

# Land Auction

**ACREAGE:**

**133.20 Acres, m/l**  
Redwood County, MN

**DATE:**

**January 12, 2023**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Wabasso**  
**Community Center**  
Wabasso, MN



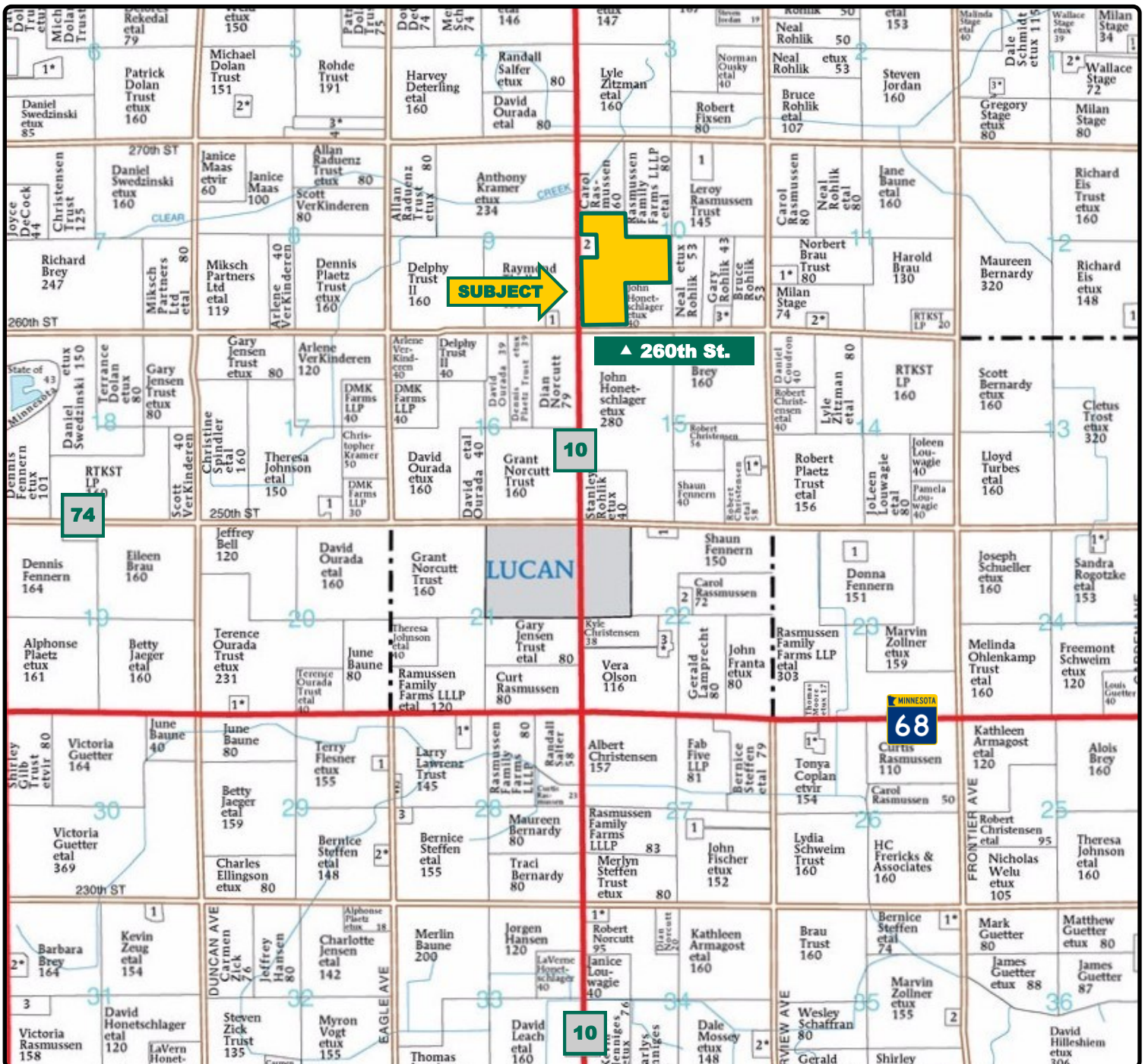
## Property Key Features

- High-Quality Redwood County Farm with a 92.00 CPI
- Drainage Outlets to CD# 37 and JD# 31
- Extensive Tile Installed in 2005

