

Land Auction

ACREAGE:

116.00 Acres, m/l
Blue Earth County, MN

DATE:

January 20, 2023
10:00 a.m.
Register to Attend

LOCATION:

**Pemberton
Community Center**
Pemberton, MN



Property Key Features

- Quality Farmland with a CPI of 85.50
- Great Hunting and Farming Combination
- 16.53 Acres Under CRP Contract & 24.87 Estimated RIM Acres

Darrell Hylan, ALC

Licensed Salesperson in MN

507-381-3843

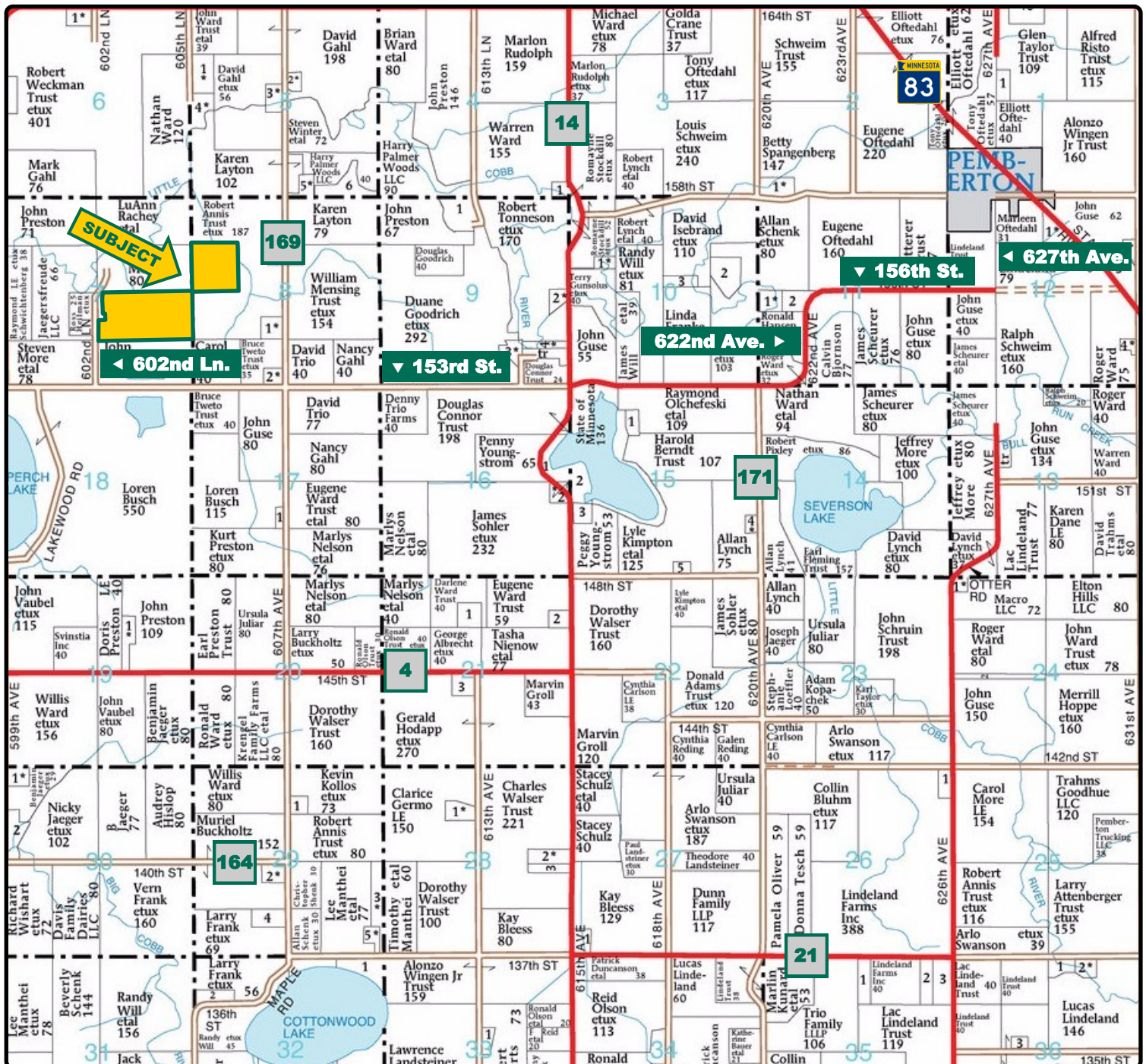
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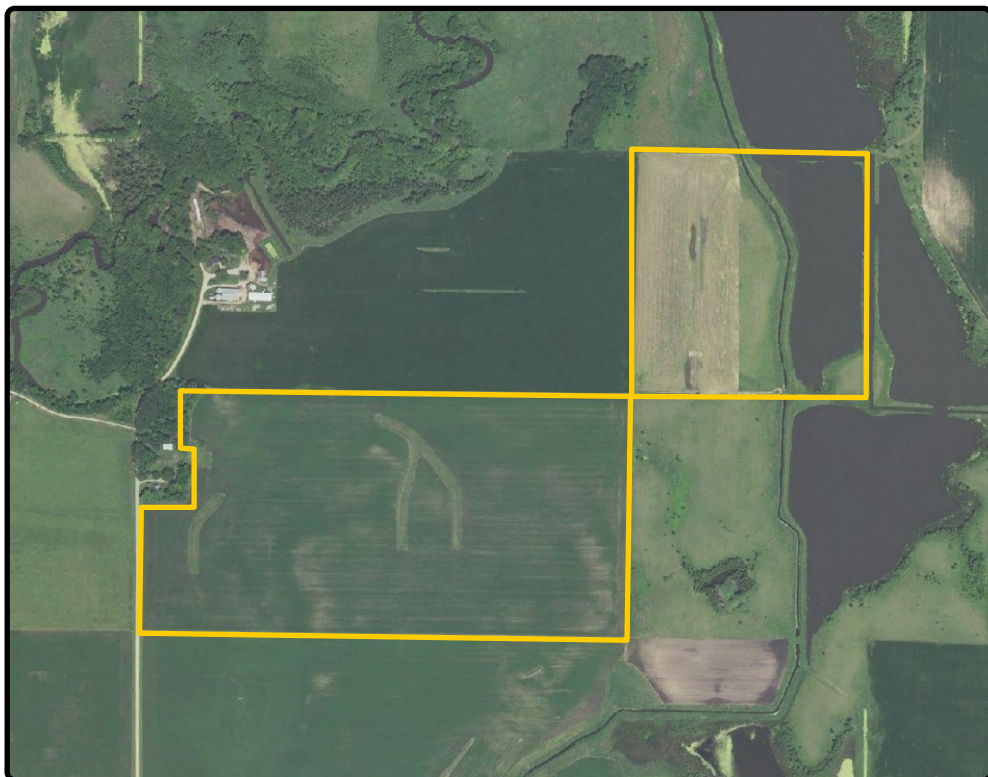
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FSA/Eff. Crop Acres:	76.24*
CRP Acres:	16.53
Corn Base Acres:	33.34*
Bean Base Acres:	33.34*
RIM Acres:	24.87*
Soil Productivity:	85.50 CPI

