

Land Auction

ACREAGE:

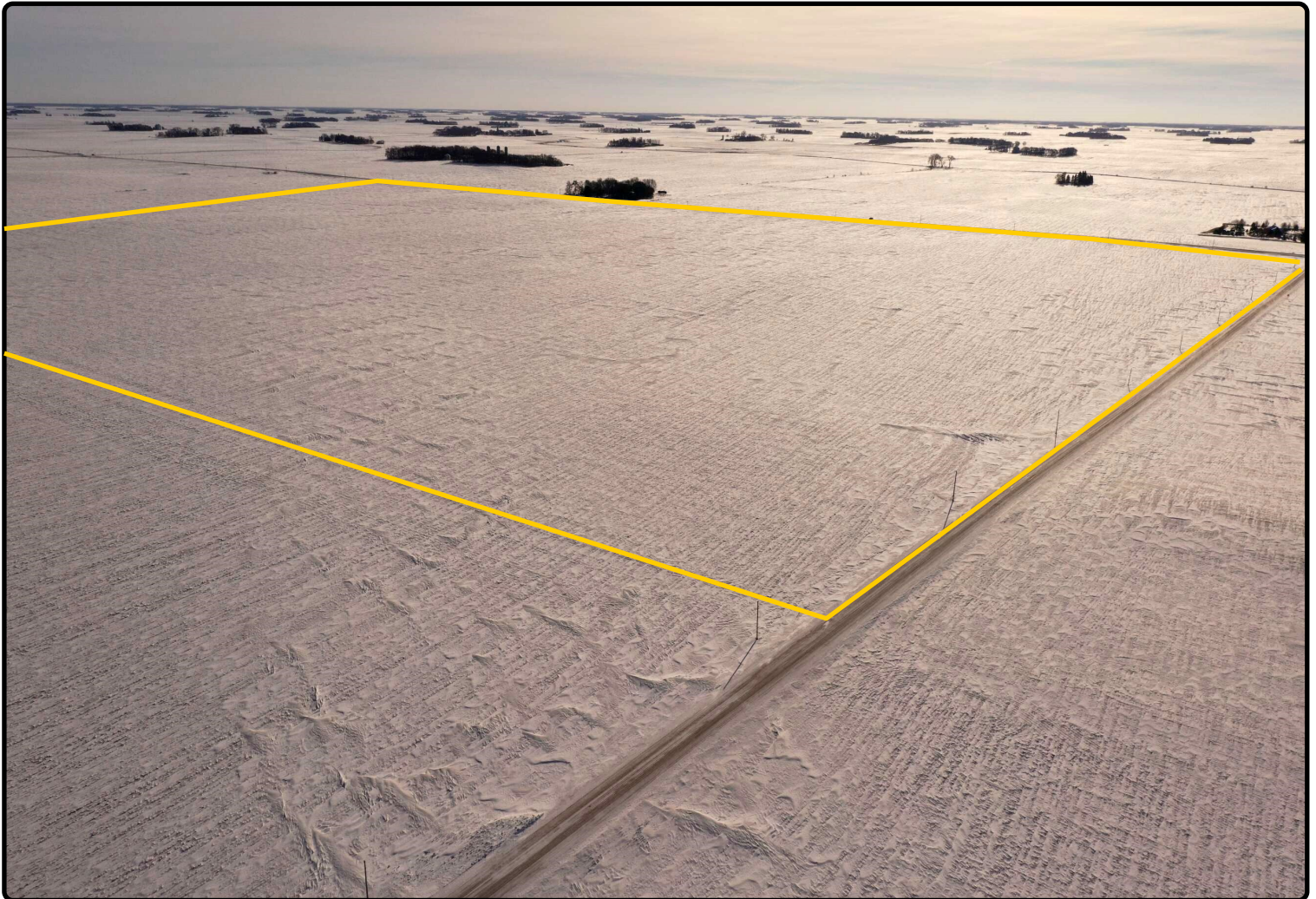
240.00 Acres, m/l
In 2 parcels
Sibley County, MN

DATE:

