

Land Auction

ACREAGE:

456.83 Acres, m/l
In 6 parcels
McLeod & Sibley Co., MN

DATE:

January 27, 2023
11:00 a.m.
Register to Attend

LOCATION:

Brownton Comm. Center
Brownton, MN



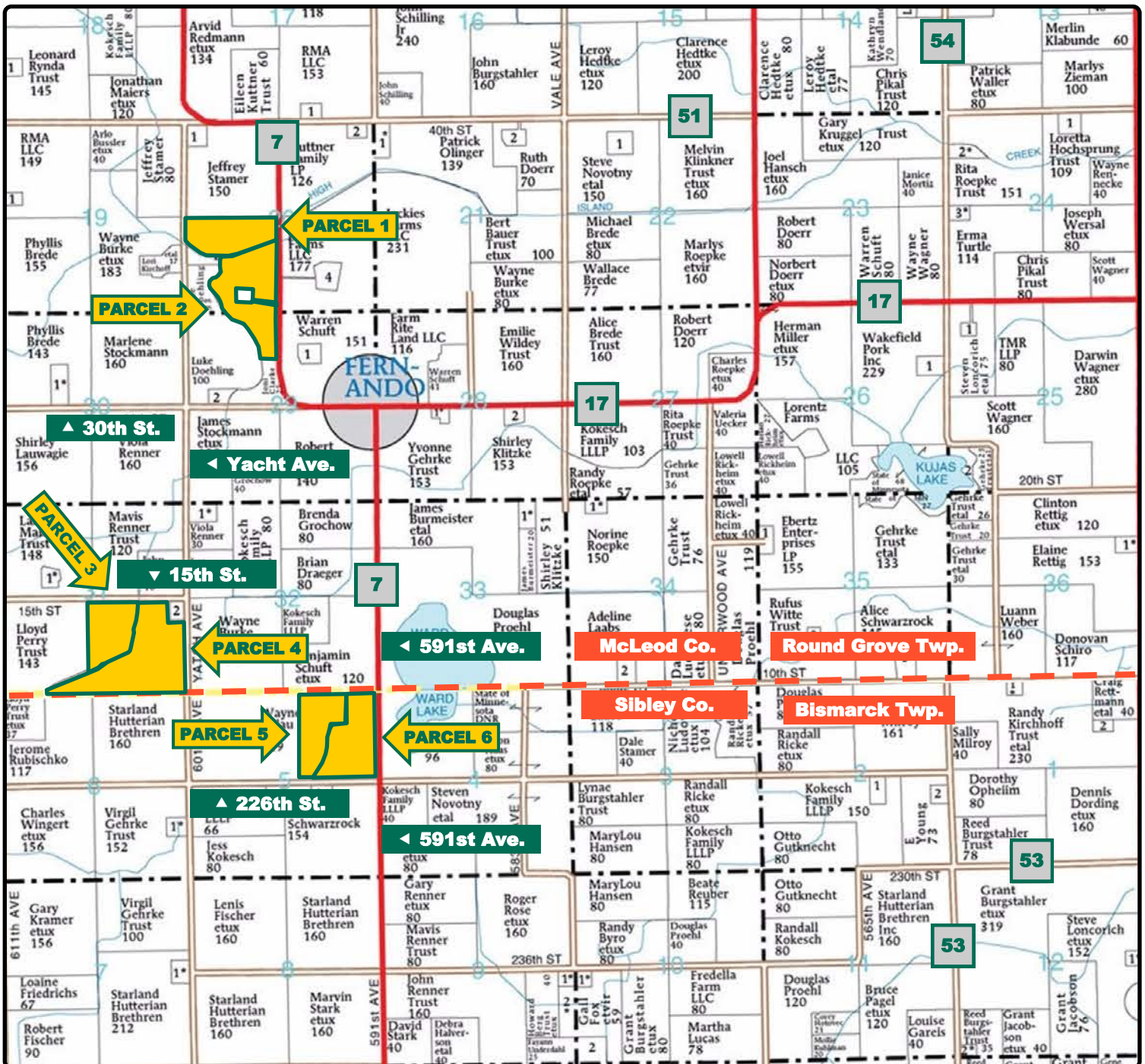
Property Key Features

- High-Quality Tile Outlets
- Excellent Soil Quality
- Small to Mid-Sized Tracts

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
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Round Grove Township, McLeod County, MN
Bismarck Township, Sibley County, MN



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Parcel 1 - McLeod Co.

FSA/Eff. Crop Acres:	55.55*
Corn Base Acres:	9.61*
Bean Base Acres:	19.84*
Soil Productivity:	89.80 CPI

**Acres are estimated.*

Parcel 1 - McLeod Co. Property Information 58.20 Acres, m/l

Location

From Fernando: Go west on 30th St. / Route 7 toward Co. Hwy 7, continue north on Co. Hwy 7 for 1 mile. The farm is on the west side of the road.

Legal Description

58.20 acres north of JD-24 N½ SW¼, Section 20, Township 114, Range 30 West of the 5th P.M., McLeod Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Non-Hmstd Taxes: \$2,394.00*
Special Assessments: \$308.68*
Total 2023 Real Estate Taxes: \$2,702.68*

Net Taxable Acres: 58.20*
Tax per Net Taxable Acre: \$46.44*
Tax Parcel ID #: 120200350
**Taxes estimated pending tax parcel split. McLeod County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 15974
Part of Tract 63372
FSA/Eff. Crop Acres: 55.55*
Corn Base Acres: 9.61*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 19.84*
Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm. Renville County FSA office is currently the administrator of this farm. Contact agent for detail.*

Lease Status

Open lease for the 2023 crop year.

NRCS Classification

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

Soil Types/Productivity

Main soil type is Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 89.80. See soil map for details.

