

Land Auction

ACREAGE:**336.69 Acres, m/l**

In 4 parcels

Redwood & Brown Co., MN

DATE:**January 25, 2023****11:00 a.m.**

Register to Attend

LOCATION:**Springfield Comm.
Center**

Springfield, MN

**Property Key Features**

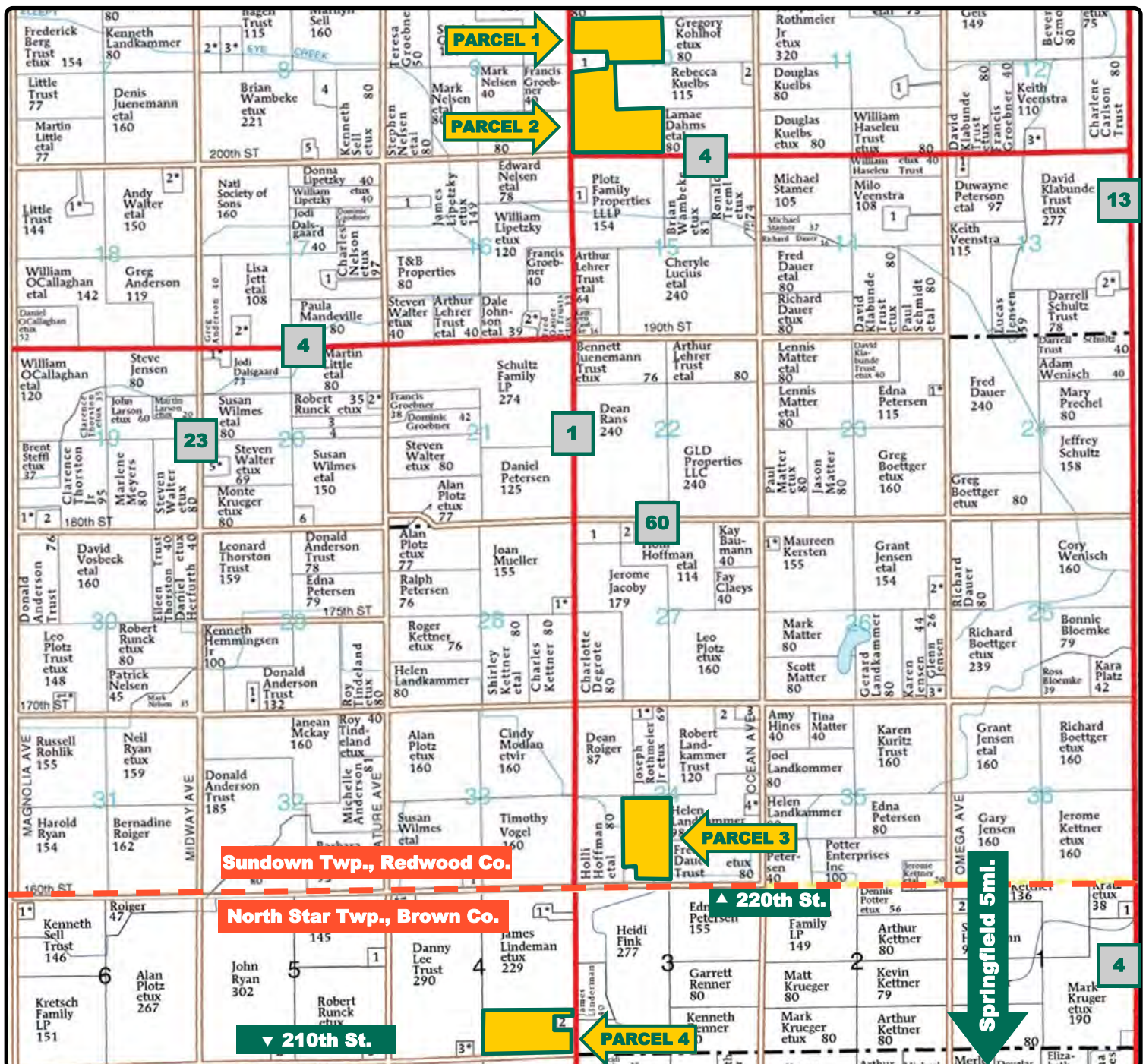
- Jim and Phyliss Nelsen Property
- Quality Farmland with County Drainage Outlets
- Offered Individually and in Partial Combination

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



Sundown Township, Redwood County, MN
North Star Township, Brown County, MN



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Parcel 1 - Redwood Co.

FSA/Eff. Crop Acres:	69.91
Corn Base Acres:	39.00
Bean Base Acres:	30.70
Wheat Base Acres:	0.20
Soil Productivity:	92.60 CPI

Parcel 1 - Redwood, Co. Property Information 71.00 Acres, m/l

Location

From Springfield: Go 3 miles west on Hwy 14 to Co. Rd. 2 go north for 3 miles, continue north on Co. Rd. 1 for 4½ miles. The farm is on the east side of the road.

Legal Description

S½ of NW¼, excluding building site, Section 10, Township 110 North, Range 35 West of the 5th P.M., Redwood Co., MN.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$2,681.97*
Net Taxable Acres: 71.00*
Tax per Net Taxable Acre: \$37.77*
Tax Parcel ID #: 67-010-2050
**Taxes estimated pending tax parcel split. Redwood County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 9641, Tract 10402
FSA/Eff. Crop Acres: 69.91
Corn Base Acres: 39.00
Corn PLC Yield: 160 Bu.
Bean Base Acres: 30.70
Bean PLC Yield: 48 Bu.
Wheat Base Acres: 0.20
Wheat PLC Yield: 34 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Amiret, and Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.60. See soil map for details.

