

# Land Auction

**ACREAGE:**

**160.00 Acres, m/l**  
Brown County, MN

**DATE:**

**January 19, 2023**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Springfield Area**  
**Community Center**  
Springfield, MN



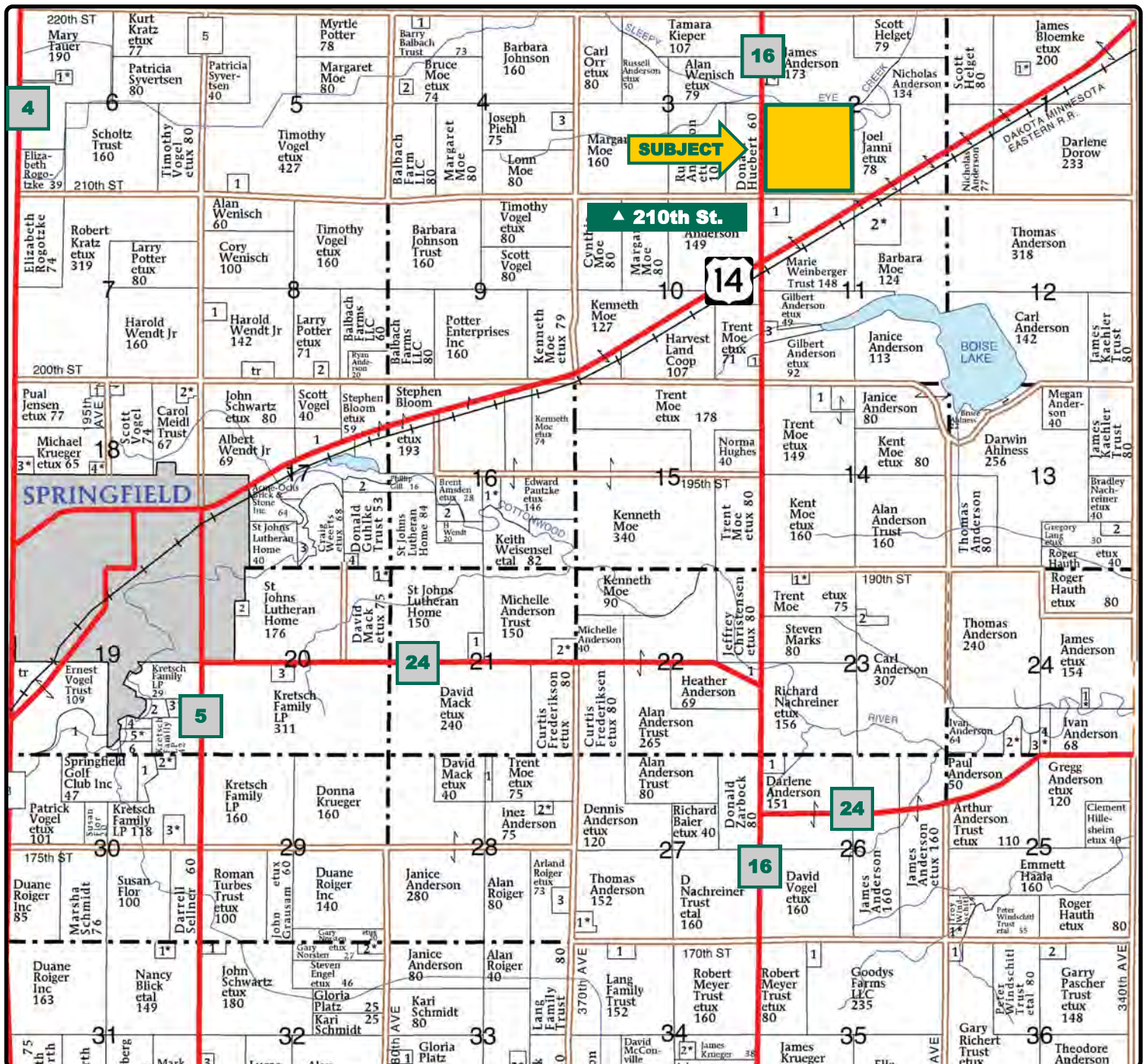
## Property Key Features

- Quality Farmland with a CPI of 87.30
- Drainage Outlets into Sleepy Eye Creek
- 42.90 CRP Acres with an Annual Payment of \$9,941.00

**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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## Parcel 1

FSA/Eff. Crop Acres:	96.72
CRP Acres:	42.90
Corn Base Acres:	51.90
Bean Base Acres:	44.80
Soil Productivity:	87.30 CPI

## Parcel 1 Property Information 160.00 Acres, m/l

### Location

**From Springfield:** 3 miles east on Hwy 14, then north on Co. Rd. 16 for a ¼ mile. The farm is on the east side of the road at 210th St.