Mineral Rights

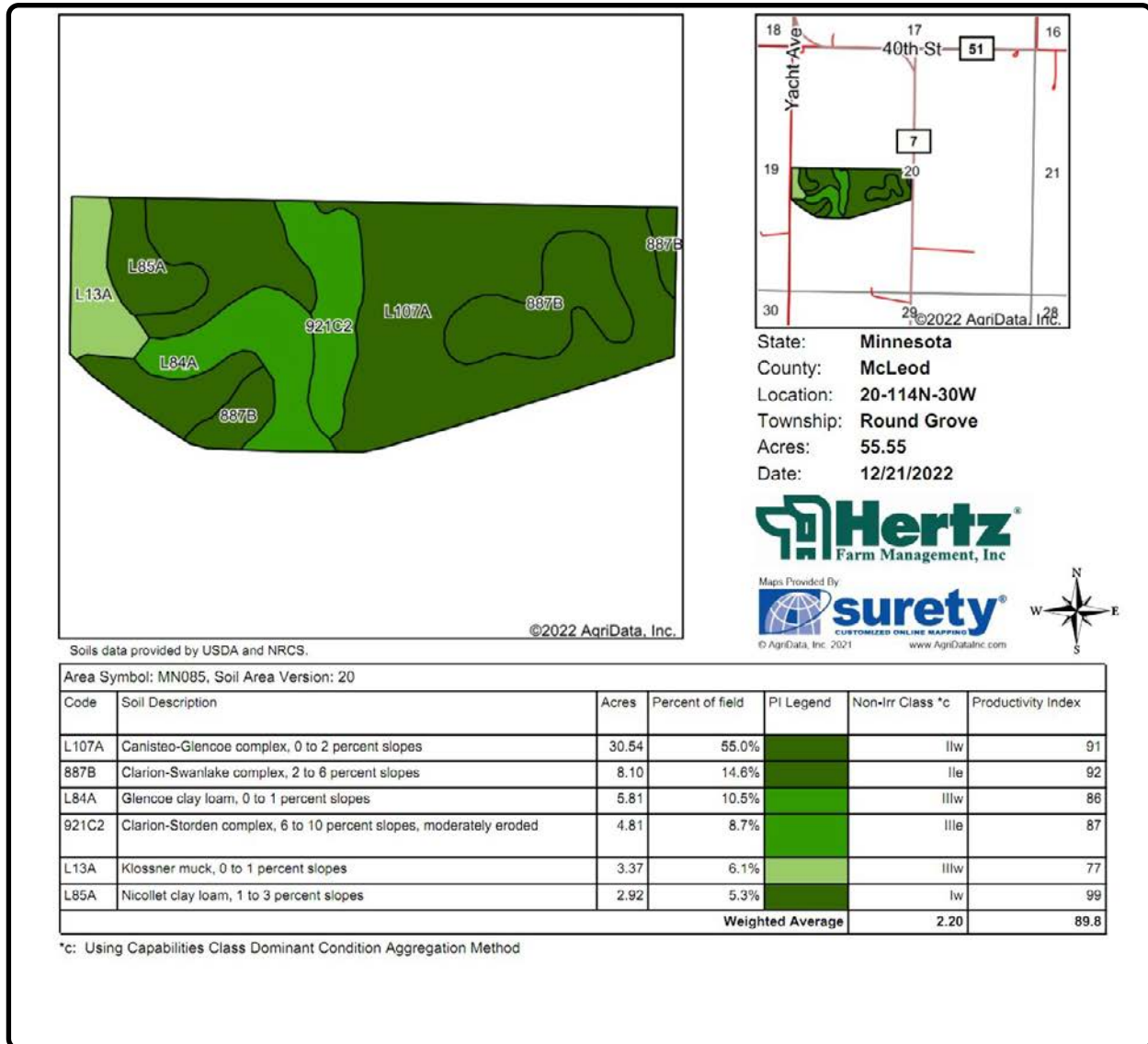
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

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Drainage

Some tile. Contact agent for map. Farm is part of High Island Watershed.

Survey

Property has recently been surveyed.

Buildings/Improvements

None.

Water & Well Information

None.

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Parcel 2 - McLeod Co.

FSA/Eff. Crop Acres:	83.67*
Corn Base Acres:	14.42*
Bean Base Acres:	29.75*
Soil Productivity:	91.10 CPI

**Acres are estimated.*

Parcel 2 - McLeod Co. Property Information 91.00 Acres, m/l

Location

From Fernando: Go west on 30th St. / Route 7 toward Co. Hwy 7, continue north on Co. Hwy 7 for ¼ mile. The farm is on the west side of the road.

Legal Description

SW¼ laying south of JD-24 and east of JD-15, excluding 1.99 acre tract, Section 20 and N½ NW¼ laying east of JD-15, excluding 2.01 acre tract, Section 29, all in Township 114, Range 30 West of the 5th P.M., McLeod Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023

Ag Non-Hmstd Taxes: \$3,742.83*
Special Assessments: \$154.12*
Total 2023 Real Estate Taxes: \$3,896.95*
Net Taxable Acres: 91.00*
Tax per Net Taxable Acre: \$42.82*
Tax Parcel ID #: 120200350, 120200325, & 120291750
**Taxes estimated pending tax parcel split. McLeod County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 15974
Part of Tract 63372
FSA/Eff. Crop Acres: 83.67*
Corn Base Acres: 14.42*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 29.75*
Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm. Renville County*

FSA office is currently the administrator of this farm. Contact agent for detail.

Lease Status

Open lease for the 2023 crop year.

NRCS Classification

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

Soil Types/Productivity

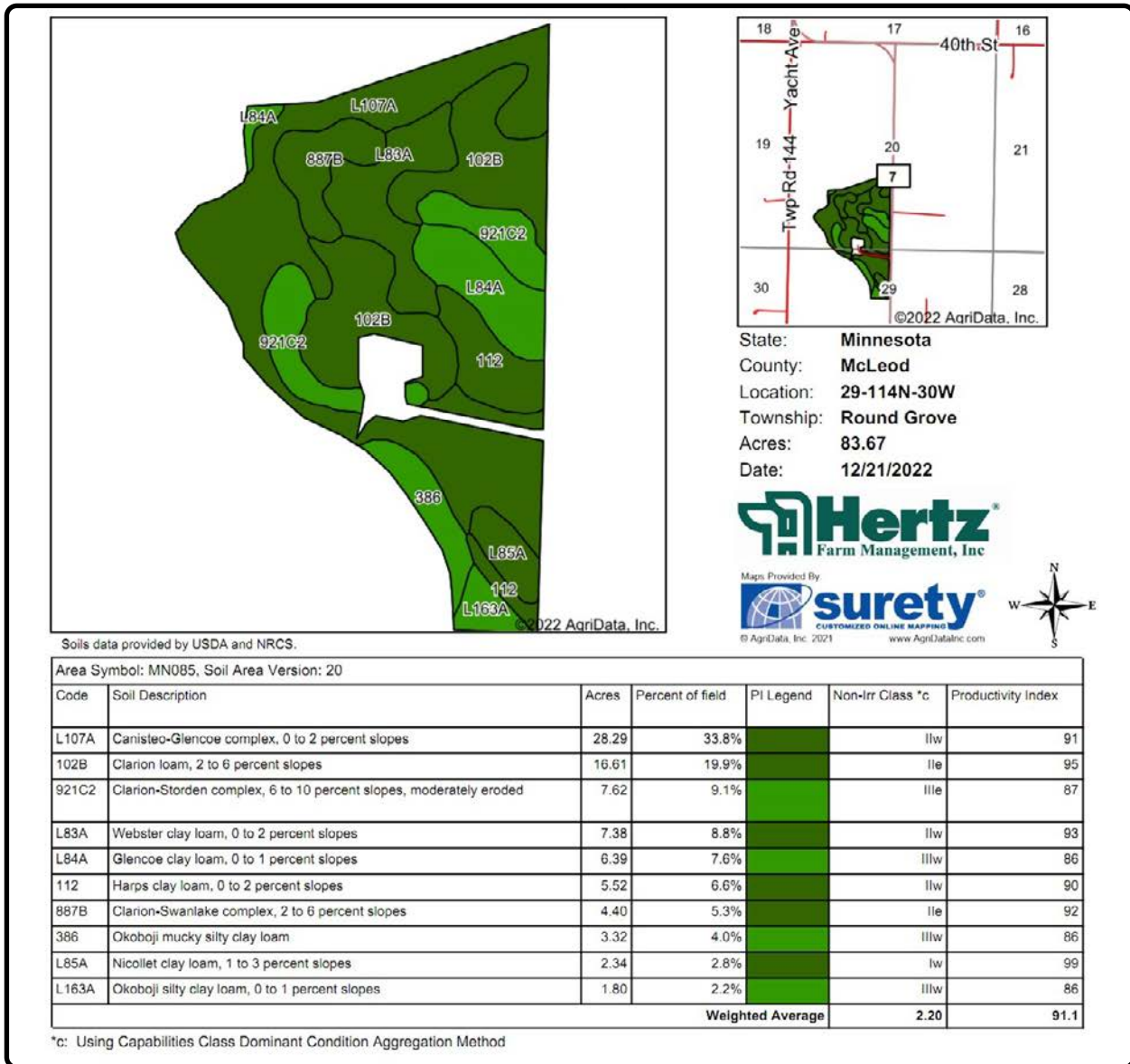
Main soil types are Canisteo-Glencoe and Clarion. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 91.10. See soil map for details.