Mineral Rights

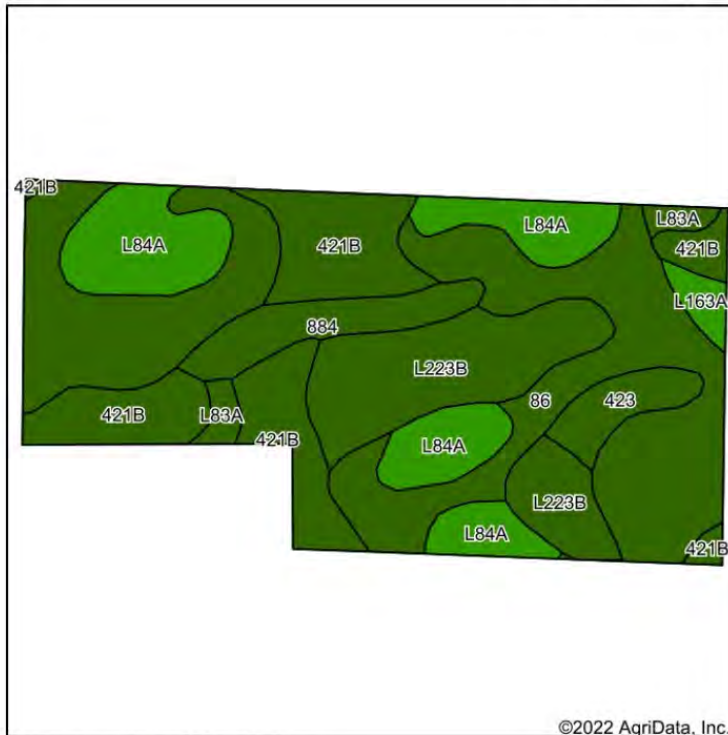
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

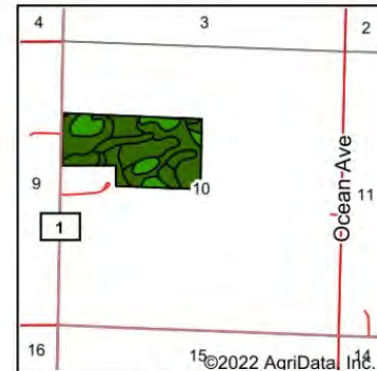
Level to rolling.

Drainage

Tile with private mains and random laterals. Contact agent for tile maps. Parcel is part of JD# 35 and 36. See map.



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Redwood**
Location: **10-110N-35W**
Township: **Sundown**
Acres: **69.91**
Date: **12/16/2022**



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING
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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	26.51	37.9%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	12.93	18.5%		Ile	98
L84A	Glencoe clay loam, 0 to 1 percent slopes	11.57	16.5%		IIIw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	10.85	15.5%		Ile	92
884	Webster-Delft complex, 0 to 2 percent slopes	3.74	5.3%		IIw	94
423	Seaforth loam, 1 to 3 percent slopes	2.21	3.2%		IIs	95
L83A	Webster clay loam, 0 to 2 percent slopes	1.18	1.7%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	0.92	1.3%		IIIw	86
Weighted Average					2.18	92.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Buildings/Improvements

None.

