

Land Auction

ACREAGE:

237.18 Acres, m/l
In 3 parcels
Steele County, MN

DATE:

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

LOCATION:

**Waseca County
Annex**
Waseca, MN

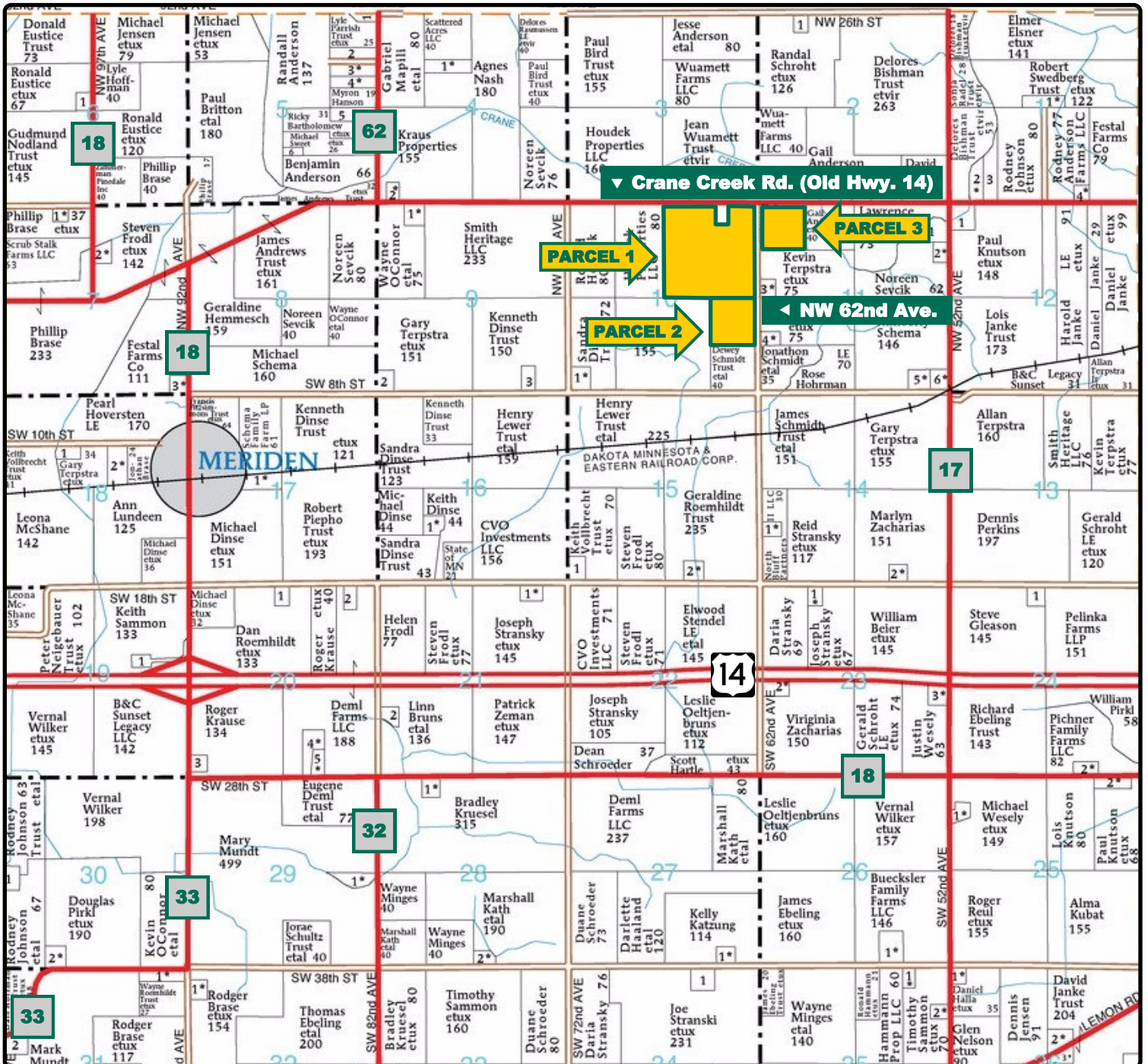


Property Key Features

- High-Quality Farmland with an Average CPI Rating of 95.20
- Substantial System & Random Tiling
- Offered as Three Parcels and Partial Combination