Mineral Rights

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Land Description

Level to gently rolling.

Buildings/Improvements

None.

Survey

Property has recently been surveyed.

Drainage

Some tile. Contact agent for maps. Farm is part of the High Island Watershed.

Water & Well Information

None.

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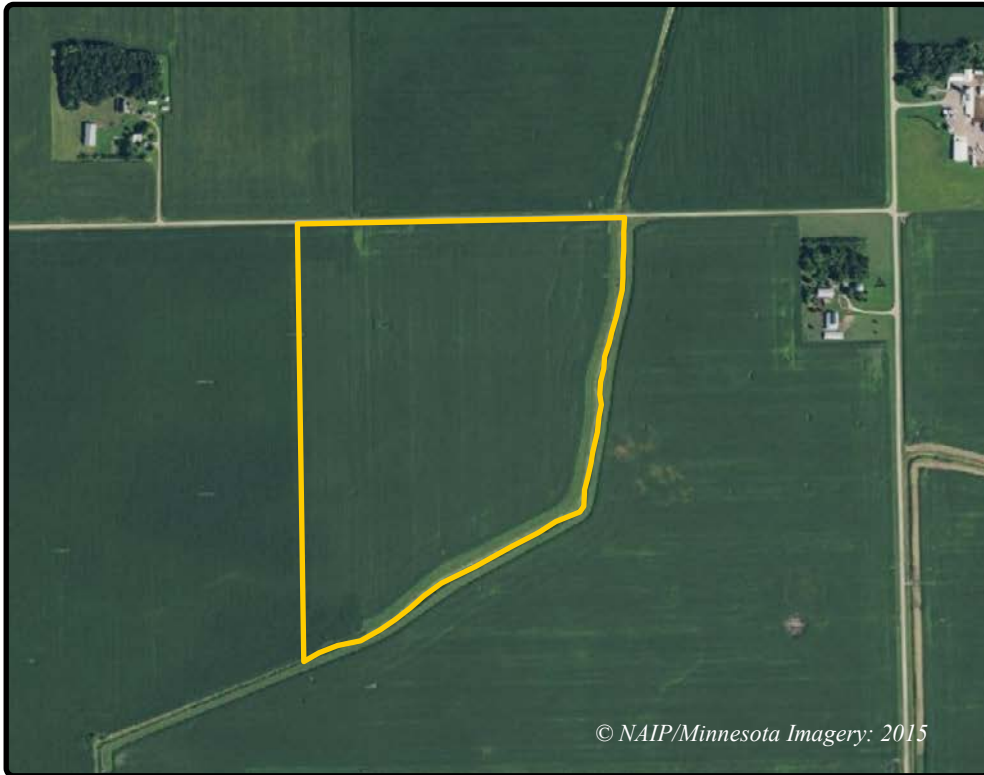
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Parcel 3 - McLeod Co.

FSA/Eff. Crop Acres: 44.26*
Corn Base Acres: 11.51*
Bean Base Acres: 21.85*
Soil Productivity: 89.70 CPI

**Acres are estimated.*

Parcel 3 - McLeod Co. Property Information 46.60 Acres, m/l

Location

From Fernando: Go west on 30th St. / Route 7 toward Co. Hwy 7, stay on 30th St. for ½ mile, go south on Yacht Ave. / Co. Rd. 144 for 1 mile, then west on 15th St. for 0.4 mile. The farm is on the south side of the road.

Legal Description

46.00 acres north and west of JD-15 SE¼, Section 31, Township 114 North, Range 3 West of the 5th P.M., McLeod Co., MN.

Real Estate Tax

Taxes Payable in 2023
 Ag Non-Hmstd Taxes: \$1,910.00*
 Net Taxable Acres: 46.60

Tax per Net Taxable Acre: \$40.99*

Tax Parcel ID #s: 120310400 & 120310350

**Taxes estimated pending tax parcel split. McLeod County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 15974
 Part of Tract 58531
 FSA/Eff. Crop Acres: 44.26*
 Corn Base Acres: 11.51*
 Corn PLC Yield: 163 Bu.
 Bean Base Acres: 21.85*
 Bean PLC Yield: 47 Bu.

**Acres are estimated pending reconstitution of farm. Renville County FSA office is currently the administrator of this farm. Contact agent for detail.*

Lease Status

Open lease for 2023 crop year.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 89.70. 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