**Darrell Hylen, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
**DarrellH@Hertz.ag**

**507-345-5263**  
151 St. Andrews Ct. Ste., 1310  
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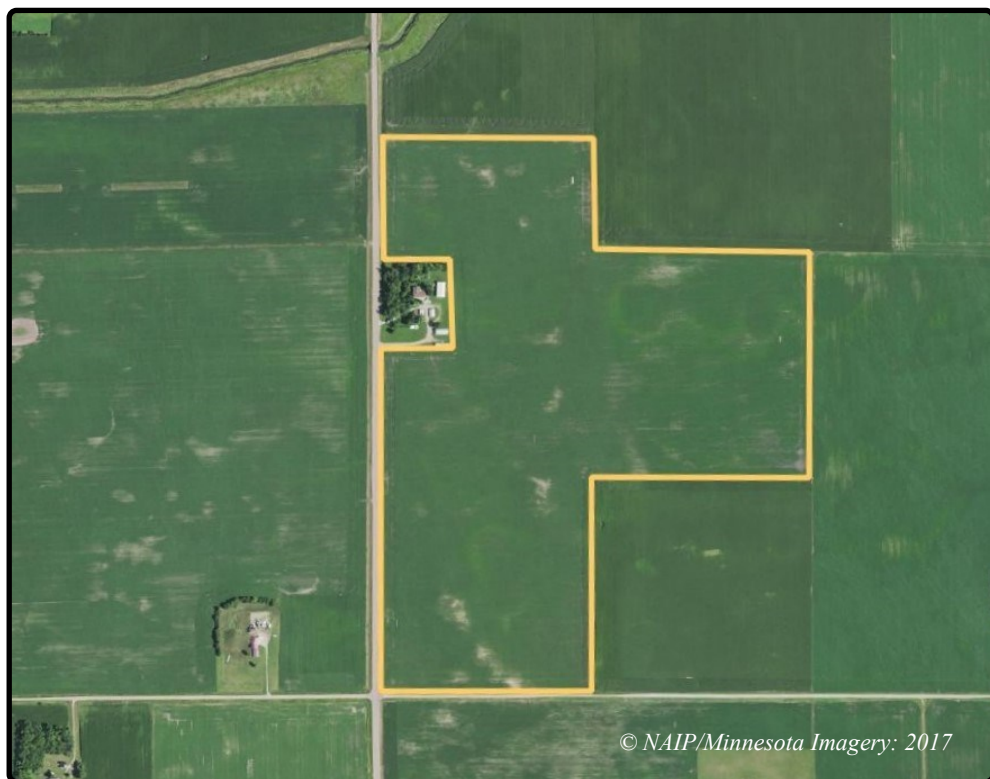
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<b>FSA/Eff. Crop Acres:</b>	<b>133.75</b>
<b>Corn Base Acres:</b>	<b>65.27</b>
<b>Bean Base Acres:</b>	<b>65.27</b>
<b>Soil Productivity:</b>	<b>92.00 CPI</b>

## Property Information

### 133.20 Acres, m/l

### Location

**From Lucan:** 1¼ mile north on Co. Hwy 10. The farm is on the east side of the road at 260th St.

### Legal Description

W½ SW¼, NE¼ SW¼, S½ NW¼, all in Section 10, Township 111 North, Range 38 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2022  
Ag-Hmstd Taxes: \$2,676.68  
Special Assessments: \$285.32  
Total 2022 Real Estate Taxes: \$2,962.00  
Net Taxable Acres: 133.20

Tax per Net Taxable Acre: \$22.24  
Tax Parcel ID #s: 540103080, 540102040, 540103060

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 11291, Tract 1113810  
FSA/Eff. Crop Acres: 133.75  
Corn Base Acres: 65.27  
Corn PLC Yield: 158 Bu.  
Bean Base Acres: 65.27  
Bean PLC Yield: 43 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Canisteo, Okoboji and Amiret. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.00. 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 slightly rolling.

### Drainage

Tile present. Part of CD# 37 and JD# 31.