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
www.Hertz.ag



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Parcel 1

FSA/Eff. Crop Acres:	153.60*
Corn Base Acres:	126.25*
Bean Base Acres:	27.19*
Wheat Base Acres:	0.31*
Soil Productivity:	94.60 CPI

**Acres are estimated.*

Parcel 1 Property Information 157.18 Acres, m/l

Location

From Meriden: Go north on Co. Rd. 18 for 1 mile, head east on Crane Creek Road / Old Hwy. 14 for 3 miles. The farm will be on the south side of the road.

Legal Description

NE¼, excluding the building site, Section 10, Township 107 North, Range 21 West of the 5th P.M., Steele Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$9,677.20
Special Assessments: \$410.80
Total 2022 Real Estate Taxes: \$10,088.00

Net Taxable Acres: 157.18
Tax per Net Taxable Acre: \$64.18
Tax Parcel ID #: 09-010-1000

Lease Status

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

FSA Data

Part of Farm Number 6236, Tract 107
FSA/Eff. Crop Acres: 153.60*
Corn Base Acres: 126.25*
Corn PLC Yield: 179 Bu.
Bean Base Acres: 27.19*
Bean PLC Yield: 64 Bu.
Wheat Base Acres: 0.31*
Wheat PLC Yield: 35 Bu.
**Acres are estimated pending reconstitution of farm by the Steele County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 94.60. 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.