### Legal Description

SW¼, Section 2, Township 109 North Range 34 West of the 5th P.M., Brown Co., MN.

### Real Estate Tax

Taxes and Special Assessments Payable in 2022  
Ag-Hmstd Taxes: \$2,852.00  
Net Taxable Acres: 160.00

Tax per Net Taxable Acre: \$17.83  
Tax Parcel ID #s: 12000200313050

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 8036, Tracts 13864 & 12661  
FSA/Eff. Crop Acres: 96.72  
Farm Number 8206, Tract 13865  
CRP Acres: 42.90  
Corn Base Acres: 51.90  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 44.80  
Bean PLC Yield: 40 Bu.

### NRCS Classification

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

### CRP Contracts

There are 42.90 acres enrolled in three CRP contracts.

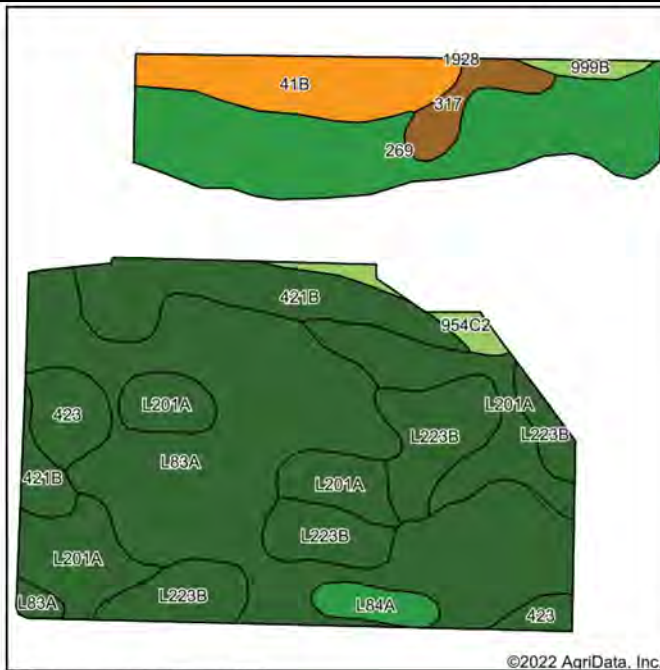
- There are 11.94 acres enrolled in a CP-21 contract that pays \$244.76/acre - or \$2,922 annually - and expires 9/30/32.
- There are 14.32 acres enrolled in a CP-21 contract that pays \$226.72/acre - or \$3,247 annually - and expires 9/30/32.
- There are 16.64 acres enrolled in a CP-23A contract that pays \$226.72/acre - or \$3,772 annually - and expires 9/30/32.

### Soil Types/Productivity

Main soil types are Webster, Millington and Normania. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.30. See soil map for details.

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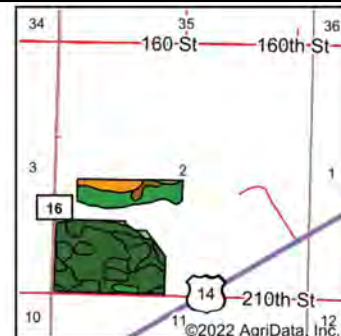


Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	32.35	33.5%		IIw	93
269	Millington clay loam	15.77	16.3%		IIw	83
L201A	Normania loam, 1 to 3 percent slopes	13.95	14.4%		Ie	99
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	10.78	11.1%		Ile	92
421B	Amiret loam, 2 to 6 percent slopes	8.40	8.7%		Ile	98
41B	Estherville sandy loam, 2 to 6 percent slopes	6.31	6.5%		IIIs	44
423	Seaforth loam, 1 to 3 percent slopes	3.35	3.5%		IIIs	95
317	Oshawa silty clay loam	2.20	2.3%		VIw	20
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.59	1.6%		IIIw	86
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	1.27	1.3%		IIle	77
999B	Ves-Storden-Estherville complex, 2 to 6 percent slopes	0.73	0.8%		Ile	74
Weighted Average					2.04	87.3

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



State: **Minnesota**  
County: **Brown**  
Location: **2-109N-34W**  
Township: **Burnstown**  
Acres: **96.72**  
Date: **11/30/2022**



Maps Provided by  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Level to rolling.

## Drainage

Some tile. See tile map.