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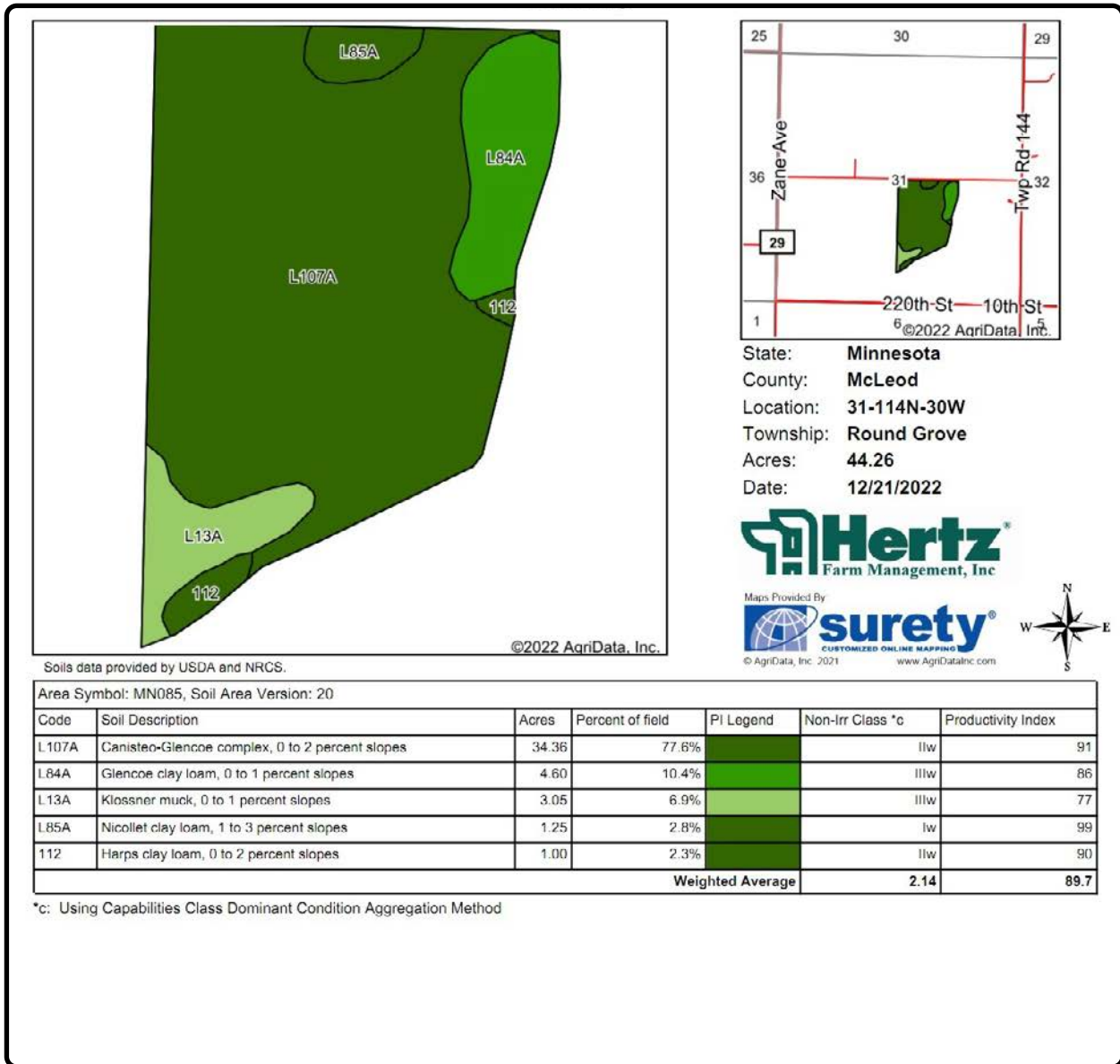
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Drainage

Some tile. No maps available. Farm is part of the High Island Watershed.

Water & Well Information

None.

Buildings/Improvements

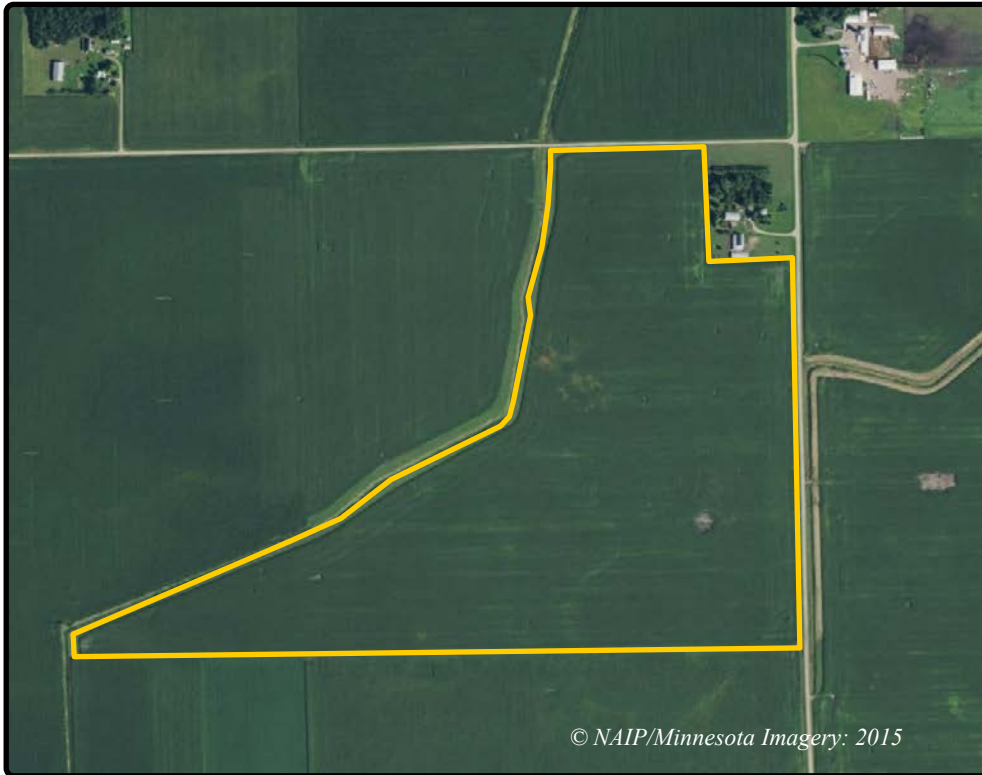
None.

Survey

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Parcel 4 - McLeod Co.

FSA/Eff. Crop Acres: 110.01*
Corn Base Acres: 29.61*
Bean Base Acres: 56.18*
Soil Productivity: 90.80 CPI

**Acres are estimated.*

Parcel 4 - McLeod Co. Property Information 117.90 Acres, m/l

Location

From Fernando: Go west on 30th St. / Route 7 toward Co. Hwy 7, stay on 30th St. for ½ mile, then go south on Yacht Ave. / Co. Rd. 144 for 1½ miles. The farm is on the west side of the road.

Legal Description

117.90 acres south and east of ditch SE¼, Section 31, Township 114, Range 30 West of the 5th P.M., McLeod Co., MN.

Real Estate Tax

Taxes Payable in 2023
 Ag Non-Hmstd Taxes: \$4,834.00*
 Net Taxable Acres: 117.90*
 Tax per Net Taxable Acre: \$41.00*

Tax Parcel ID #: 120310400 & 120310350

**Taxes estimated pending tax parcel split. McLeod County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2023 crop year.

FSA Data

Farm Number 15974
 Part of Tract 58531
 FSA/Eff. Crop Acres: 110.01*
 Corn Base Acres: 29.61*
 Corn PLC Yield: 163 Bu.
 Bean Base Acres: 56.18*
 Bean PLC Yield: 47 Bu.