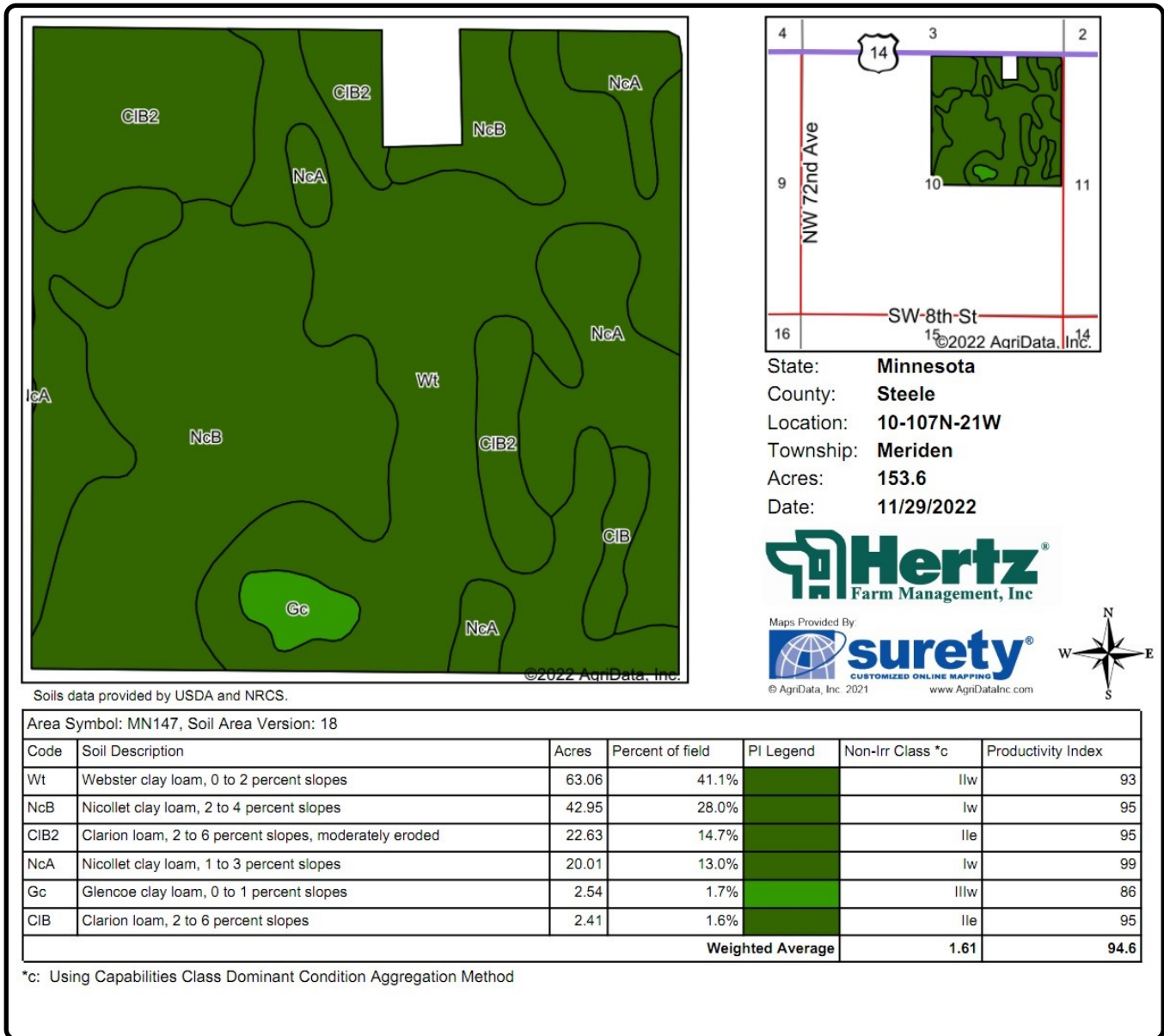
Drainage

System and random tile. See tile map. Parcel is part of Judicial Ditch #24.

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Parcel 1 - 153.60 Estimated FSA/Eff. Crop Acres



Buildings/Improvements

None.

Comments

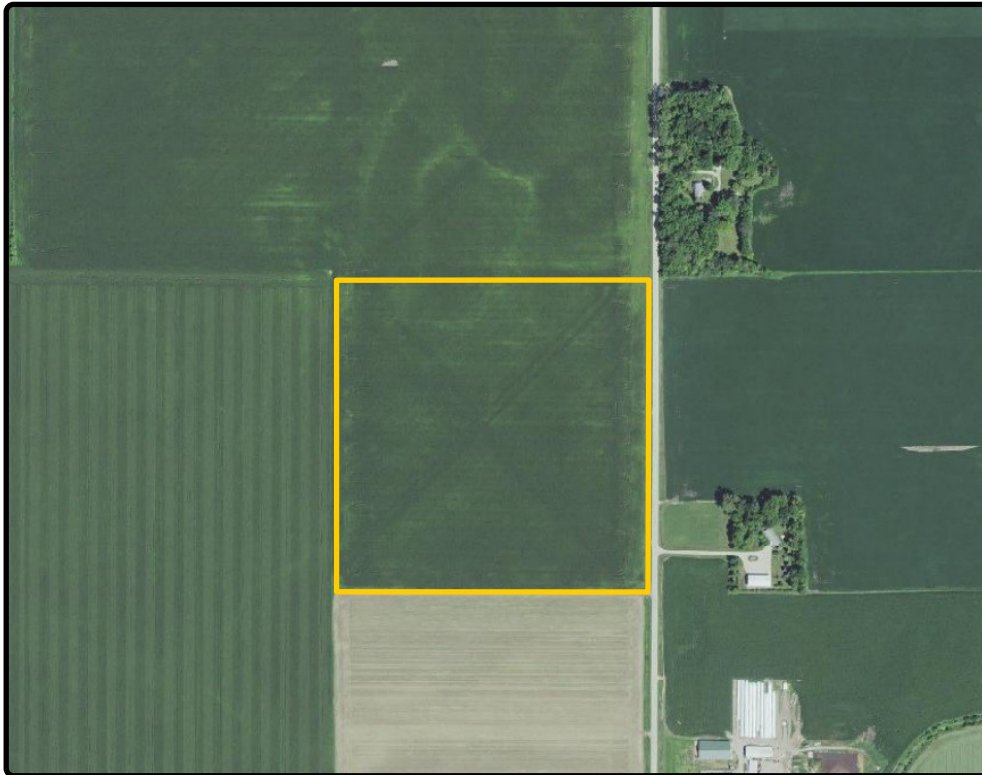
Quality farmland with quality drainage.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres:	38.70*
Corn Base Acres:	31.75*
Bean Base Acres:	6.84*
Wheat Base Acres:	0.08*
Soil Productivity:	95.30 CPI