**Acres are estimated.*

Property Information

116.00 Acres, m/l

Location

From Pemberton: Go south on 627th Ave., at the intersection of 627th Ave. and 156th St. head west on 156th St. / 622nd Ave. for 1½ miles, continue south on 153rd St. for 3½ miles, then go north on 602nd Ln. for ½ mile. The farm is on the east side of the road.

Legal Description

NE½ of SE¼, excluding 3 acres, Section 7 and SW¼ of NW¼ of Section 8, all in Township 106 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable in 2022

Ag Non-Hmstd Taxes: \$4,882.00*

Gross Acres: 118.00*

Net Taxable Acres: 117.00*

Tax per Net Taxable Acre: \$41.73*

Tax Parcel ID #s: R46.20.07.400.001 & R46.20.08.100.002

**Taxes are estimated due to recent survey of property. Blue Earth County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 11788, Tract 15058

FSA/Eff. Crop Acres: 76.24*

CRP Acres: 16.53

Corn Base Acres: 33.34*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 33.34*

Bean PLC Yield: 44 Bu.

**Acres are estimated pending*

reconstitution of farm by the Blue Earth County FSA office.

NRCS Classification

HEL: Highly Erodible Land.

FW: Farmable Wetland.

PCNW: Prior Converted Non-Wetlands.

Tract contains a wetland or farmed

wetland. The wetlands are located in the

CRP acres only, not the farmable acres.

HEL of the entire farm is not complete.

Soil Types/Productivity

Main soil types are Shorewood and

Minnetonka. Crop Productivity Index

(CPI) on the estimated FSA/Eff. Crop

acres is 85.50. See soil map for details.

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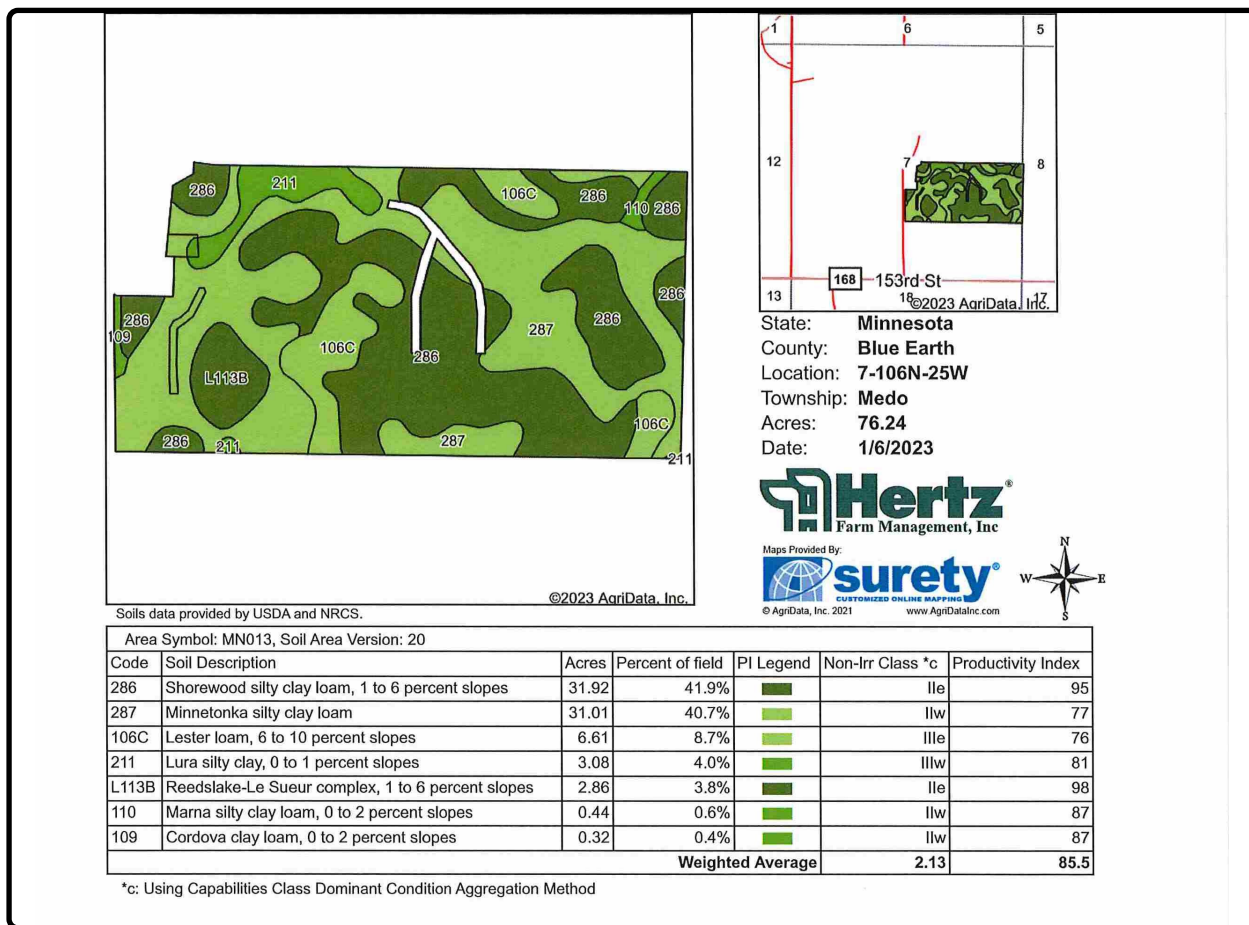
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CRP Contracts