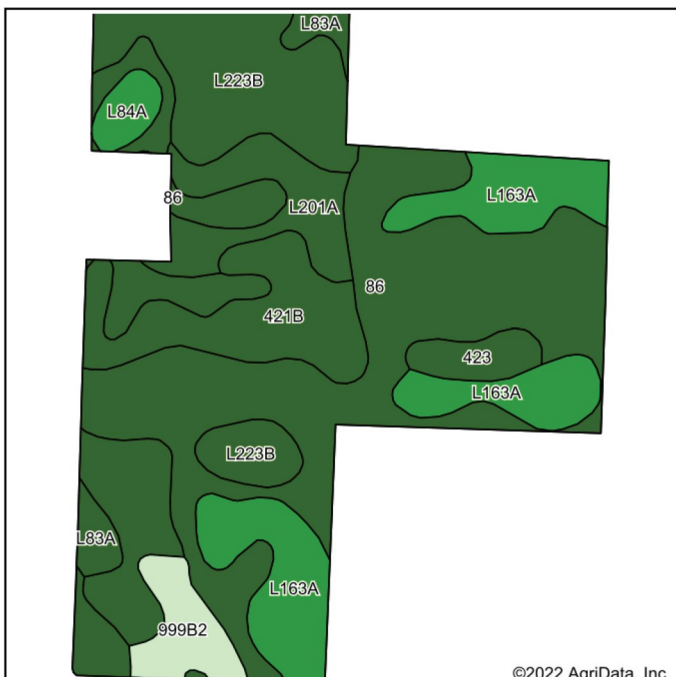
### Water & Well Information

None.

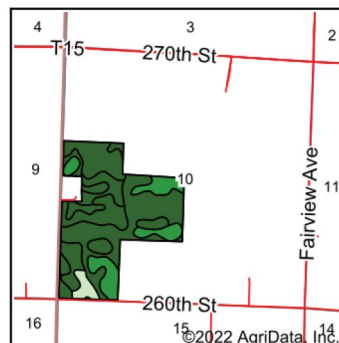
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Redwood**  
Location: **10-11N-38W**  
Township: **Granite Rock**  
Acres: **133.75**  
Date: **11/29/2022**



Area Symbol: MN127, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	53.85	40.0%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	20.48	15.2%		IIIw	86
421B	Amiret loam, 2 to 6 percent slopes	20.00	14.9%		Ile	98
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	19.10	14.2%		Ile	92
L201A	Normania loam, 1 to 3 percent slopes	8.40	6.2%		Ie	99
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	4.79	3.6%		Ile	69
423	Seaforth loam, 1 to 3 percent slopes	2.96	2.2%		IIs	95
L83A	Webster clay loam, 0 to 2 percent slopes	2.85	2.1%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.20	1.6%		IIIw	86
<b>Weighted Average</b>					<b>2.11</b>	<b>92</b>