**Acres are estimated.*

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Meriden: Go north on Co. Rd. 18 for 1 mile, head east on Crane Creek Road / Old Hwy. 14 for 3 miles, then head south on NW 62nd Ave. for ½ mile. The farm will be on the west side of the road.

Legal Description

NE¼ of SE¼ of Section 10, Township 107 North, Range 21 West of the 5th P.M., Steele Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
Ag Non-Hmstd Taxes: \$2,499.02
Special Assessments: \$52.98

Total 2022 Real Estate Taxes: \$2,552.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$63.80
Tax Parcel ID #: 09-010-2100
Parcel is a Torrens property. Contact agent for details.

FSA Data

Part of Farm Number 6236, Tract 107
FSA/Eff. Crop Acres: 38.70*
Corn Base Acres: 31.75*
Corn PLC Yield: 179 Bu.
Bean Base Acres: 6.84*
Bean PLC Yield: 64 Bu.
Wheat Base Acres: 0.08*
Wheat Base PLC Yield: 35 Bu.
**Acres are estimated pending reconstitution of farm by the Steele County FSA office.*

Lease Status

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NRCS Classification

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

Soil Types/Productivity

Main soil type is Webster. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 95.30. See soil map for details.

Mineral Rights

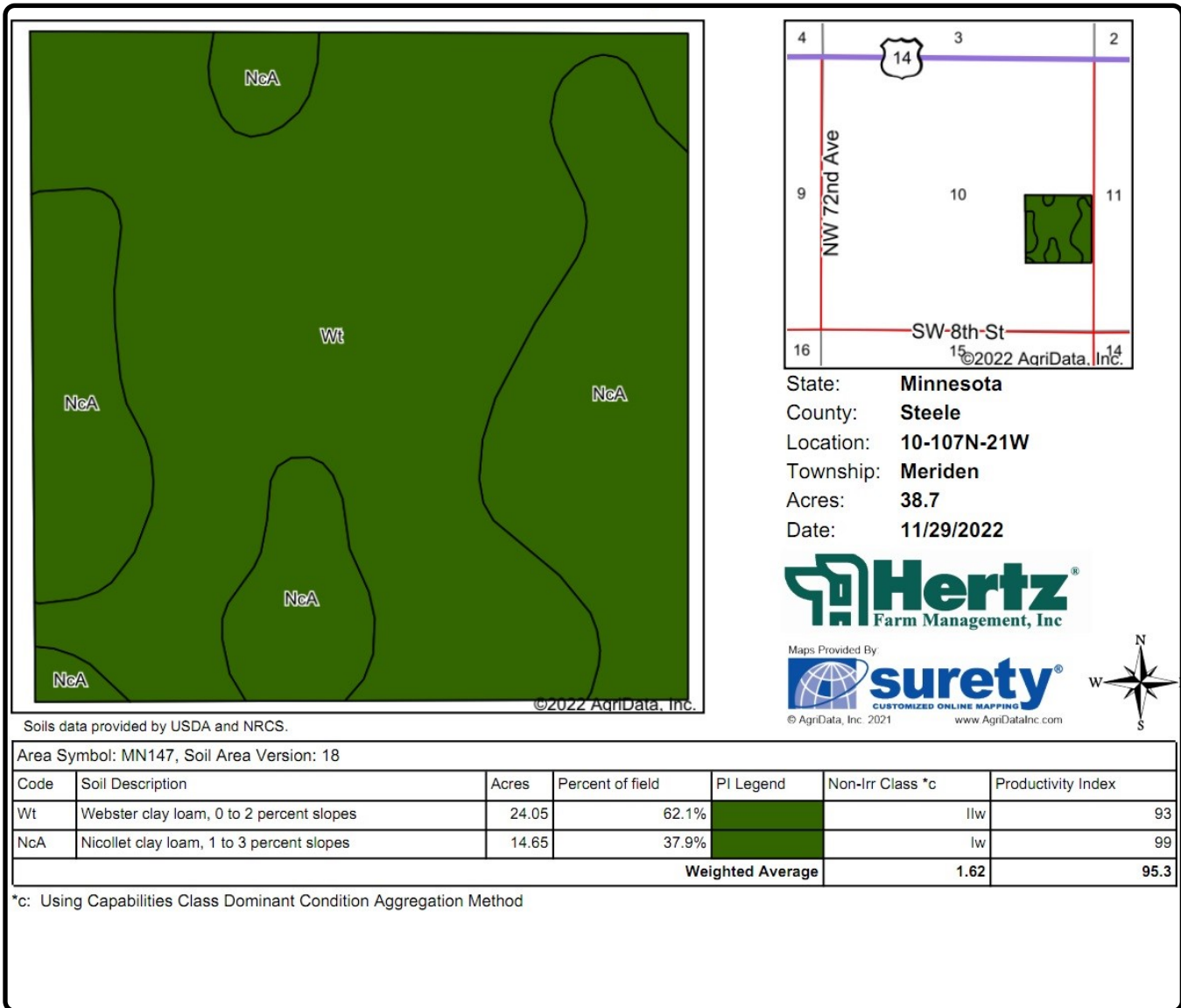
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Land Description