February 10, 2023
11:00 a.m.
Register to Attend

LOCATION:

Lafayette Comm. Center
Lafayette, MN



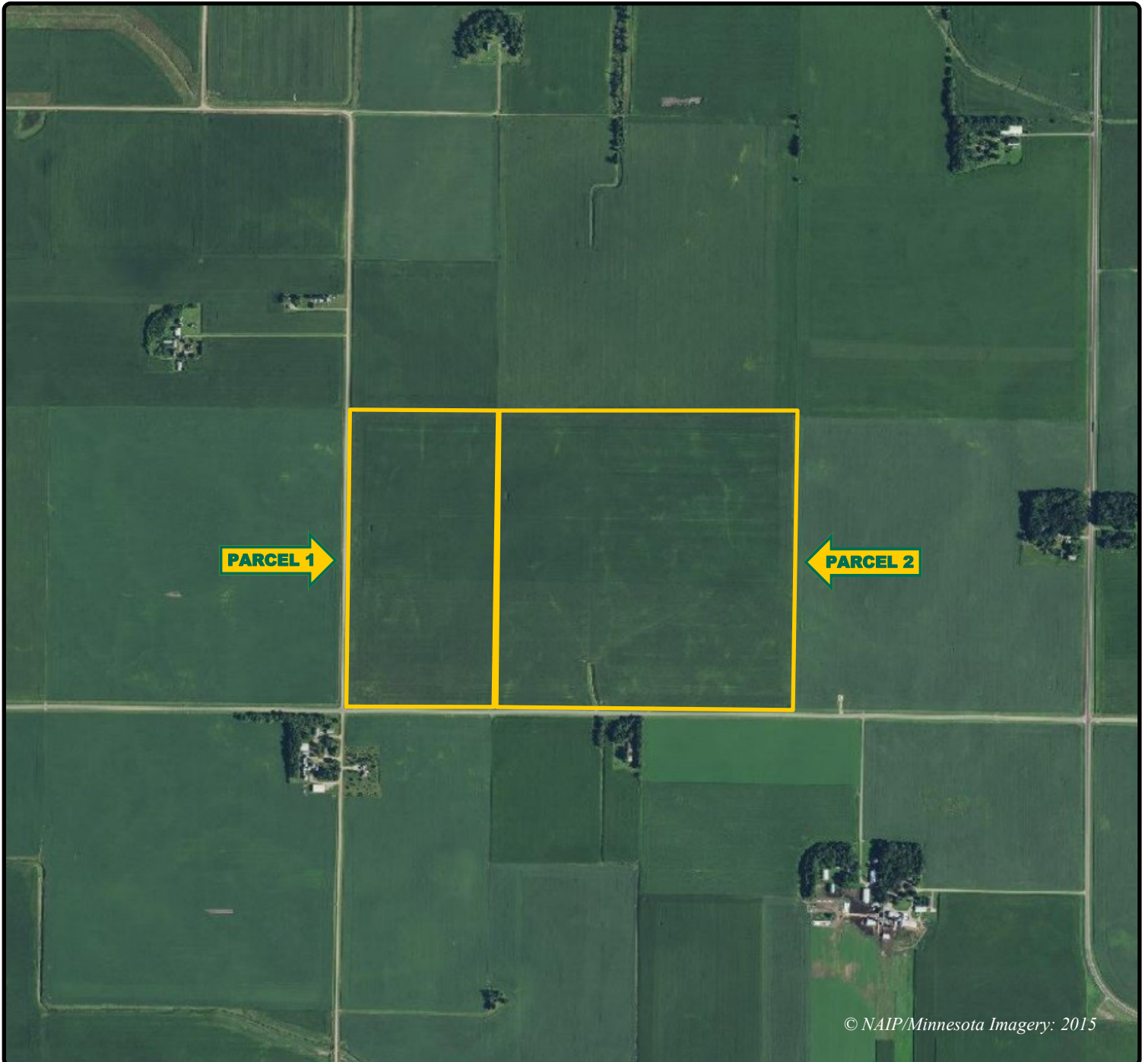
Property Key Features

- Charles 'Merton' Anderson Estate
- High-Quality Farmland with an Average CPI of 92.85
- Private and Judicial Open Ditch Outlets and Substantial System Tiling