There are two CRP contracts on this property:

- There are 15.13 acres enrolled in a CP-23A / CREP contract that pays \$371.20/acre - or \$5,616.00 annually - and expires 9/30/2034.
- There are 1.40 acres enrolled in a CP-8A contract that pays \$380.00/acre - or \$532.00 annually - and expires 9/30/2052.

Land Description

Level to rolling.

Drainage

Some tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Permanent Easement

There are an estimated 24.87 acres enrolled as part of the Reinvest in Minnesota (RIM) program that are already non-cropland retired. The payments from the CRP portion have ended.

Easement

There is an access agreement to enter the CREP/RIM area. An existing cartway exists along the north property line to access the back 40 acres.

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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76.24 Estimated FSA/Eff. Crop Acres
16.53 CRP Acres

USDA United States Department of Agriculture
Blue Earth County, Minnesota

Farm 11788
Tract 15058

2022 Program Year

Map Created April 25, 2022

0 190 380 760 Feet

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

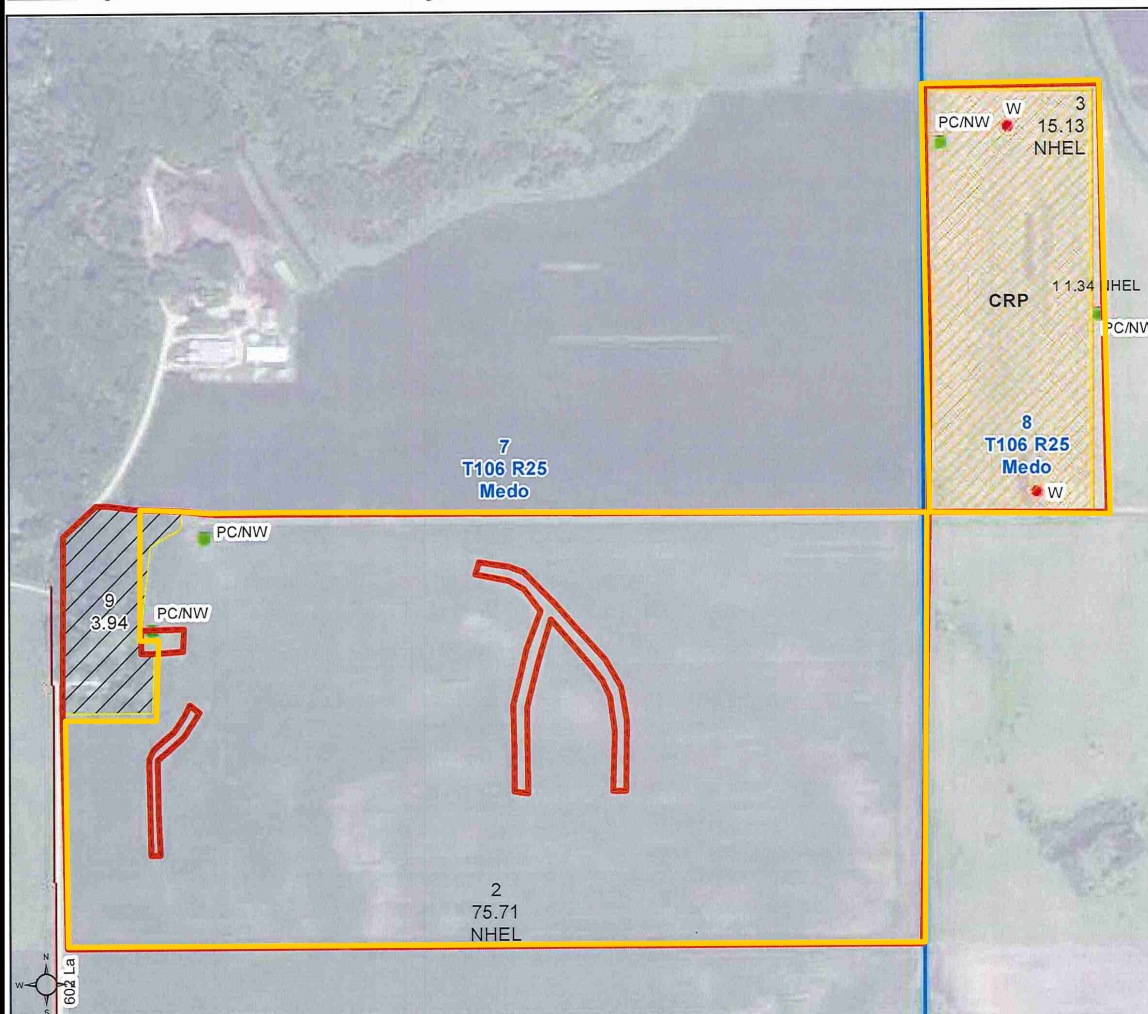
Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 92.18 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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United States
Department of
Agriculture