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Drainage

System and random tile. See tile map.
Parcel is part of Judicial Ditch #24.

Comments

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Buildings/Improvements

None.

Water & Well Information

None.

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Parcel 3

FSA/Eff. Crop Acres:	37.87*
Corn Base Acres:	31.00*
Bean Base Acres:	6.67*
Wheat Base Acres:	0.08*
Soil Productivity:	95.90 CPI

**Acres are estimated.*

Parcel 3 Property Information 40.00 Acres, m/l

Location

From Meriden: Go north on Co. Rd. 18 for 1 mile, then head east on Crane Creek Road / Old Hwy. 14 for 3¼ miles. The farm will be on the south side of the road.

Legal Description

NW¼ of NW¼, Section 11, Township 107 North, Range 21 West of the 5th P.M., Steele Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$2,331.62
Special Assessments: \$122.38
Total 2022 Real Estate Taxes: \$2,454.00

Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$61.35
Tax Parcel ID #: 09-011-4400
Parcel is a Torrens Property. Contact agent for details.

FSA Data

Part of Farm Number 6236, Tract 107
FSA/Eff. Crop Acres: 37.87*
Corn Base Acres: 31.00*
Corn PLC Yield: 179 Bu.
Bean Base Acres: 6.67*
Bean PLC Yield: 64 Bu.
Wheat Base Acres: 0.08*
Wheat PLC Yield: 35 Bu.
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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 estimated FSA/Eff. Crop acres is 95.90. See soil map for details .