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

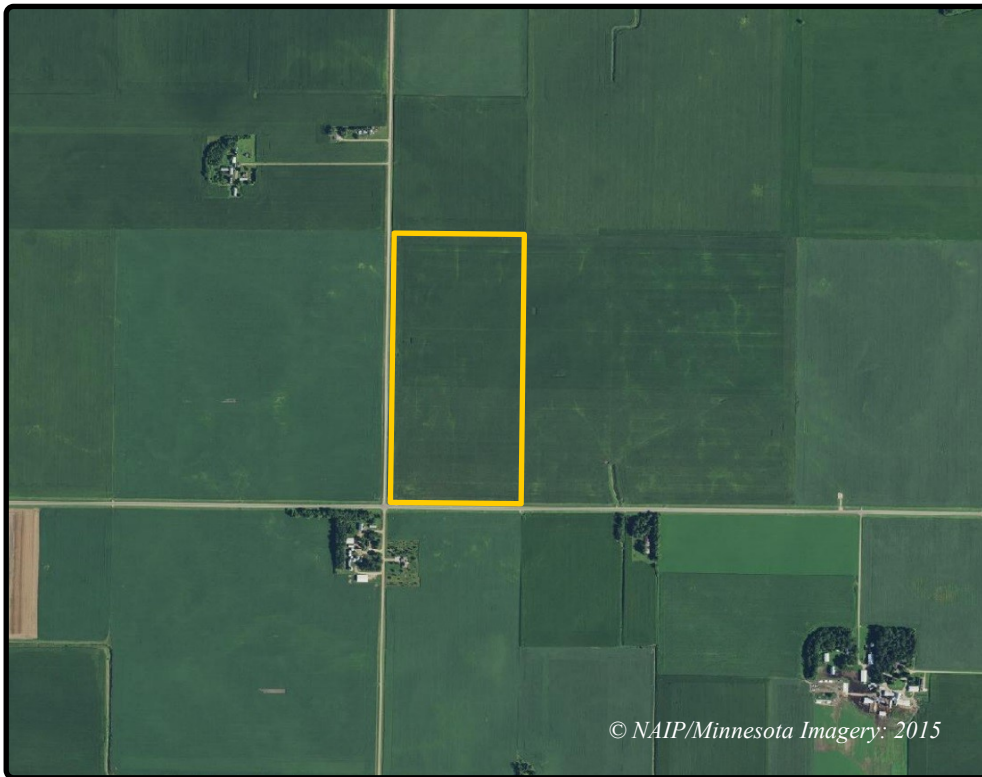
507-345-5263
151 Saint Andrews Ct., Suite 1310
Mankato, MN 56001
www.Hertz.ag

240.00 Acres m/l - In 2 Parcels, Sibley County, MN



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



Parcel 1

FSA/Eff. Crop Acres: 76.80*
Corn Base Acres: 37.88*
Bean Base Acres: 38.70*
Soil Productivity: 93.40 CPI

**Acres are estimated.*

Parcel 1 Property Information 80.00 Acres, m/l

Location

From Lafayette: Go south on 9th St./Co. Rd. 38 for ½ mile, head north on MN-15/551st Ave. for 2½ miles, then go east on 330th St./Co. Rd. 8 for 1.8 miles. The farm is on the north side of the road.

Legal Description

E½ of SE¼, Section 29, Township 112 North, Range 29 West of the 5th P.M., Sibley Co., MN.

Lease Status

Leased through the 2023 crop year. Contact agent for lease terms.

Real Estate Tax

Taxes and Special Assessments Payable in 2022
 Ag Non-Hmstd Taxes: \$3,875.02
 Special Assessments: \$74.98
 Total 2022 Real Estate Taxes: \$3,950.00
 Net Taxable Acres: 80.00
 Tax per Net Taxable Acre: \$49.38
 Tax Parcel ID #: 08-2908-000

FSA Data

Part of Farm Number 6149, Tract 12254
 FSA/Eff. Crop Acres: 76.80*
 Corn Base Acres: 37.88*
 Corn PLC Yield: 152 Bu.
 Bean Base Acres: 38.70*
 Bean PLC Yield: 40 Bu.

**Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

NRCS Classification

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

Soil Types/Productivity

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

Mineral Rights

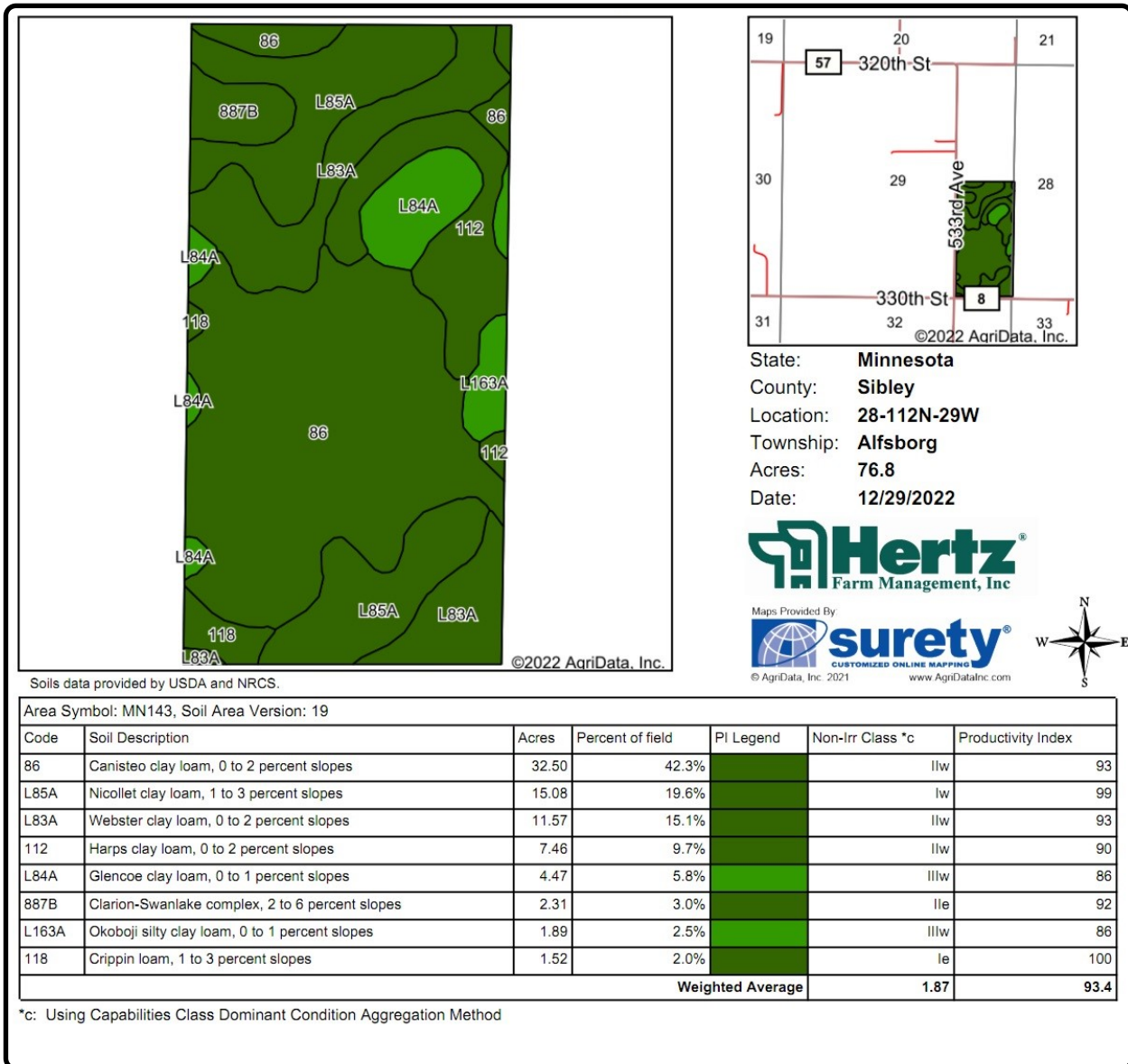
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to slightly rolling.

