

Land Auction

ACREAGE:

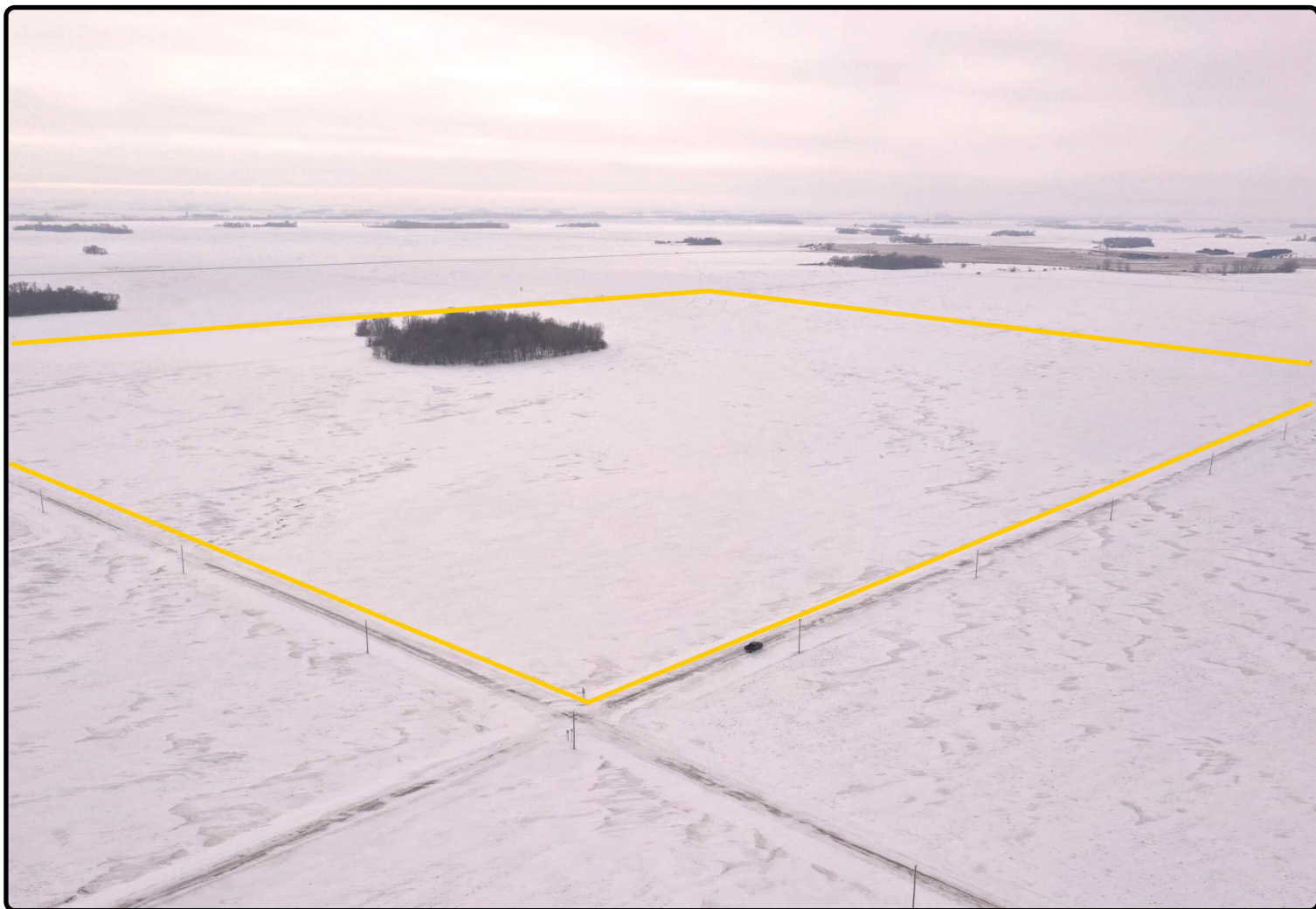
160.00 Acres, m/l
Yellow Medicine Co., MN

DATE:

February 15, 2023
11:00 a.m.
Register to Attend

LOCATION:

Cottonwood Comm. Center
Cottonwood, MN



Property Key Features

- Excellent Soil Productivity with 94.30 CPI
- Drainage Outlets to CD-46 & CD-54
- Good Access to Farming