**Acres are estimated pending reconstitution of farm. Renville County FSA office is currently the administrator of this farm. Contact agent for detail.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 90.80. 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 gently rolling.

Drainage

Some tile. No map available. Farm is part of the High Island Watershed.

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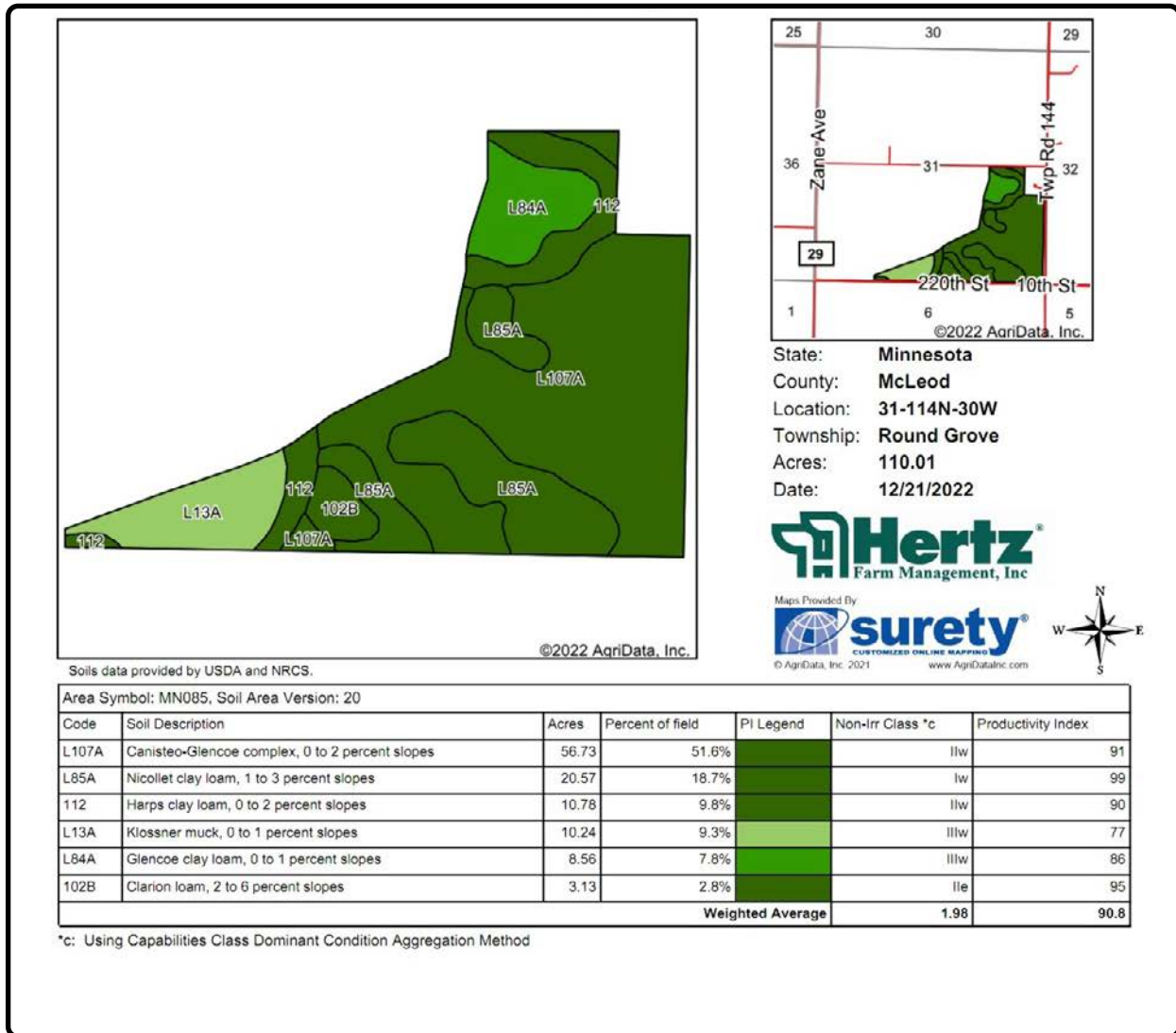
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Buildings/Improvements

None.

Survey

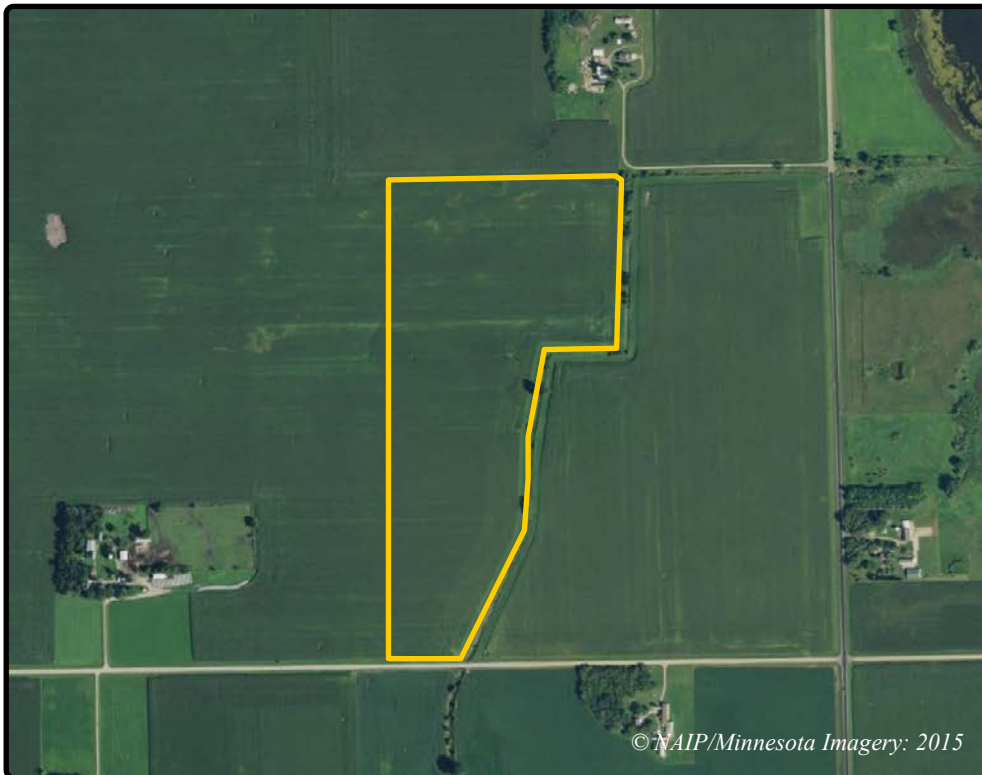
Property has recently been surveyed.

Water & Well Information

None.

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Parcel 5 - Sibley Co.