## Water & Well Information

A branch of Sleepy Eye Creek is in the very northern part of the farm.

## Comments

This is a quality Brown County farm with additional income from CRP contracts.

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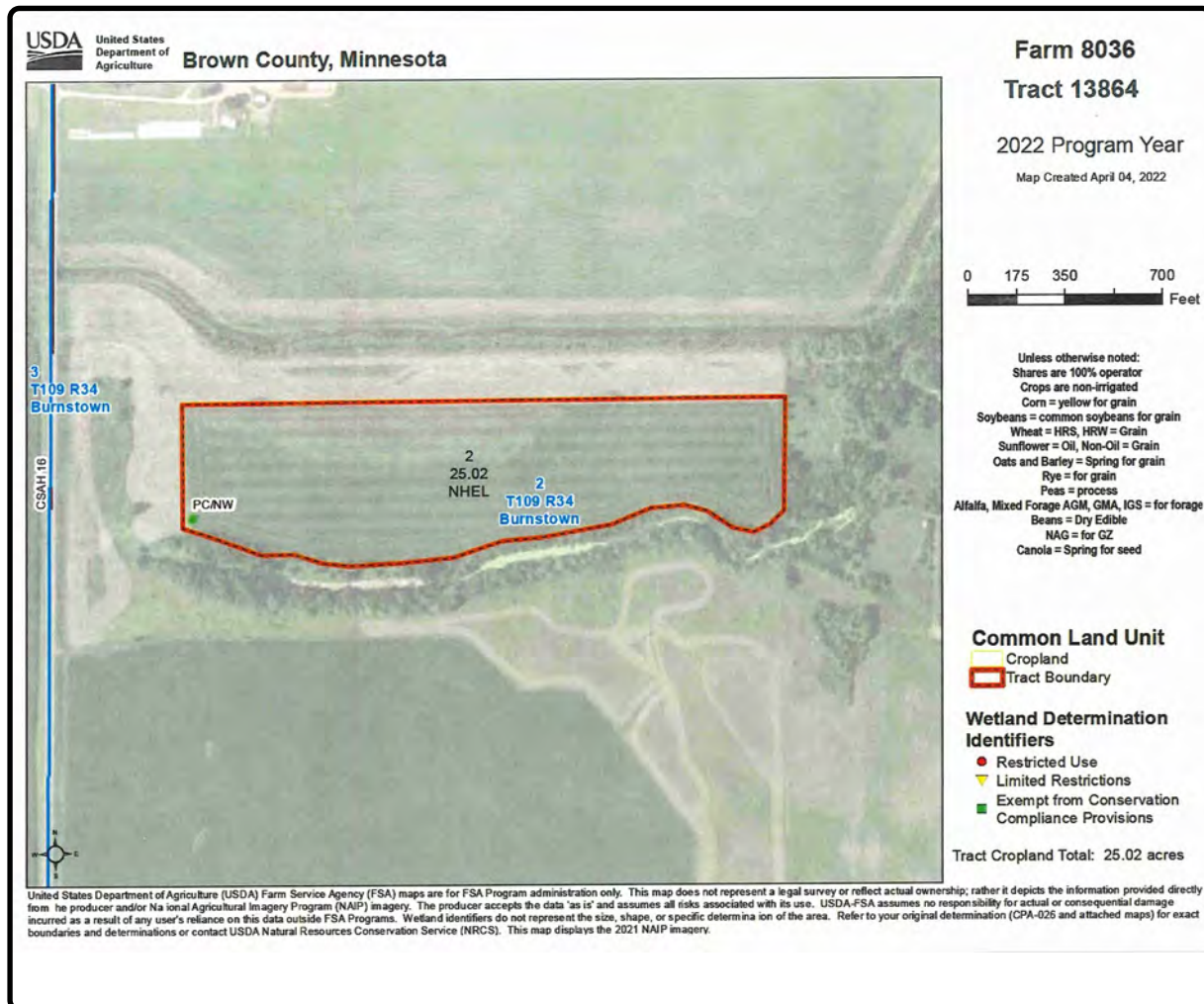
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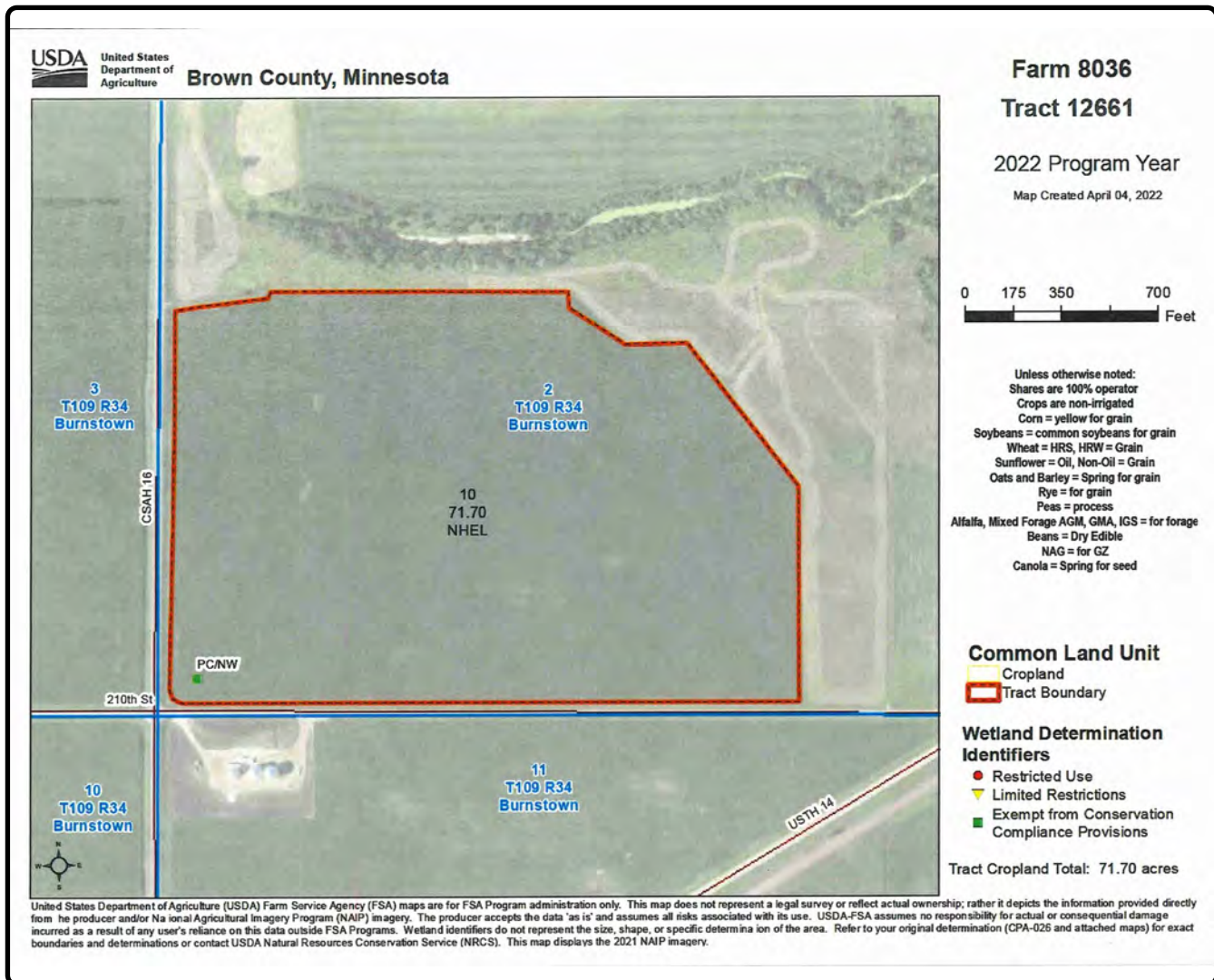