Mineral Rights

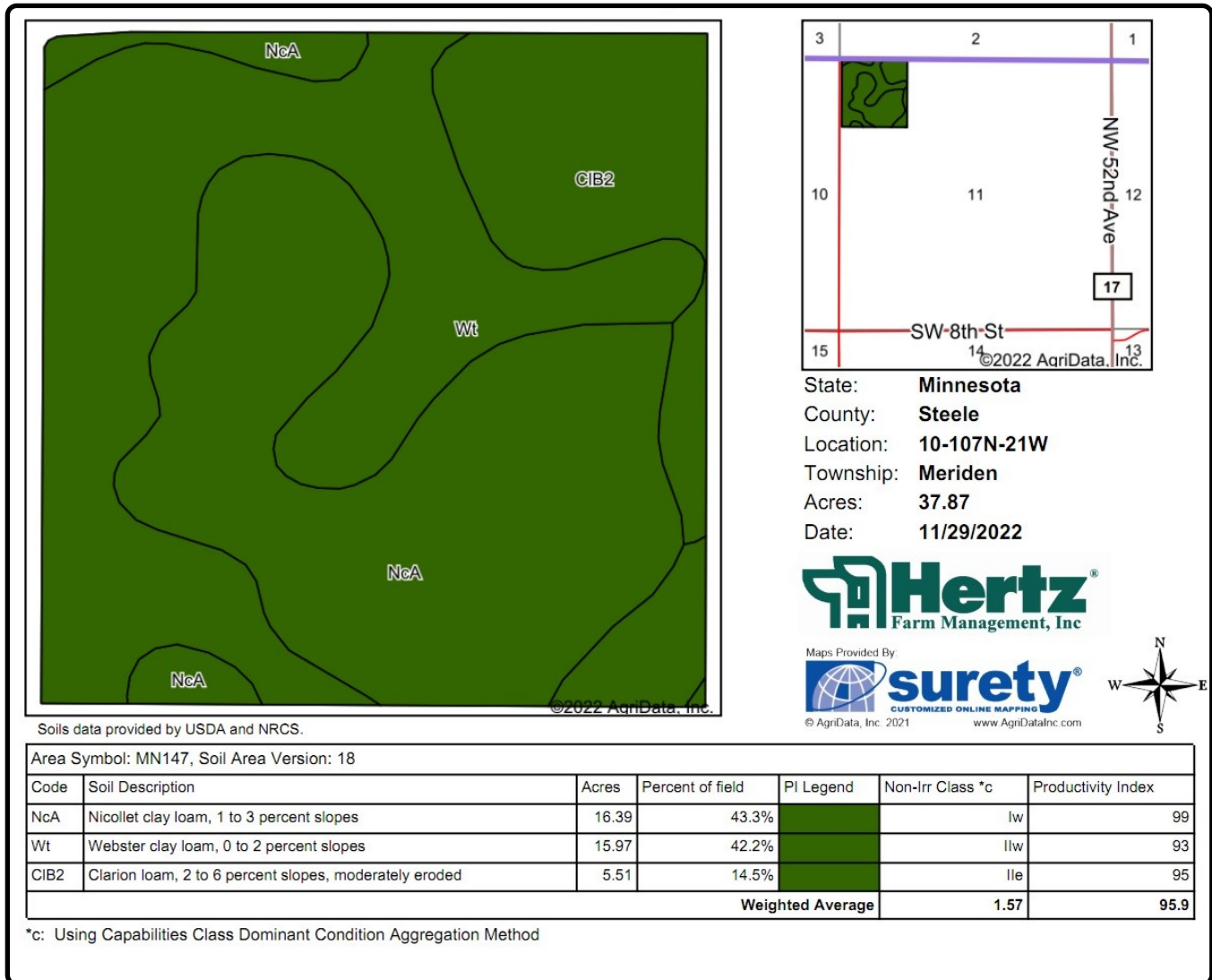
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Land Description

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Drainage

Natural with system and random tiling. See tile map. Parcel is part of Judicial Ditch #24.

Comments

Quality farmland with quality drainage.

Buildings/Improvements

None.

Water & Well Information

None.

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.

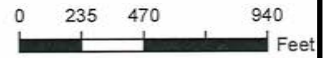
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USDA United States Department of Agriculture
Steele County, Minnesota