Comments

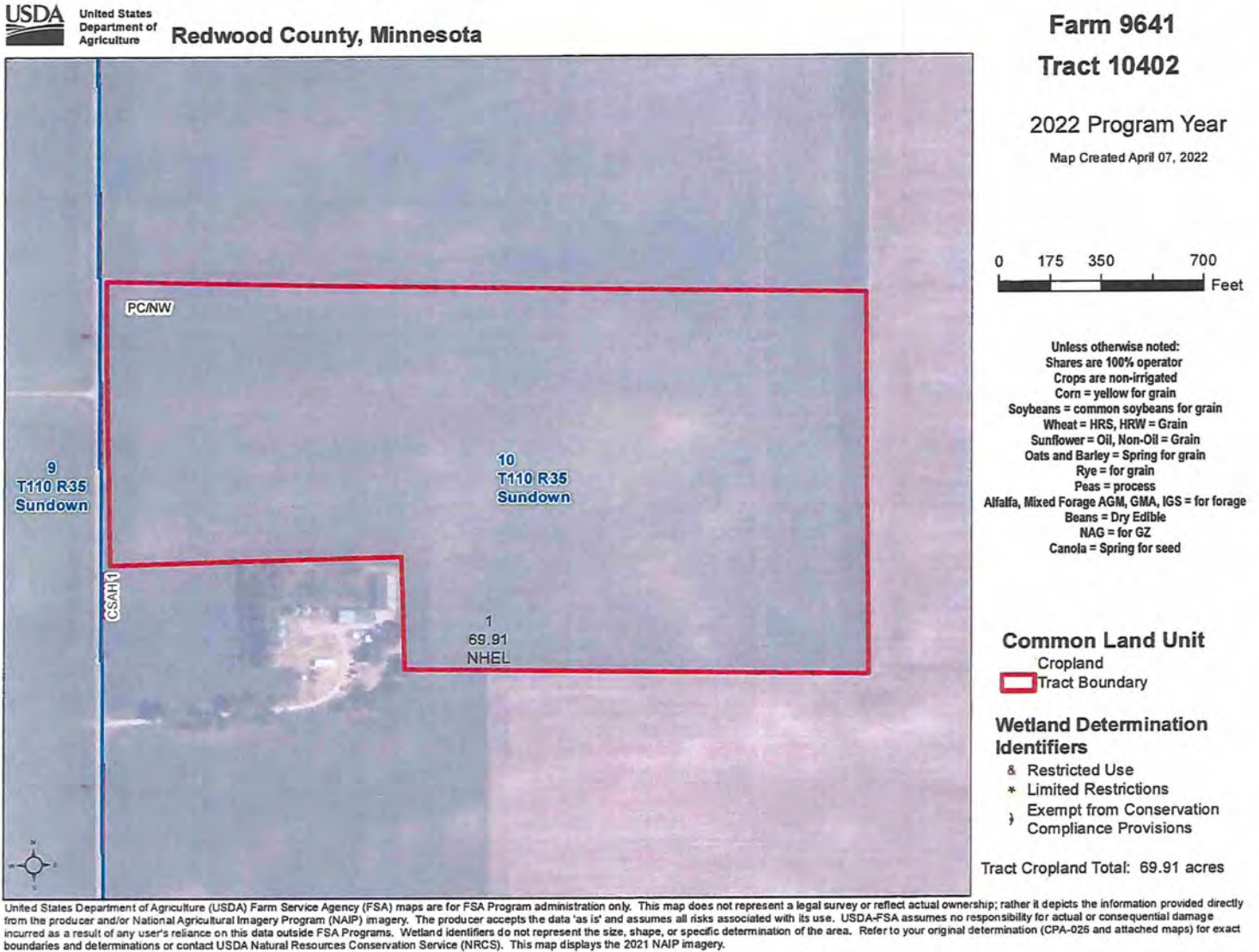
Buyer to reimburse prior tenant \$1,269.00 for fall tillage work at closing.

Water & Well Information

None.

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Parcel 2 - Redwood Co.

FSA/Eff. Crop Acres:	110.43
Corn Base Acres:	58.84
Bean Base Acres:	36.54
Soil Productivity:	73.90 CPI

Parcel 2 - Redwood Co. Property Information 115.48 Acres, m/l

Location

From Springfield: Go 3 miles west on Hwy 14 to Co. Rd. 2 go north 3 miles, continue north on Co. Rd. 1 for 4½ miles. The farm is on the east side of the road.

Legal Description

NW¼ of SW¼, excluding building site and S½ of SW¼, Section 10, Township 110 North, Range 35 West of the 5th P.M., Redwood Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$4,432.03*
Net Taxable Acres: 115.48*

Tax per Net Taxable Acre: \$38.38*
Tax Parcel ID #: 67-010-2050
**Taxes estimated pending tax parcel split. Redwood County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2023 crop year.

FSA Data

Part of Farm Number 7299, Tract 10403
FSA/Eff. Crop Acres: 110.43
Corn Base Acres: 58.84
Corn PLC Yield: 149 Bu.
Bean Base Acres: 36.54
Bean PLC Yield: 44 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Lemond, Biscay, and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 73.90. 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

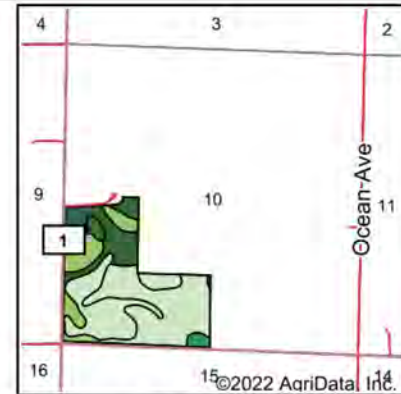
Tile with private mains and random laterals. Contact agent for tile map. Parcel is part of JD# 36. See map.

Buildings/Improvements

None.



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Redwood**
Location: **10-110N-35W**
Township: **Sundown**
Acres: **110.43**
Date: **12/16/2022**



Maps Provided By:



Area Symbol: MN127, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
227	Lemond loam, 0 to 2 percent slopes	41.36	37.5%		IIw	69
399	Biscay clay loam, depressional, 0 to 1 percent slopes	23.83	21.6%		IIIw	64
86	Canisteo clay loam, 0 to 2 percent slopes	17.51	15.9%		IIw	93
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	11.53	10.4%		IIle	77
255	Mayer loam, 0 to 2 percent slopes	4.79	4.3%		IIw	72
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	4.14	3.7%		IIle	60
421B	Amiret loam, 2 to 6 percent slopes	3.12	2.8%		Ile	98
423	Seaforth loam, 1 to 3 percent slopes	2.16	2.0%		Ils	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.99	1.8%		IIIw	86
Weighted Average					2.38	73.9