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



Drainage

Substantial system tiling. Contact agent for maps. Parcel is part of a private open ditch and JD #6, #1, and #20.

Buildings/Improvements

None.

Water & Well Information

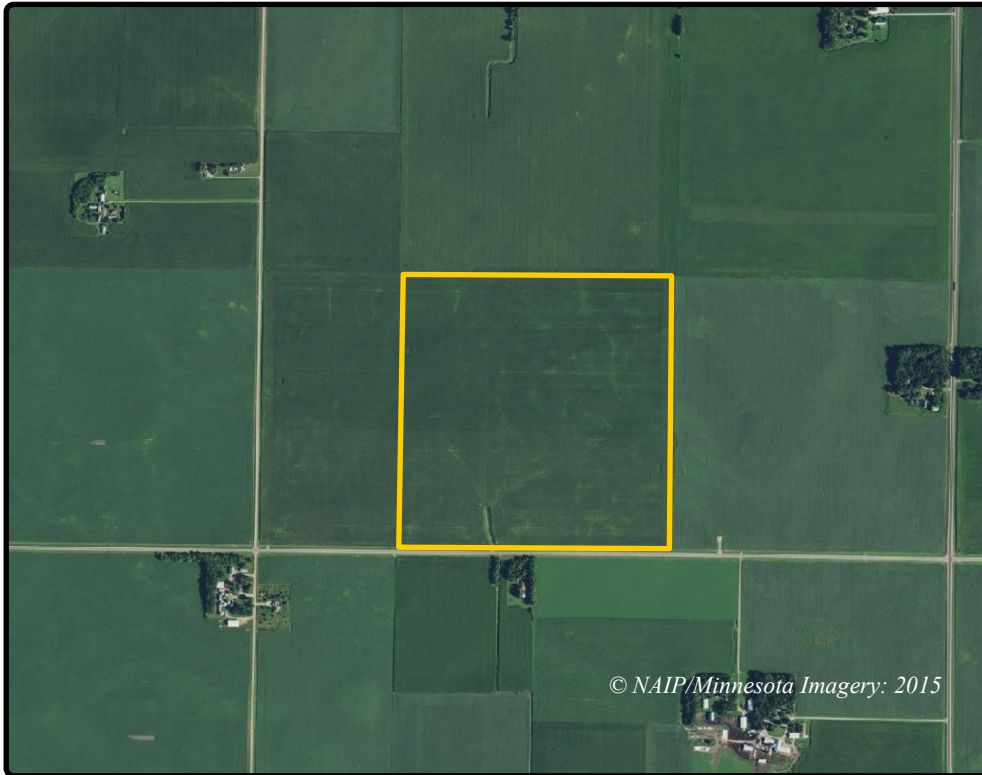
None.

Comments

Quality farmland with substantial system tiling.

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



Parcel 2

FSA/Eff. Crop Acres: 157.43*
Corn Base Acres: 77.62*
Bean Base Acres: 79.30*
Soil Productivity: 92.30 CPI

**Acres are estimated.*

Parcel 2 Property Information 160.00 Acres, m/l

Location

From Lafayette: Go south on 9th St./Co. Rd. 38 for ½ mile, head north on MN-15/551st Ave. for 2½ miles, then go east on 330th St./Co. Rd. 8 for 2 miles. The farm is on the north side of the road.

Legal Description

SW¼, Section 28, Township 112 North, Range 29 West of the 5th P.M. Sibley Co., MN.

Lease Status

Leased through the 2023 crop year.
Contact agent for lease terms.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$7,687.38
Special Assessments: \$320.62
Total 2022 Real Estate Taxes: \$8,008.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$50.05
Tax Parcel ID #: 08-2804-000

FSA Data

Part of Farm Number 6149, Tract 12254
FSA/Eff. Crop Acres: 157.43*
Corn Base Acres: 77.62*
Corn PLC Yield: 152 Bu.
Bean Base Acres: 79.30*
Bean PLC Yield: 40 Bu.

**Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Okoboji, and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.30. See soil map for details.

Mineral Rights

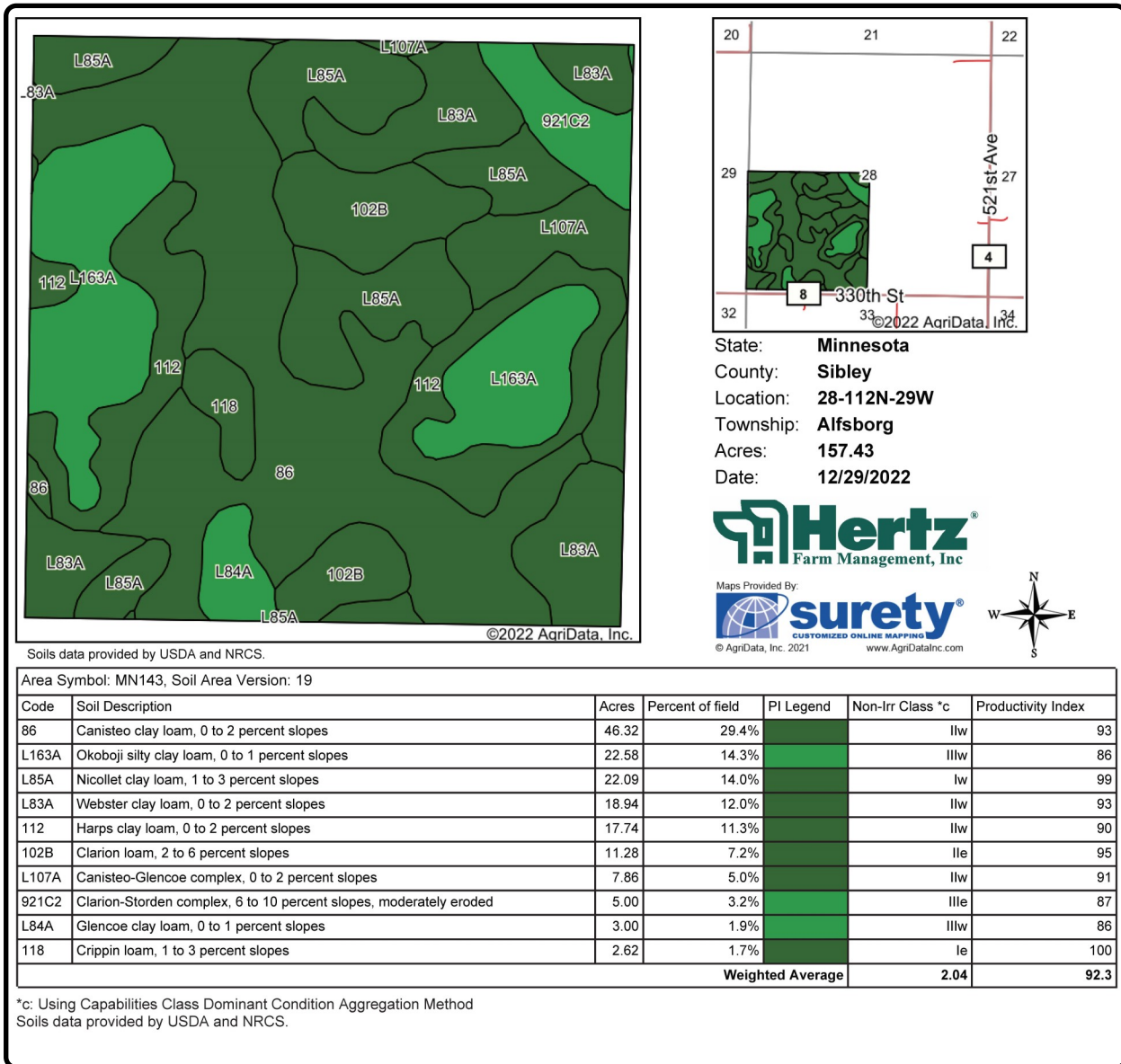
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to slightly rolling.