FSA/Eff. Crop Acres:	50.91*
Corn Base Acres:	12.95*
Bean Base Acres:	24.63*
Soil Productivity:	91.60 CPI

**Acres are estimated.*

Parcel 5 - Sibley Co. Property Information 51.41 Acres, m/l

Location

From Fernando: Go south Co. Hwy 7 / 591st Ave. for 2 miles, then go west on 226th St. for ½ mile. The farm is on the north side of the road.

Legal Description

51.41 acres west of ditch W½ NE¼, Section 5, Township 113 North, Range 30 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Non-Hmstd Taxes: \$1,234.00*
Special Assessments: \$620.55*
Total 2023 Real Estate Taxes: \$1,854.55*

Net Taxable Acres: 51.41*
Tax per Net Taxable Acre: \$36.07*
Tax Parcel ID #: 10.0503.000
**Taxes estimated pending tax parcel split. Sibley County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 15974,
Part of Tract 63019
FSA/Eff. Crop Acres: 50.91*
Corn Base Acres: 12.95*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 24.63*
Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm. Renville County FSA office is currently the administrator of this farm. Contact agent for detail.*

Lease Status

Open lease for 2023 crop year.

NRCS Classification

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

Soil Types/Productivity

Main soil type is Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 91.60. See soil map for details.

Mineral Rights

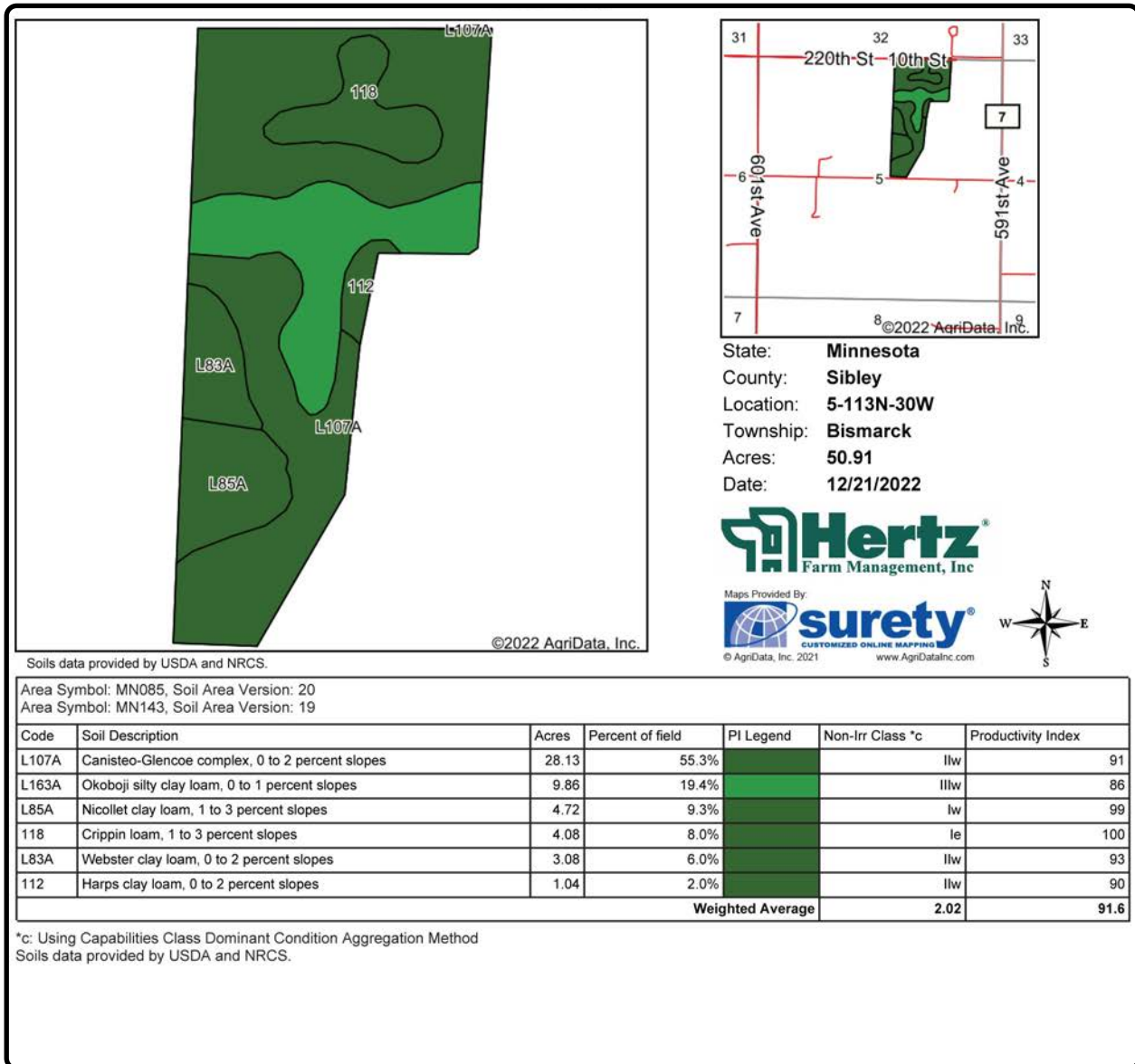
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

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Drainage

Some tile. Contact agent for maps. Farm is part of the High Island Watershed.

Drainage Agreement

This farm has a drainage agreement in place. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Property has recently been surveyed.

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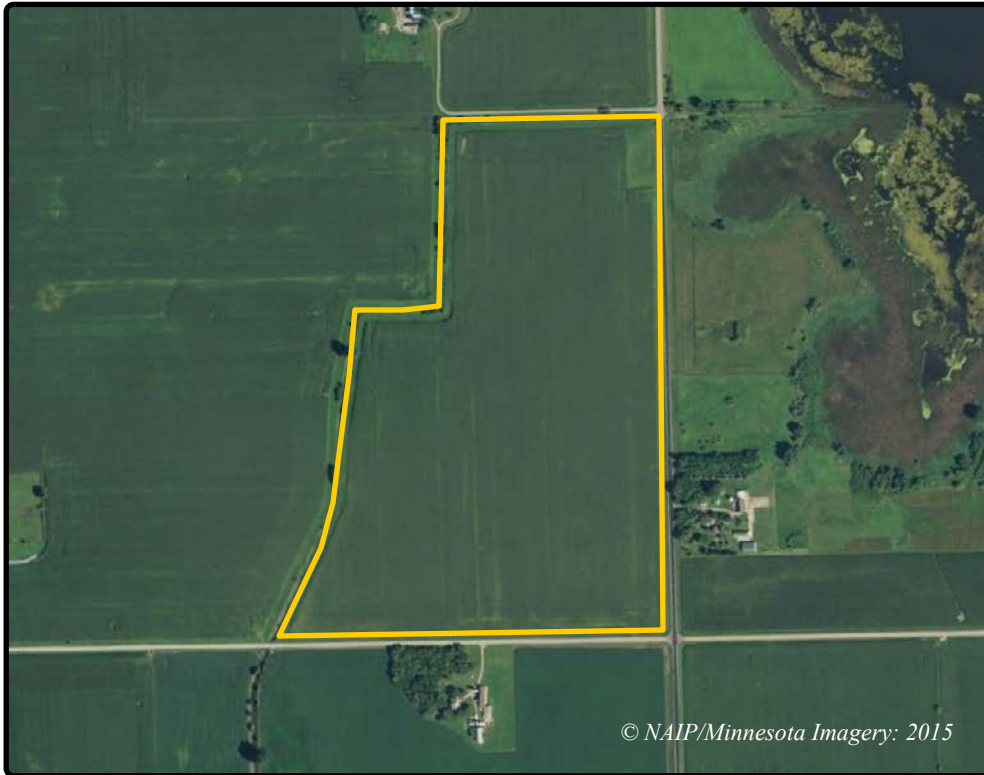
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Parcel 6 - Sibley Co.