Blue Earth County, Minnesota

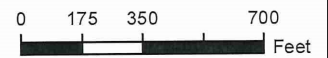


Farm 11787

Tract 15054

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
 Tract Boundary

Wetland Determination Identifiers

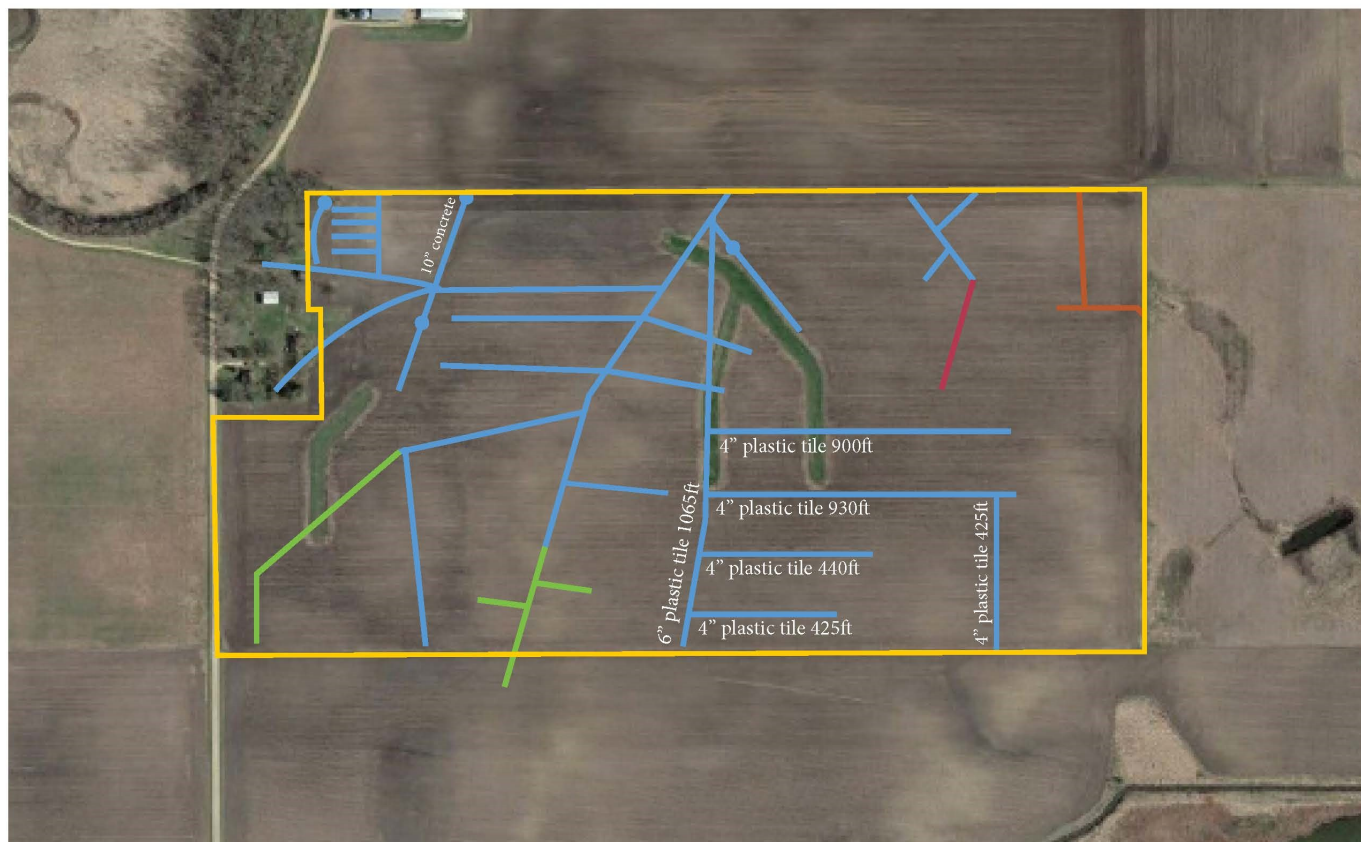
Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 0.00 acres