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



Drainage

Substantial system tiling. Contact agent for tile maps. Parcel is part of a private open ditch and JD #6, #1, and #20.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Quality, well tiled farmland.

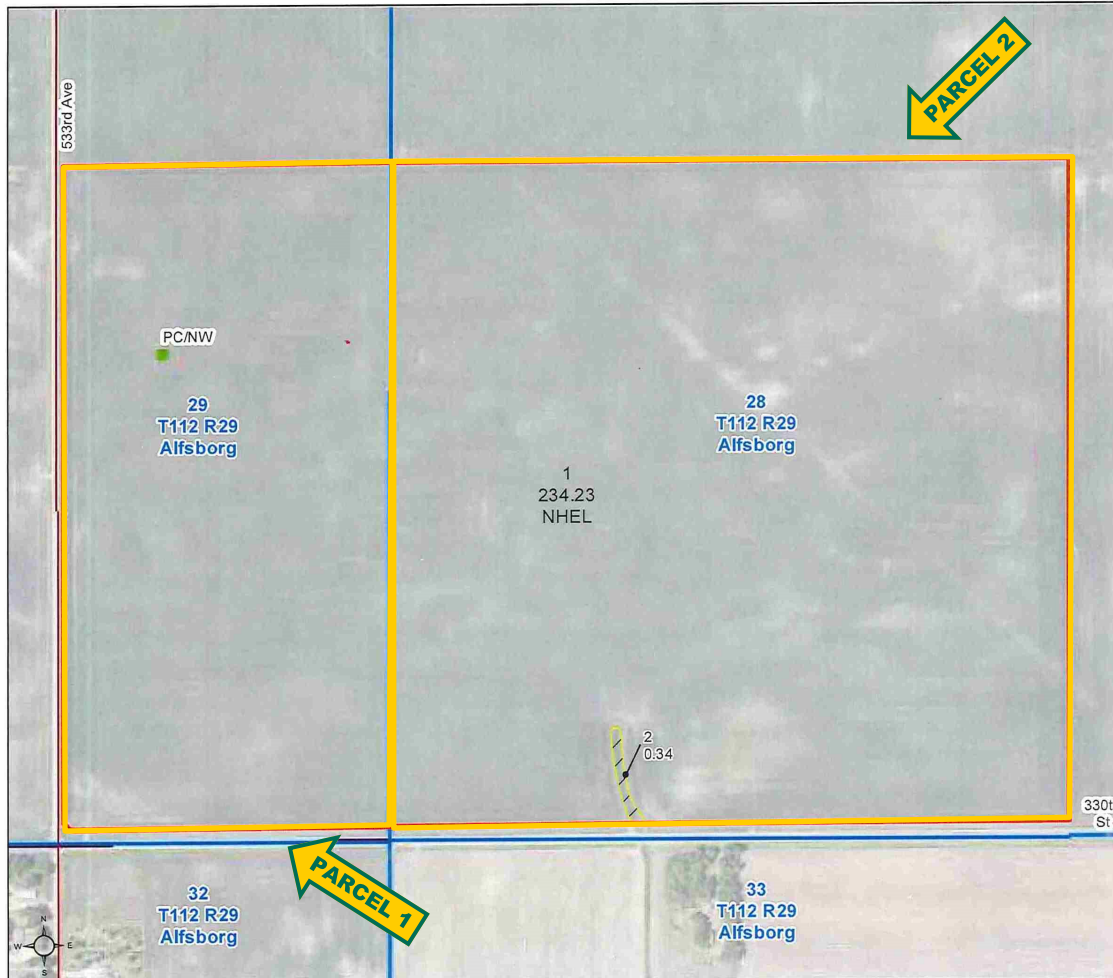
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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

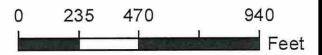
Parcel 1 - 76.80 Estimated FSA/Eff. Crop Acres
Parcel 2 - 157.43 Estimated FSA/Eff. Crop Acres