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

Water & Well Information

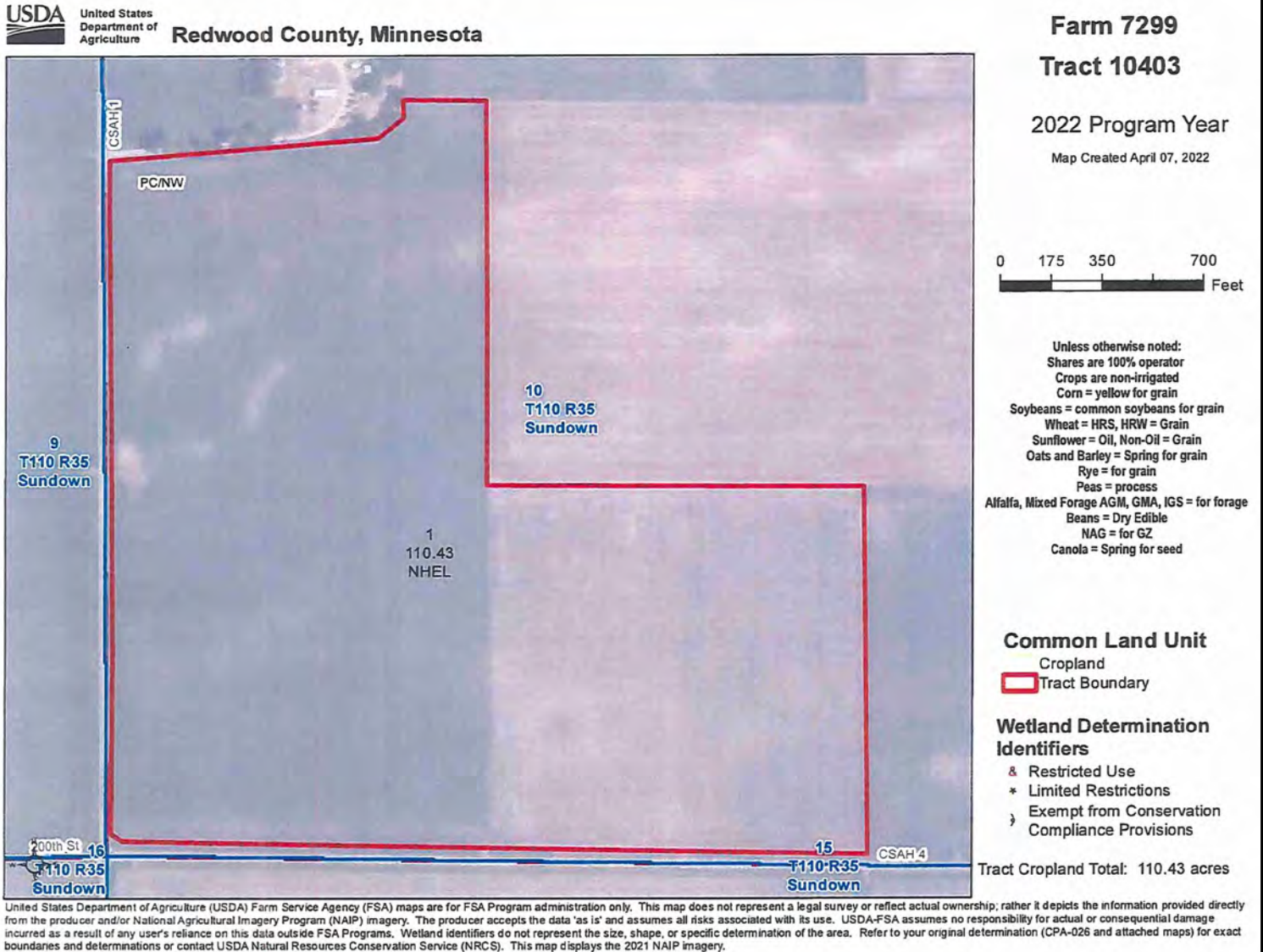
None.

Comments

Buyer to reimburse prior tenant \$2,202.63
for fall tillage work at closing.

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Parcel 3 - Redwood Co.

FSA/Eff. Crop Acres:	69.30
Corn Base Acres:	69.30
Soil Productivity:	92.80 CPI

Parcel 3 - Redwood Co. Property Information 75.70 Acres, m/l

Location

From Springfield: Go west on Hwy 14 for 3 miles to Co. Rd. 2, at Co. Rd. 2 head north for 3 miles, then head east on 220th St. for ¼ mile. The farm is on the north side of the road.

Legal Description

E½ of SW¼, excluding building site, Section 34, Township 110 North, Range 35 West of the 5th P.M., Redwood Co., MN.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$3,016.00
Net Taxable Acres: 75.70
Tax per Net Taxable Acre: \$39.84
Tax Parcel ID #: 67-034-3040

FSA Data

Farm Number 4116, Tract 912
FSA/Eff. Crop Acres: 69.30
Corn Base Acres: 69.30
Corn PLC Yield: 156 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil type is Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.80. 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