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This tile map has been recreated from an older map for clarity. Original map available upon request.
Hertz Farm Management Inc. does not guarantee tile maps, footage, tile condition, location, size, grade or depth.

- Outlets
- Installed in 1964
- Installed in 1975
- Installed in 1940
- Installed in 1945



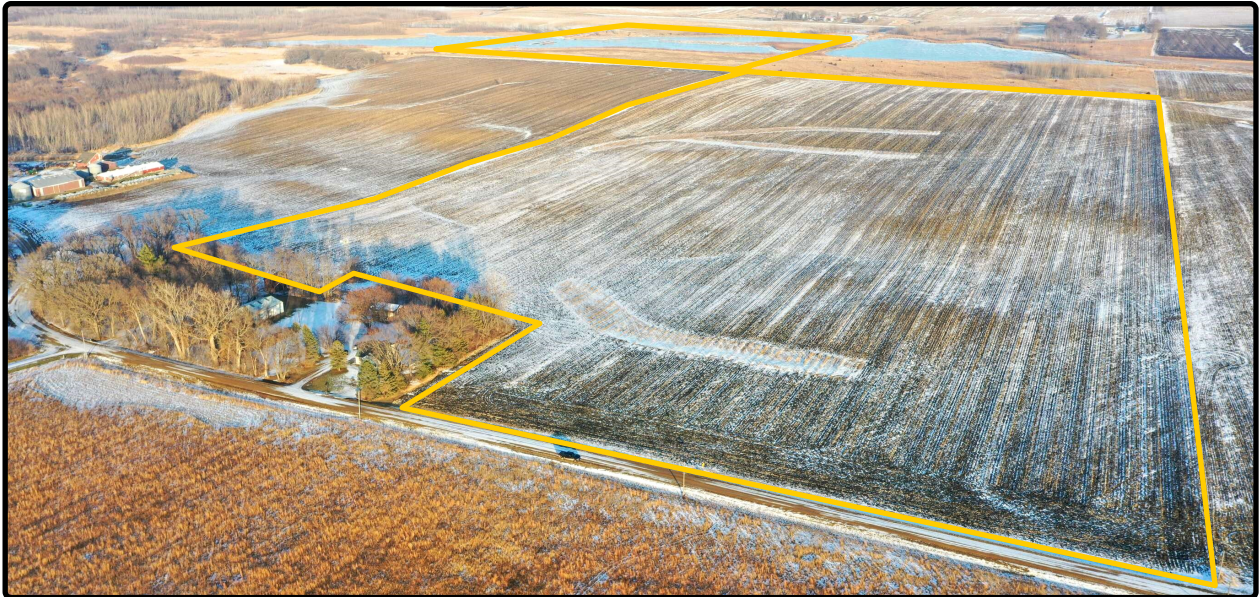
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West looking East



