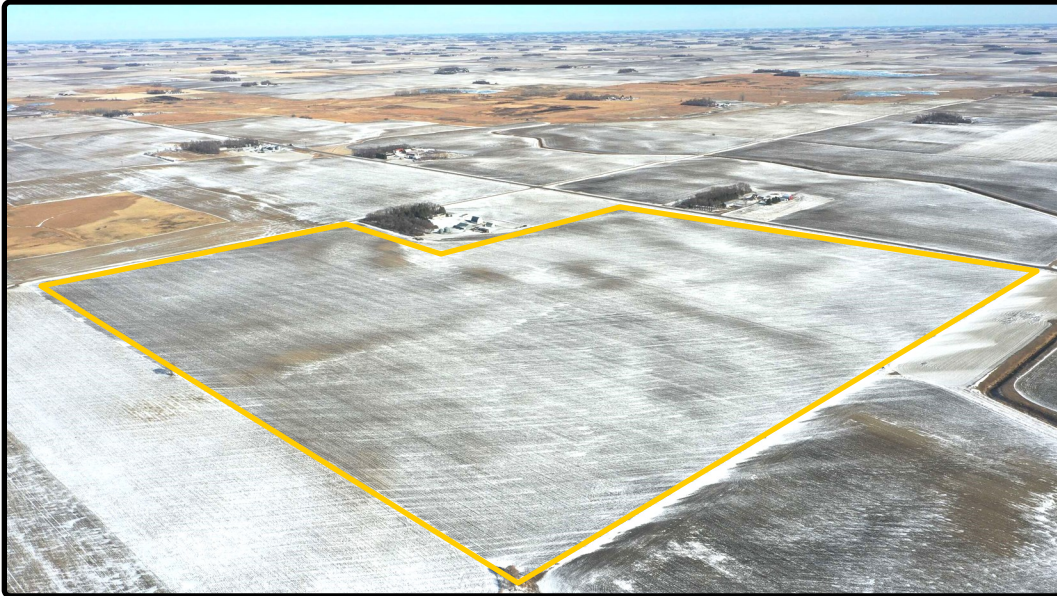
South looking North



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Southwest looking Northeast



East looking West



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Jan. 9, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Tues., Jan. 10, 2023**

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

Site: **Lancer Lanes & Event**
Center
211 1st St. West
Canby, MN 56220

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Monday, January 9, 2023** 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

Francis J. Antony Trust

Agency

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

Auctioneer

Nick Meixell

Attorney

Paul Stoneberg
Stoneberg, Giles & Stroup, P.A.

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 February 21, 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.

Survey

Property will be surveyed after purchase agreement is signed and before closing. Final sale price will be adjusted up/down based on final surveyed acres.

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

139.80 Acres in 1 Parcel - Yellow Medicine County, MN

INSTRUCTIONS:

- Write in your price per deeded acre 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.

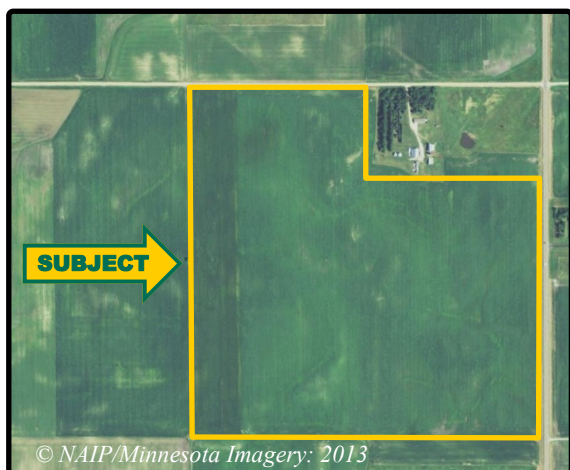
X _____
Signature

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 Monday, January 9, 2023** attend auction.

Hertz Farm Management, Inc.
ATTN: Nick Meixell
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001



Acres

Subject - 139.80 Ac., m/l

Total Bid Amount (Price Per Acre)

\$ _____

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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