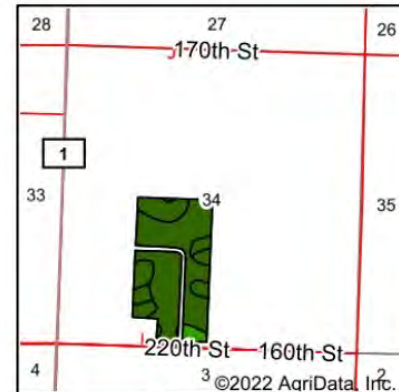
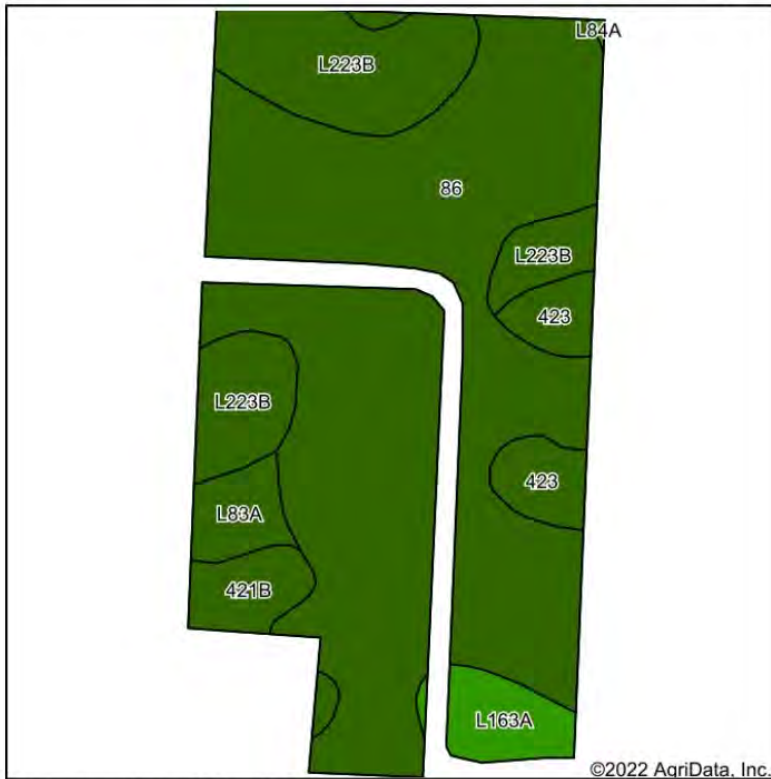
Tile with private mains and random laterals. Contact agent for tile map. Parcel is part of JD# 36. See map.

Buildings/Improvements

None.

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State: **Minnesota**
County: **Redwood**
Location: **34-110N-35W**
Township: **Sundown**
Acres: **69.3**
Date: **12/16/2022**



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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	46.68	67.4%		IIw	93
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	11.81	17.0%		IIe	92
423	Seaforth loam, 1 to 3 percent slopes	3.39	4.9%		IIs	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.68	3.9%		IIIw	86
421B	Amiret loam, 2 to 6 percent slopes	2.57	3.7%		IIe	98
L83A	Webster clay loam, 0 to 2 percent slopes	2.10	3.0%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.07	0.1%		IIIw	86
Weighted Average					2.04	92.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

None.

Comments

Buyer to reimburse prior tenant \$1,467.00 for fall tillage work at closing.

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Redwood County, Minnesota

Farm 4116

Tract 912

2022 Program Year

Map Created April 07, 2022



0 180 360 720
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
Tract Boundary

Wetland Determination Identifiers

& Restricted Use
* Limited Restrictions
} Exempt from Conservation Compliance Provisions

Tract Cropland Total: 69.30 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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Parcel 4 - Brown Co.

FSA/Eff. Crop Acres:	71.36
Corn Base Acres:	71.30
Soil Productivity:	93.40 CPI

Parcel 4 - Brown Co. Property Information 74.51 Acres, m/l

Location

From Springfield: Go west 3 miles on Hwy 14, then head north on Co. Rd. 2 for 2 miles. The farm is on the west side of Co. Rd. 2 at 210th St.

Legal Description

S½ of SE¼, excluding building site, Section 4, Township 109 North, Range 35 West of the 5th P.M., Brown Co., MN.

Lease Status

Open lease for 2023 crop year.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$3,266.00
Net Taxable Acres: 74.51
Tax per Net Taxable Acre: \$43.83
Tax Parcel ID #: 210-004-004-15-060

FSA Data

Farm Number 1269, Tract 926
FSA/Eff. Crop Acres: 71.36
Corn Base Acres: 71.30
Corn PLC Yield: 158 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster, Amerit-Swanlake, and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.40. See soil map for details.