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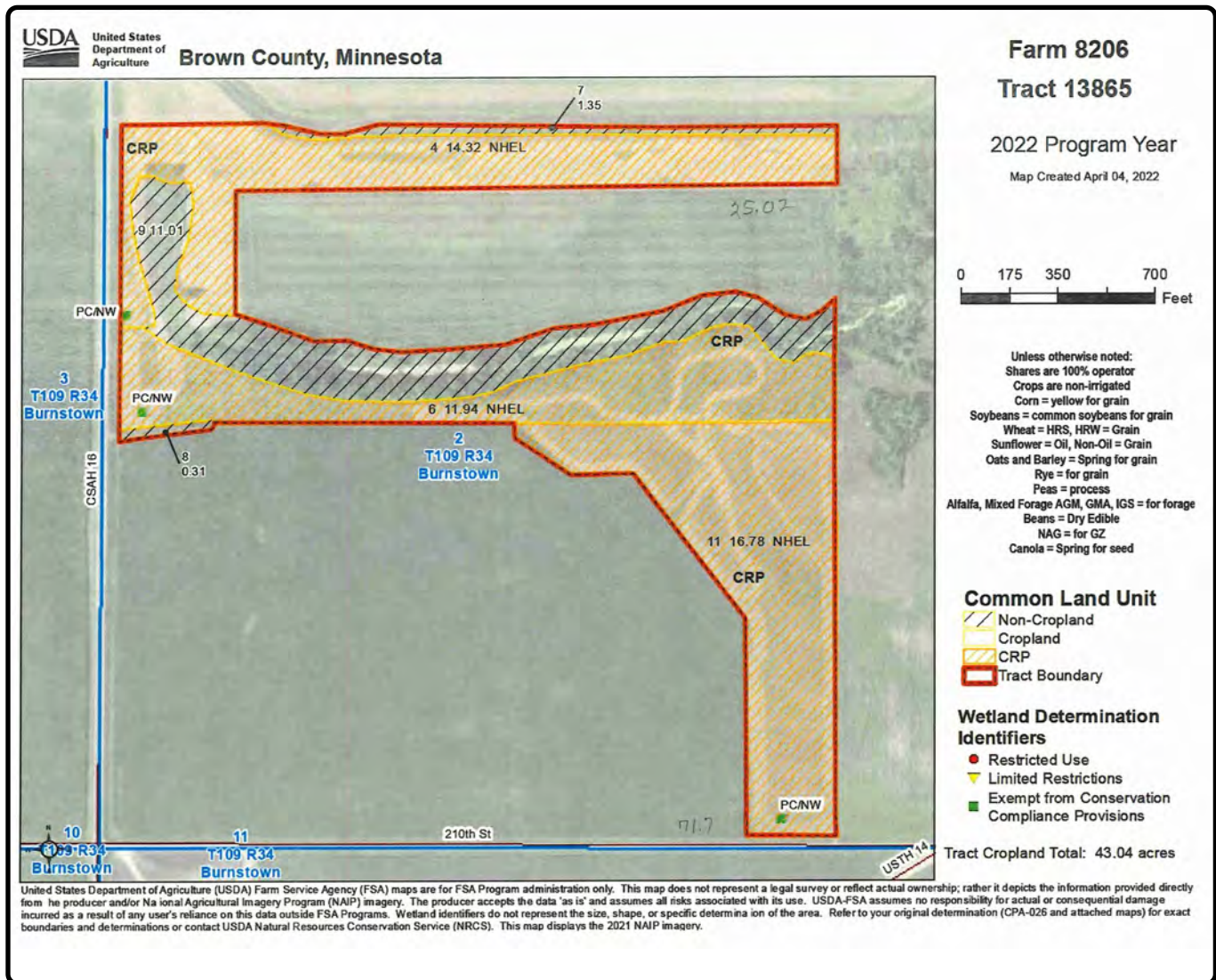
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This tile map has been recreated from an older map for clarity. Original map available upon request.  
Hertz Farm Management Inc. does not guarantee tile maps, footage, tile condition, location, size, grade or depth.