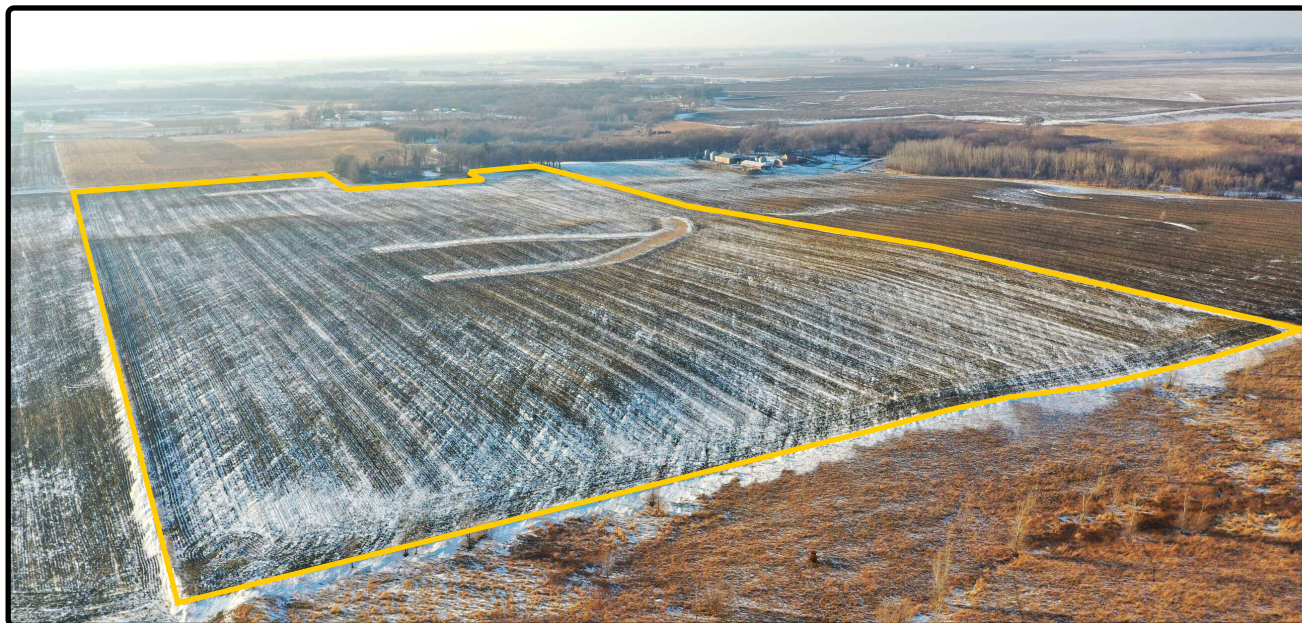
Southwest looking Northeast



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Southeast looking Northwest



CREP Acres - Northwest looking Southeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Jan. 19, 2023**
12:00 Noon, CST

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

Auction Location Date:

Date: **Fri. Jan. 20, 2023**
Time: **10:00 a.m.**
Site: **Pemberton Community**
Center
141 4th St.
Pemberton, MN 56078

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, January 19, 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

Stroebe Family

Agency

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

Auctioneer

Darrell Hylan

Attorney

Steve Fink
Farrish Johnson Law Office

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 24, 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.

Bidder Registration Form

116.00 Acres in 1 Parcel - Blue Earth 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.

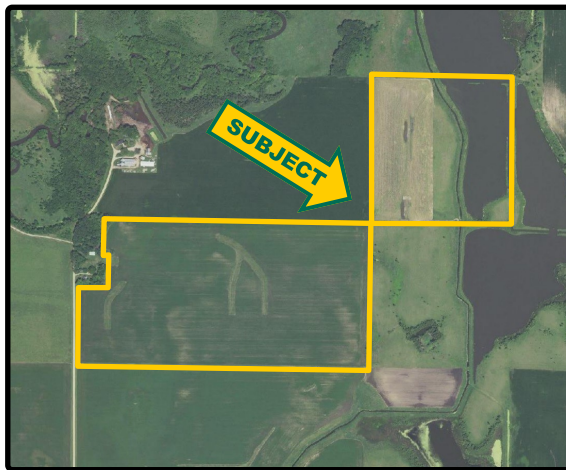
X _____
Signature

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, January 19, 2023** to attend auction.

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



Acres

Subject -116.00 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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