Mineral Rights

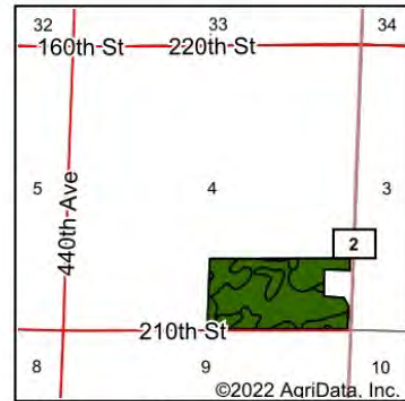
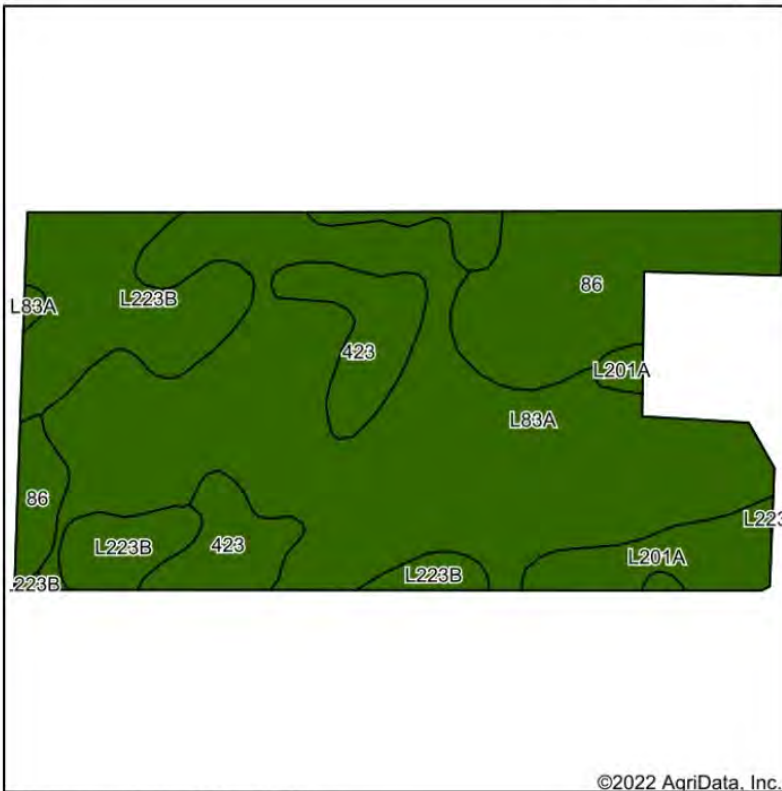
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

Drainage

Tile with private mains and random laterals. Contact agent for tile map. Parcel is part of JD# 35 R+B. See map.



State: **Minnesota**
County: **Brown**
Location: **4-109N-35W**
Township: **North Star**
Acres: **71.36**
Date: **12/16/2022**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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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	37.27	52.2%		IIw	93
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	12.21	17.1%		IIe	92
86	Canisteo clay loam, 0 to 2 percent slopes	11.38	15.9%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	6.36	8.9%		IIIs	95
L201A	Normania loam, 1 to 3 percent slopes	4.14	5.8%		Ie	99
Weighted Average					1.94	93.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Buyer to reimburse prior tenant \$1,356.00 for fall tillage work at closing.

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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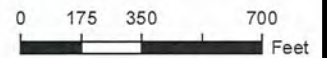
Brown County, Minnesota