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

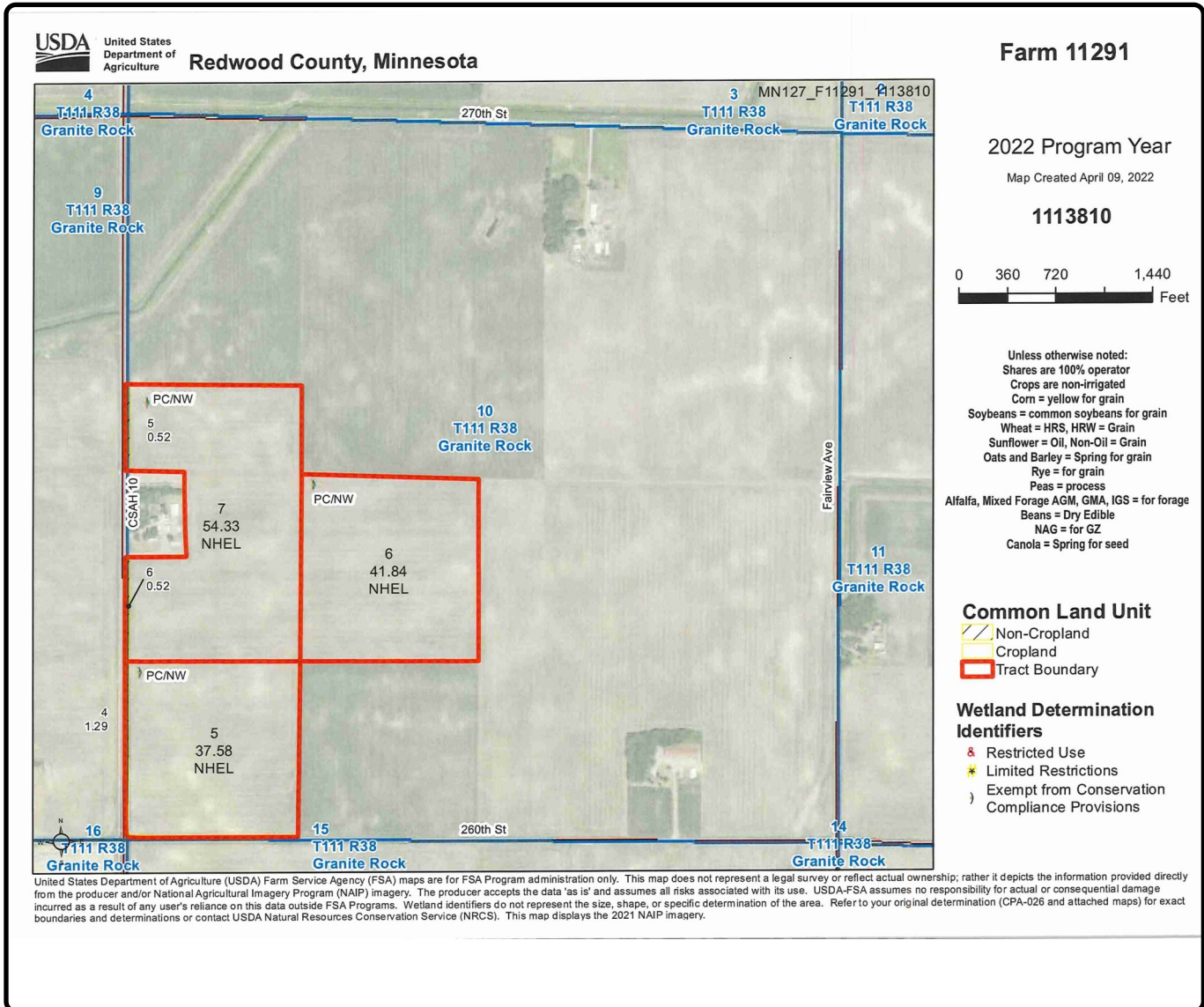
## Comments

High-quality Redwood County farm with extensive tile and a CPI of 92.00.