Farm 6236
Tract 107

2022 Program Year
Map Created May 23, 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

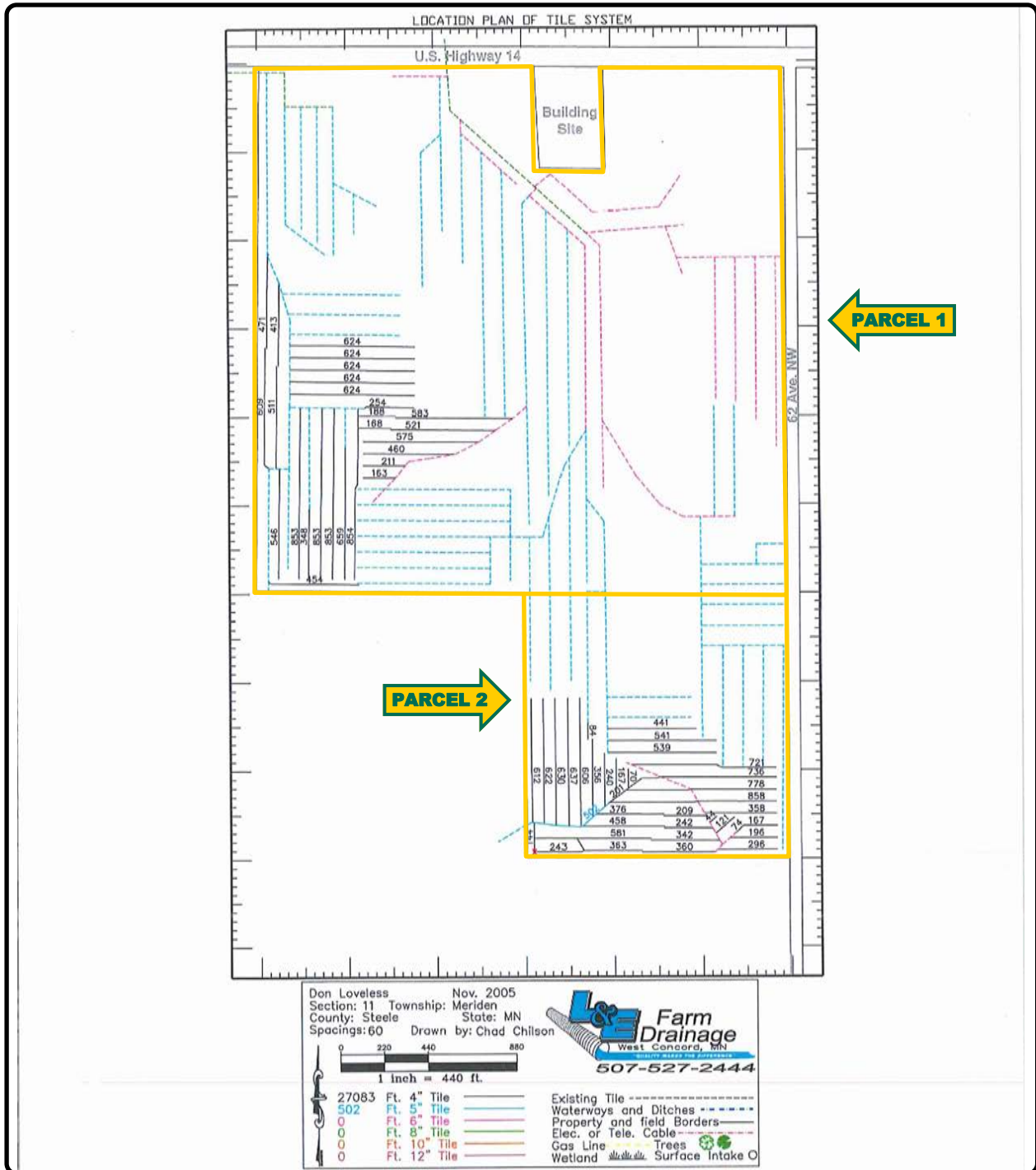
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 230.17 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.