FSA/Eff. Crop Acres: 84.29*
Corn Base Acres: 21.33*
Bean Base Acres: 40.58*
Soil Productivity: 93.20 CPI

**Acres are estimated.*

Parcel 6 - Sibley Co. Property Information 91.72 Acres, m/l

Location

From Fernando: Go south Co. Hwy 7 / 591st Ave. for 1.8 miles. The farm is on the west side of the road.

Legal Description

91.72 acres east of ditch NE¼, Section 5, Township 113 North, Range 30 West of the 5th P.M., Sibley Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2023
 Ag Non-Hmstd Taxes: \$2,884.00*
 Special Assessments: \$434.81*
 Total 2023 Real Estate Taxes: \$3,318.81*
 Net Taxable Acres: 91.72*

Tax per Net Taxable Acre: \$36.18*
 Tax Parcel ID #: 10.0503.000
**Taxes estimated pending tax parcel split. Sibley County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2023 crop year.

FSA Data

Farm Number 15974
 Part of Tract 63019
 FSA/Eff. Crop Acres: 84.29*
 Corn Base Acres: 21.33*
 Corn PLC Yield: 163 Bu.
 Bean Base Acres: 40.58*
 Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm. Renville County FSA office is currently the administrator of this farm. Contact agent for detail.*

NRCS Classification

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

Soil Types/Productivity

Main soil type is Canisteo-Glenco. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 93.20. 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 gently rolling.

Drainage

Some tile. Contact agent for maps. Farm is part of the High Island Watershed.

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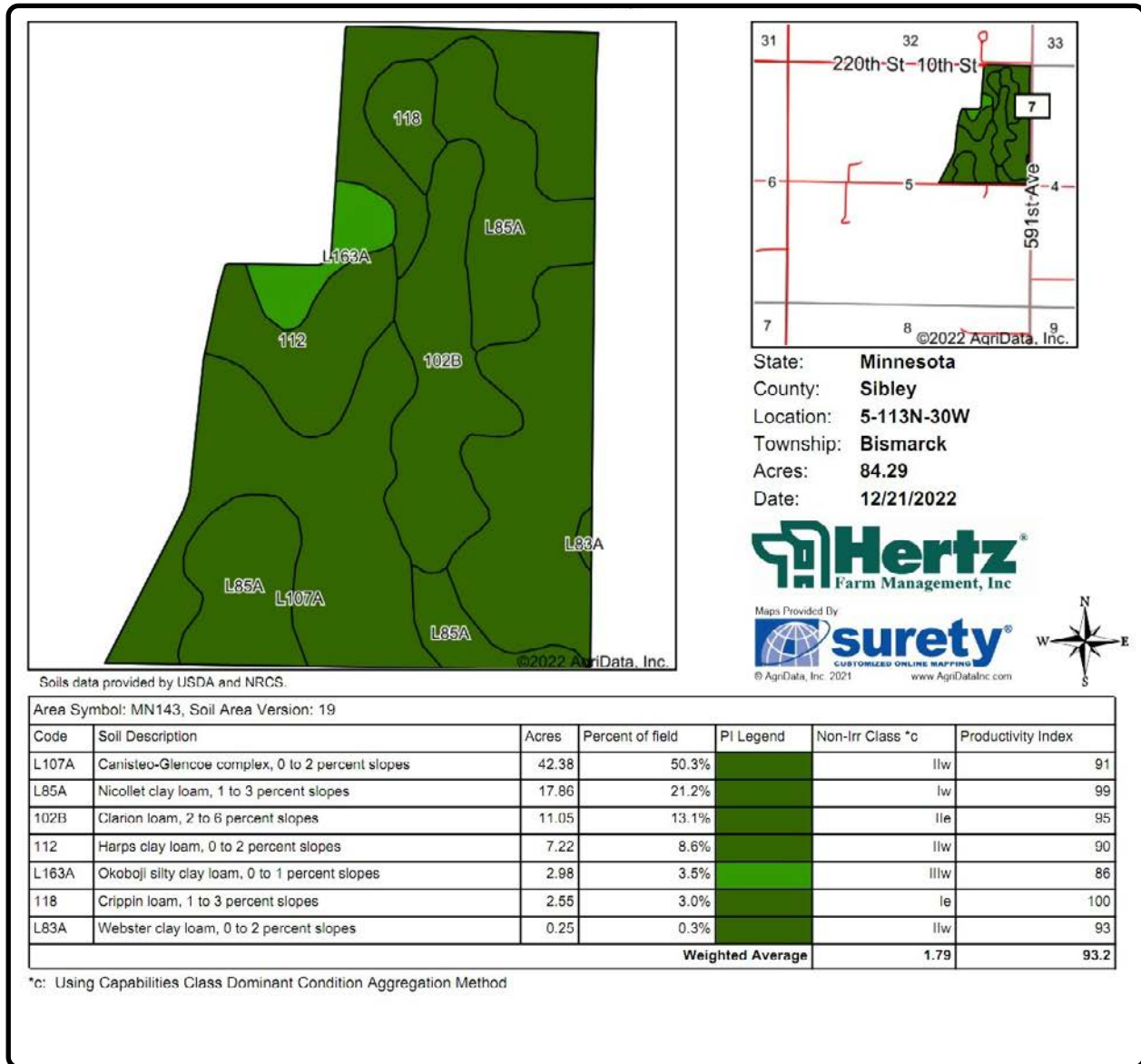
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Drainage Agreement

This farm has a drainage agreement in place. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Property has recently been surveyed.