USDA United States Department of Agriculture
 Nicollet County, Minnesota



Farm 6149
Tract 12254

2023 Program Year
 Map Created December 12, 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

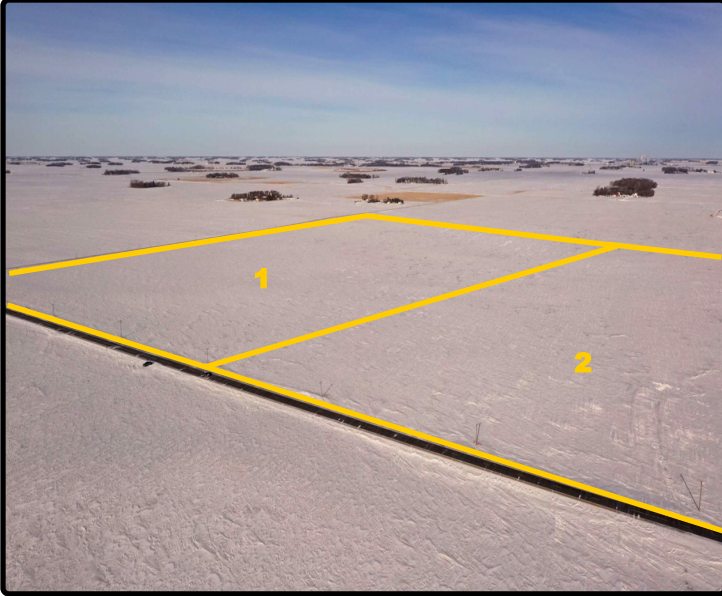
Tract Cropland Total: 234.23 acres

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.

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

Parcels 1 & 2 - SE Corner Looking NW



Parcels 1 & 2 - NE Corner looking SW



Parcels 1 & 2 - SW Corner looking NE



Parcels 1 & 2 - NW Corner looking SE



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

Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Feb. 9, 2023
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Fri., Feb. 10, 2023**

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

Site: **Lafayette Community
Center
540 7th Street
Lafayette, MN 56054**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, February 9, 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 price.
- Seller reserves the right to refuse any and all bids.

Seller

Charles Merton Anderson Trust

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Chris Roe
Blethen Berens

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 15, 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, 2023. The buyer will pay 2023 taxes and special assessments. The buyer will also receive 2023 lease income. Contact agent for lease details.

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.

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

Bidder Registration Form

240.00 Acres in 2 Parcels - 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.

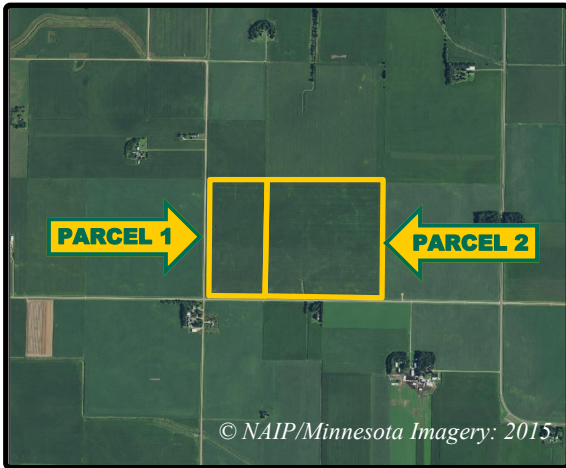
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, February 9, 2023** to attend auction.

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



Acres

**Total Bid Amount
(Nearest \$1,000.00)**

Parcel 1 - 80.00 Ac., m/l	\$ _____
Parcel 2 - 160.00 Ac., m/l	\$ _____
Parcel 1 & 2 - 240.00 Ac., m/l Combination	\$ _____

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>Charles Wingert, ALC Licensed Broker in MN & IA 507-381-9790 CharlesW@Hertz.ag</p>	<p>507-345-5263 151 Saint Andrews Ct., Suite 1310 Mankato, MN 56001 www.Hertz.ag</p>
--	--

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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