*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.*

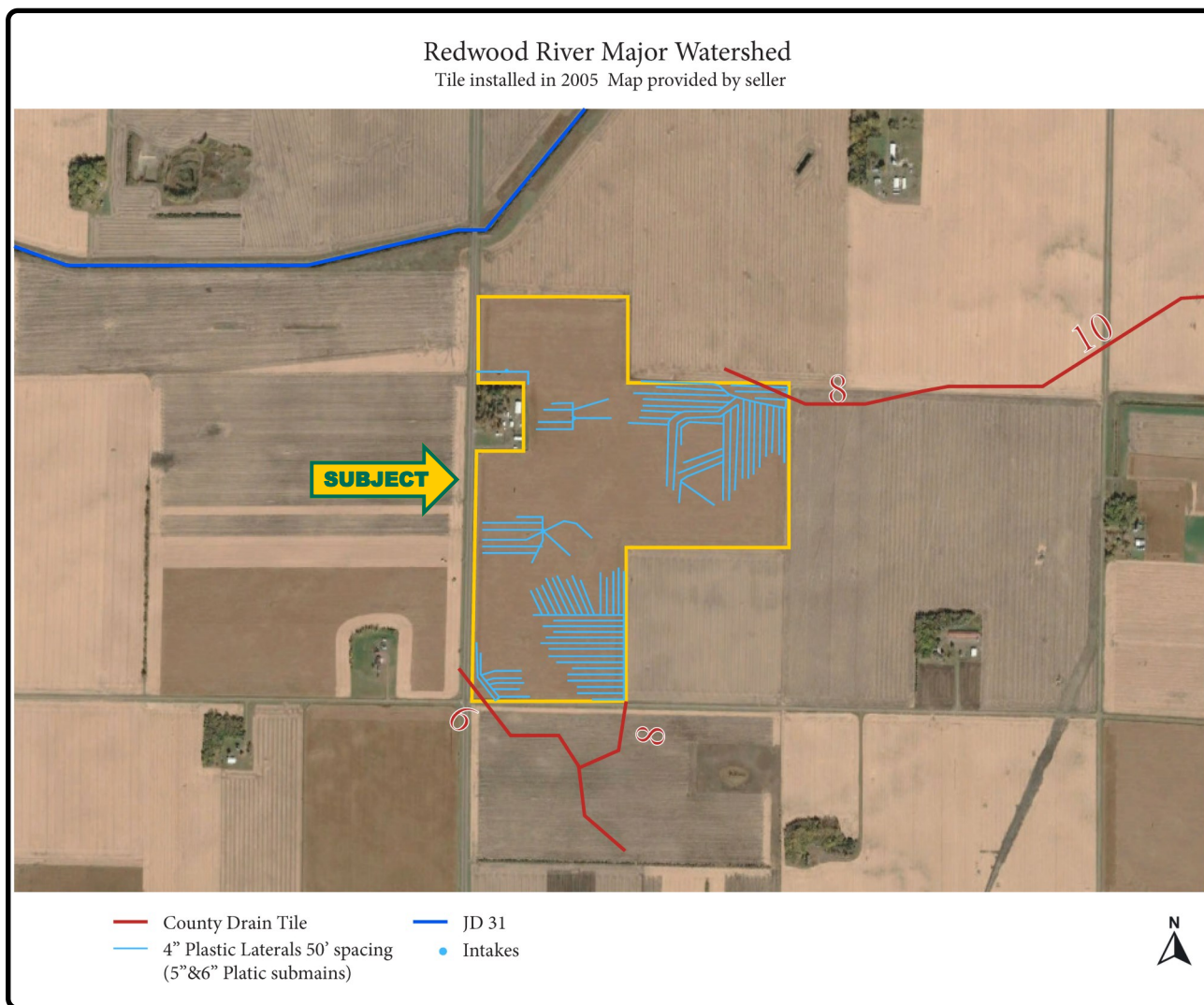
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Southeast Looking Northwest



North Looking South



Southwest Looking Northeast



Northeast Looking Southwest



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Jan. 11, 2023**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Thurs. Jan. 12, 2023**

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

Site: **Wabasso Comm. Center**  
**1429 Front St.**  
**Wabasso, MN 56293**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wed., Jan. 11, 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

George and Kristin Landuyt

## Agency

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

## Auctioneer

Darrell Hylen, License No. 07-22-01

## Attorney

John Moritz  
O'Leary & Moritz, Chartered

## 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 16, 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. 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

**133.20 Acres in 1 Parcel** - 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.

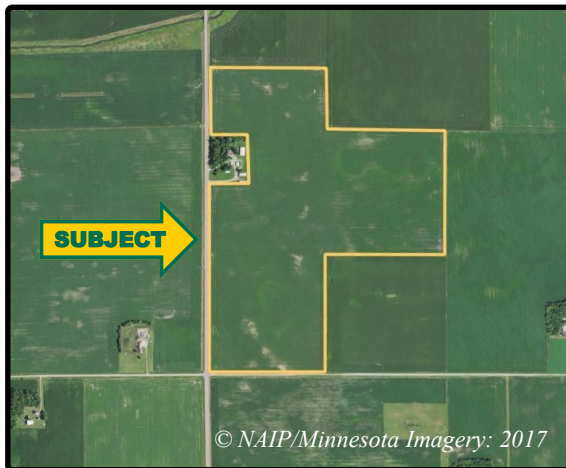
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 Wed., Jan. 11, 2023** to attend auction.

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



## Acres

Subject - 133.20 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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## **Make the Most of Your Farmland Investment**

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