Farm 1269

Tract 926




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: 71.36 acres

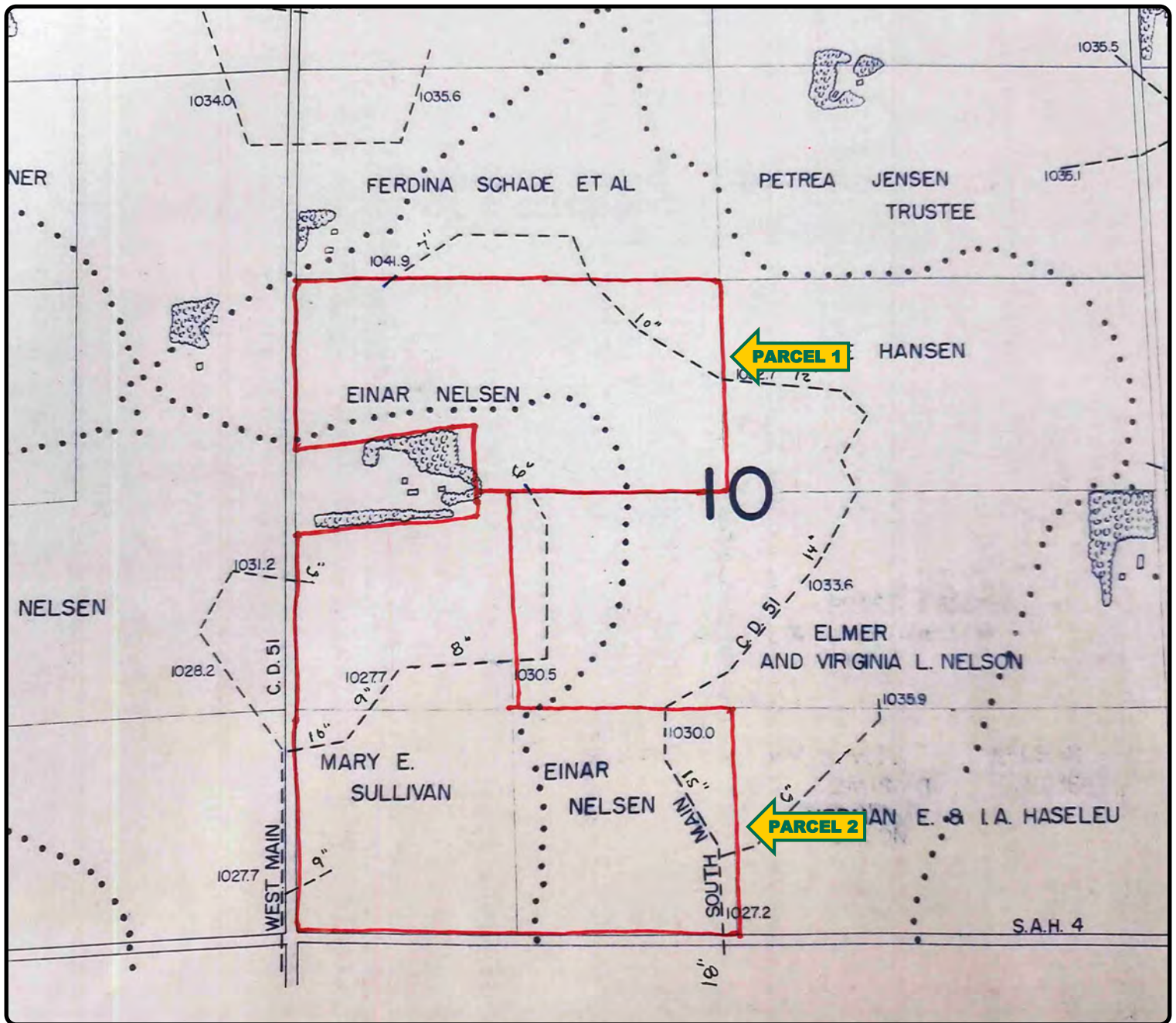
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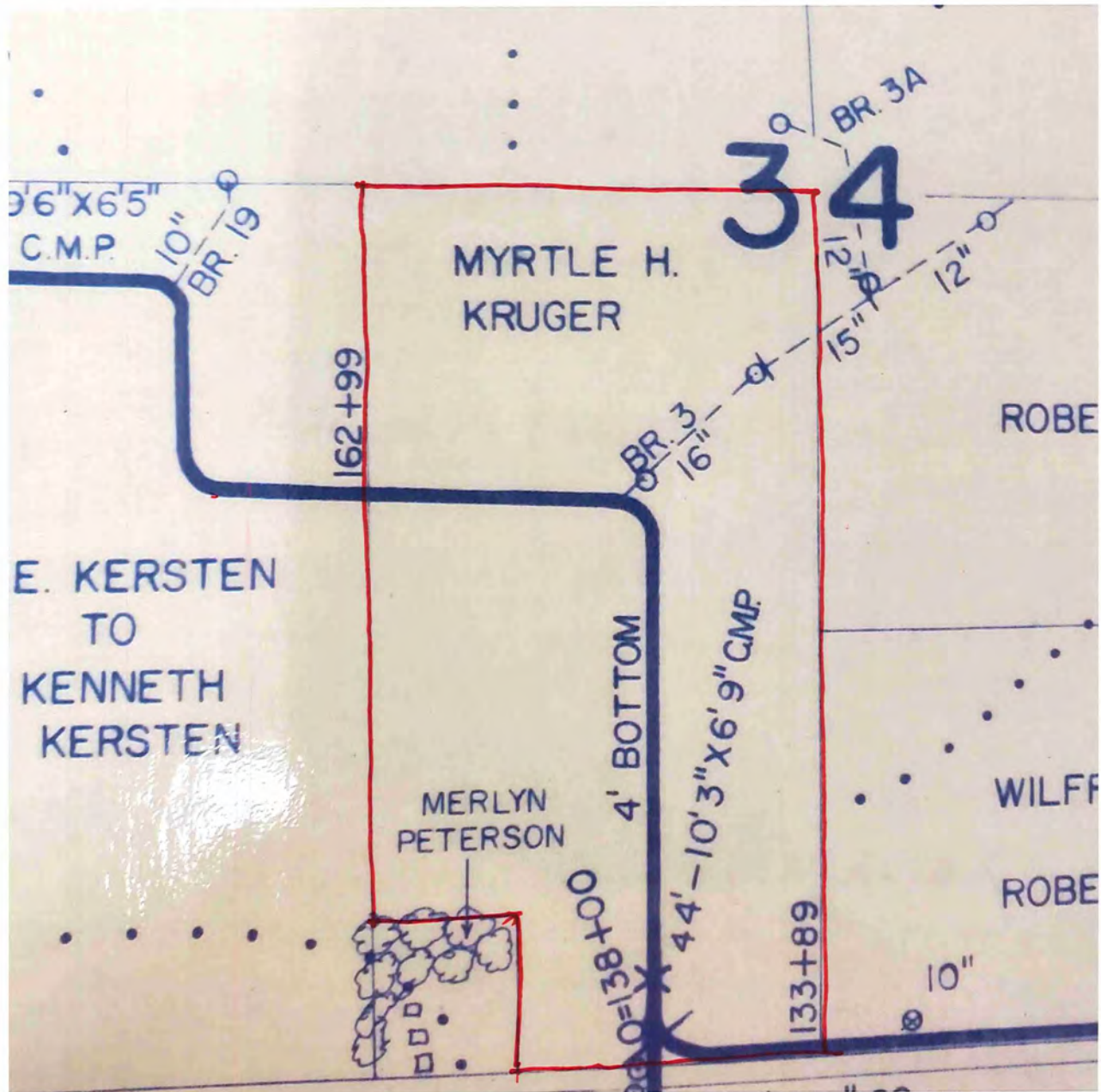
Drainage Map