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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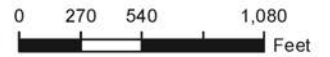
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Parcel 1 - 55.55 Estimated FSA/Eff. Crop Acres
Parcel 2 - 83.67 Estimated FSA/Eff. Crop Acres

USDA United States Department of Agriculture
Renville County, Minnesota


Farm 15974
Tract 63372

2022 Program Year
 Map Created April 07, 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: 139.22 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 3 - 44.26 Estimated FSA/Eff. Crop Acres
Parcel 4 - 110.01 Estimated FSA/Eff. Crop Acres

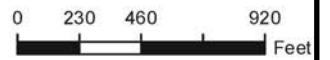
USDA United States Department of Agriculture
Renville County, Minnesota

Farm 15974

Tract 58531



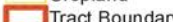
2022 Program Year

Map Created April 07, 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

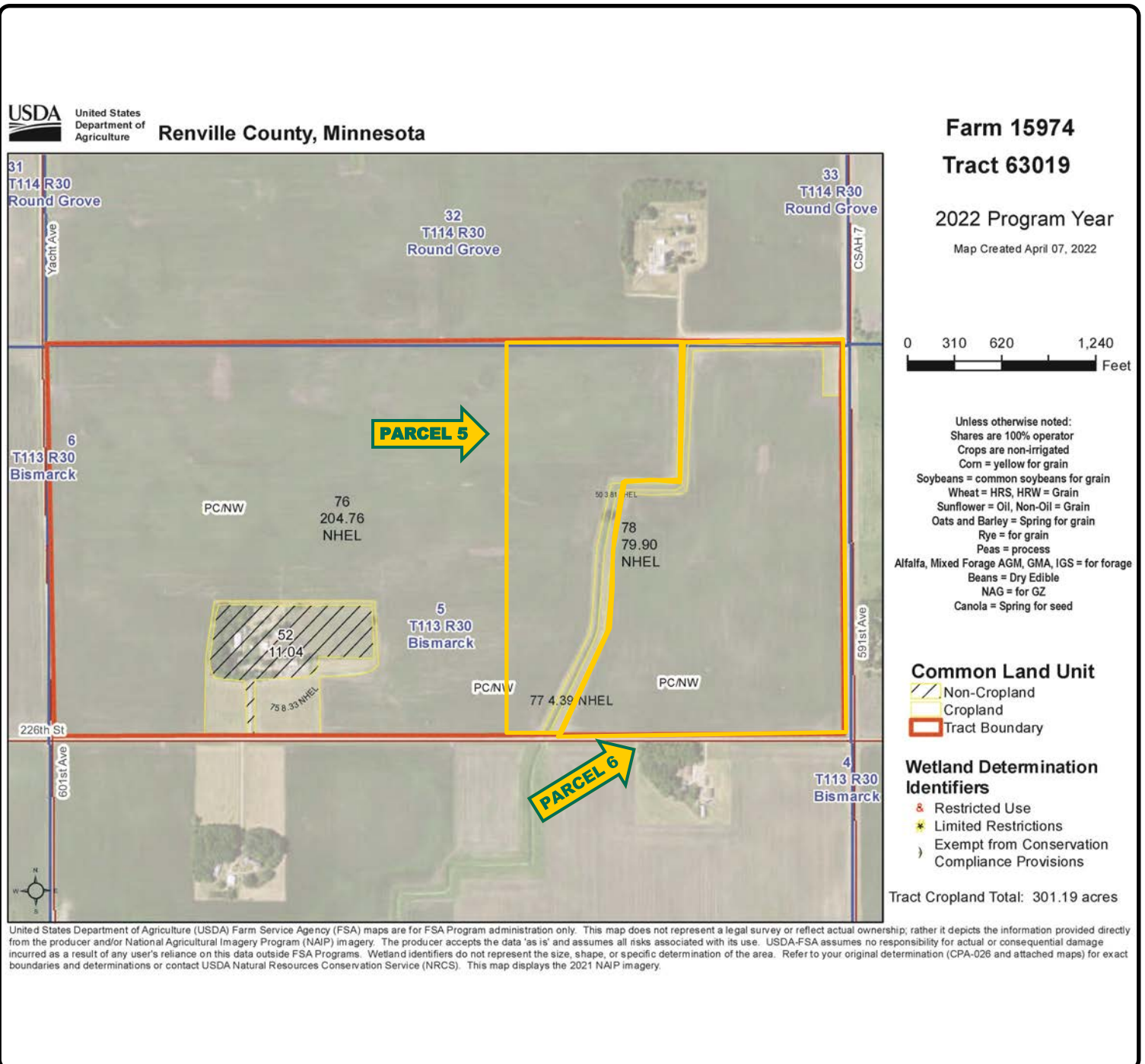
Tract Cropland Total: 156.51 acres

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Parcel 5 - 50.91 Estimated FSA/Eff. Crop Acres
Parcel 6 - 84.29 Estimated FSA/Eff. Crop Acres



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Parcels 1 & 2 - NW looking SE



Parcels 1 & 2 - NE looking SW



Parcels 1 & 2 - SE looking NW



Parcels 1 & 2 - NW looking SE



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Parcels 3 & 4 - NW looking SE



Parcels 5 & 6 - SW looking NE



Parcels 5 & 6 - SE looking NW



Parcels 5 & 6 - NE looking SW



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Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Jan. 26, 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. 27, 2023**

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

Site: **Brownton Community
Center
310 2nd St. N.
Browntown, MN 55312**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, January 26, 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 not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Wayne V. Bulau LLC.

Agency

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

Auctioneer

Geoff Mead

Attorney

Mary Kay Mages
Blethen Behrens, New Ulm 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 March 10, 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. The buyer will pay real estate taxes and special assessments 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.

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Bidder Registration Form

456.83 Acres in 6 Parcels - McLeod & Sibley 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.

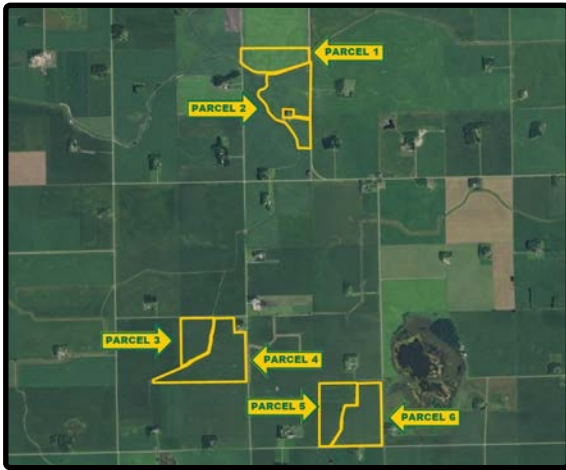
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 26, 2023** to attend auction.

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



Acres

- Parcel 1 - 58.20 Ac., m/l
- Parcel 2 - 91.00 Ac., m/l
- Parcel 3 - 46.60 Ac., m/l
- Parcel 4 - 117.90 Ac., m/l
- Parcel 5 - 51.41 Ac., m/l
- Parcel 6 - 91.72 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).

<p>Geoff Mead, ALC Licensed Salesperson in MN 218-232-2561 GeoffM@Hertz.ag</p>	<p>507-345-5263 151 Saint Andrews Ct, Suite 1310 Mankato, MN 56001 www.Hertz.ag</p>
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