● Intake  
— Tile



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Southeast Looking Northwest



Northeast Looking Southwest



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South Looking North



East Looking West



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Northwest Looking Southeast



West Looking East



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Jan. 18, 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. 19, 2023**

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

Site: **Springfield Area**  
**Community Center**  
**33 Cass Ave.**  
**Springfield, MN 56087**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wed., Jan. 18, 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

Cynthia Lee Moe Estate

## 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 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. Seller will pay taxes due and payable in 2022; Buyer will pay 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

**160.00 Acres in 1 Parcel** - Brown 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.

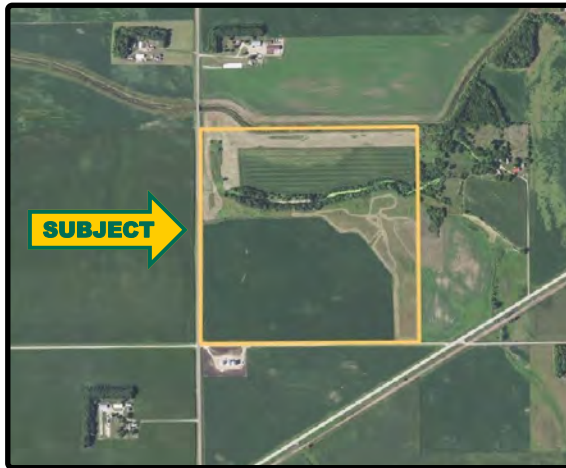
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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. 18, 2023** to attend auction.

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



### Acres

Subject - 160.00Ac., 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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