Parcels 1 & 2 - County Ditches #35 & #36



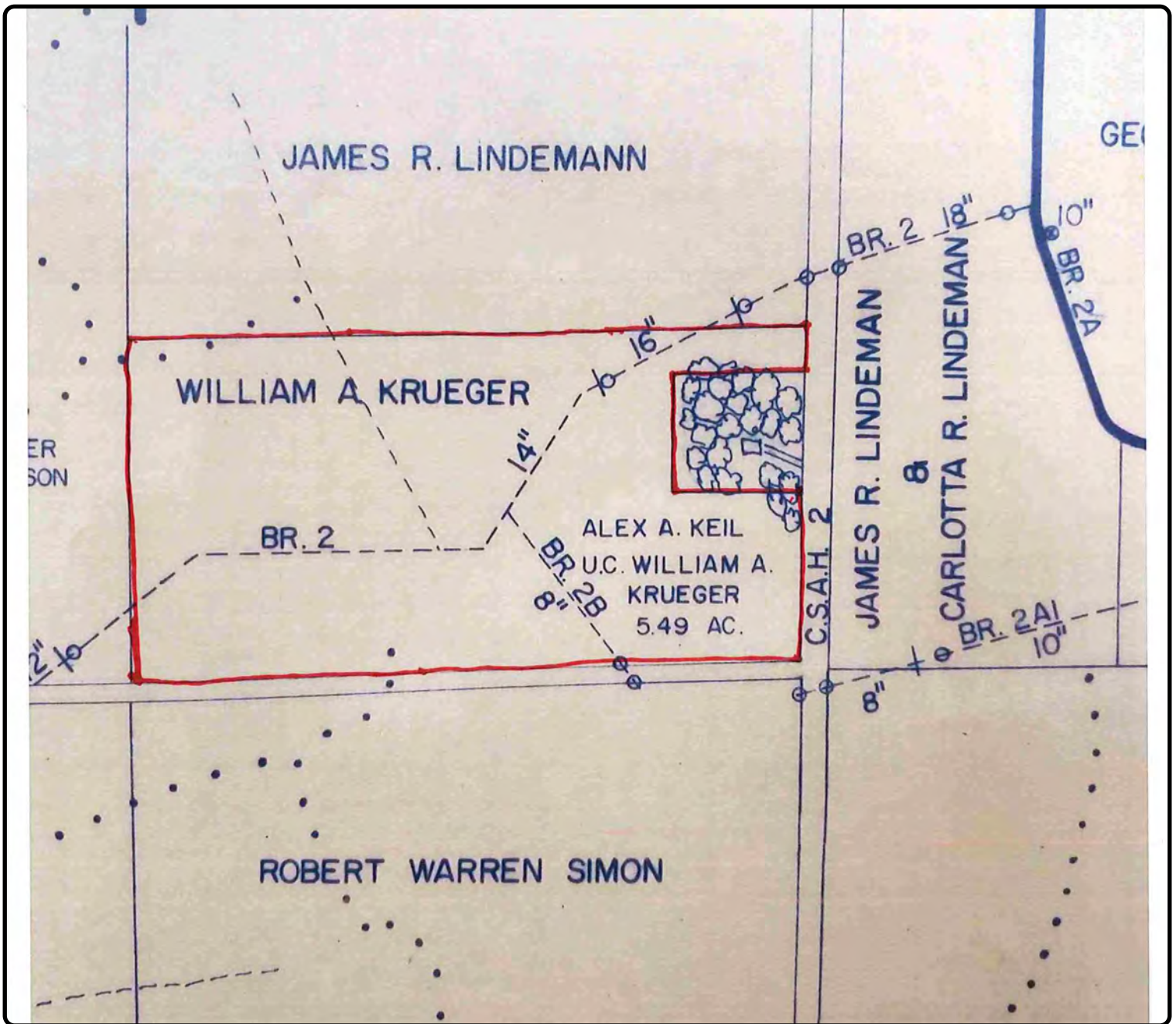
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Drainage Map

Parcel 4 - County Ditch #35 R + B



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Jan. 24, 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. 25, 2023**

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

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

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, January 24, 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 in combination with the property being offered to high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

E. James Nelsen Trust & Phyllis J. Nelsen Trust, Colleen N. Hayes, Trustee

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Jeanette Muske Pidde
Muske, Suhrhoff & Pidde, Ltd.

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 28, 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

336.69 Acres in 4 Parcels - Redwood & 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.

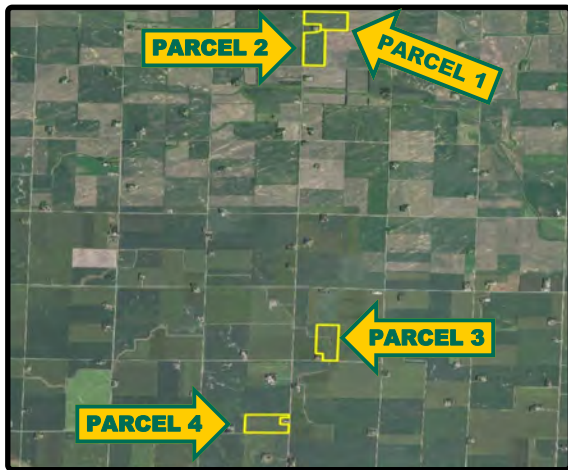
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Tuesday, January 24, 2023** to attend auction.

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



Acres

Parcel 1 - 71.00Ac., m/l
Parcel 2 - 115.48 Ac., m/l
Parcel 3 - 75.70 Ac., m/l
Parcel 4 - 74.51 Ac., m/l

Parcel 1 & 2 186.48 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).

Charles Wingert, ALC
Licensed Broker in MN & IA
507-381-9790
CharlesW@Hertz.ag

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