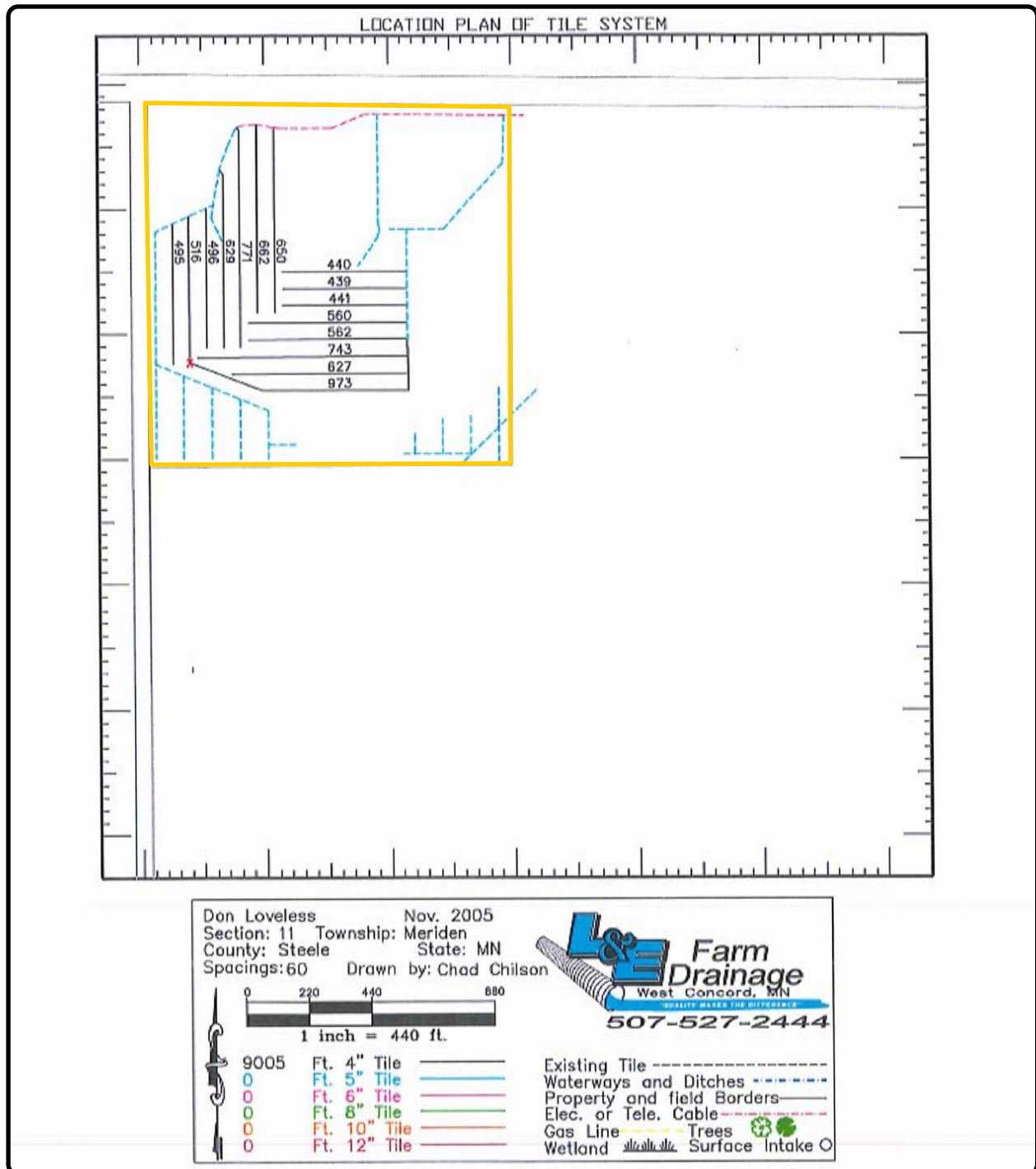
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Parcels 1 & 2 - SE Corner of Parcel 2 looking NW



Parcels 1 & 2 - NE Corner looking SW



Parcel 3 - NW Corner looking SE



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Jan. 10, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed. Jan. 11, 2023**

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

Site: **Waseca County Annex**
300 North State St.
Waseca, MN 56093

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, January 10, 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

- Parcels will be offered individually and then in Combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Paul Loveless, Trustee for the Donald & Elaine Loveless Revocable Trust

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

William Hoversten
Patton, Hoversten & Berg, 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 17, 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

237.18 Acres in 3 Parcels - Steele 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, January 10, 2023** to attend auction.

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



Acres

- Parcel 1 - 157.18 Ac., m/l
- Parcel 2 - 40.00 Ac., m/l
- Parcel 3 - 40.00 Ac., m/l
- Parcel 1 & 2 - 197.18 Ac., m/l
- Combination

**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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