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

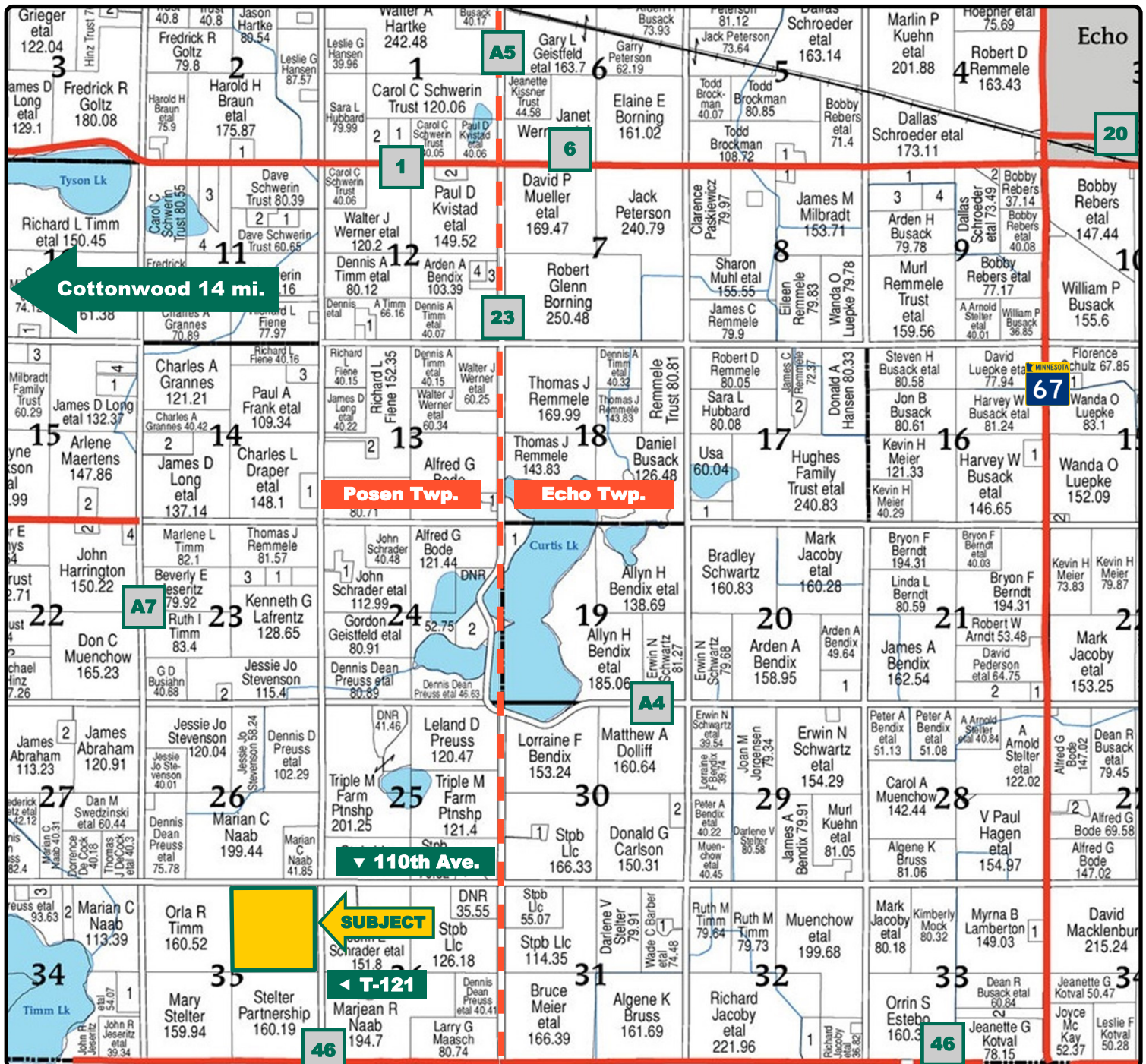
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FSA/Eff. Crop Acres: 147.19

Corn Base Acres: 72.95

Bean Base Acres: 72.95

Soil Productivity: 94.30 CPI

Property Information

160.00 Acres, m/l

Location

From Cottonwood: Head south on Co. Rd. 9 for 3.6 miles to 340th St., then east on 340th St. for 4 miles and continue on Co. Rd. 46 for 4.6 miles, then north on T-121 for 0.8 mile. The farm is on the west side of the road.

Legal Description

NE¼, Section 35, Township 113 North, Range 39 West of the 5th P.M., Yellow Medicine Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022
Ag Non-Hmstd Taxes: \$6,163.32
Special Assessments: \$258.68

Total 2022 Real Estate Taxes: \$6,422.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$40.14
Tax Parcel ID #: 14-035-1010

Lease Status

Leased through the 2023 crop year. Buyer to receive 2023 rental income. Payments will be made April 1st and November 15th. Contact agent for details.

FSA Data

Farm Number 9478, Tract 4190
FSA/Eff. Crop Acres: 147.19
Corn Base Acres: 72.95
Corn PLC Yield: 168 Bu.
Bean Base Acres: 72.95
Bean PLC Yield: 49 Bu.
Redwood 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 types are Canisteo and Amiret. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.30. 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 rolling.

Drainage

Some tile with outlets to CD-54 and CD-46. See map.

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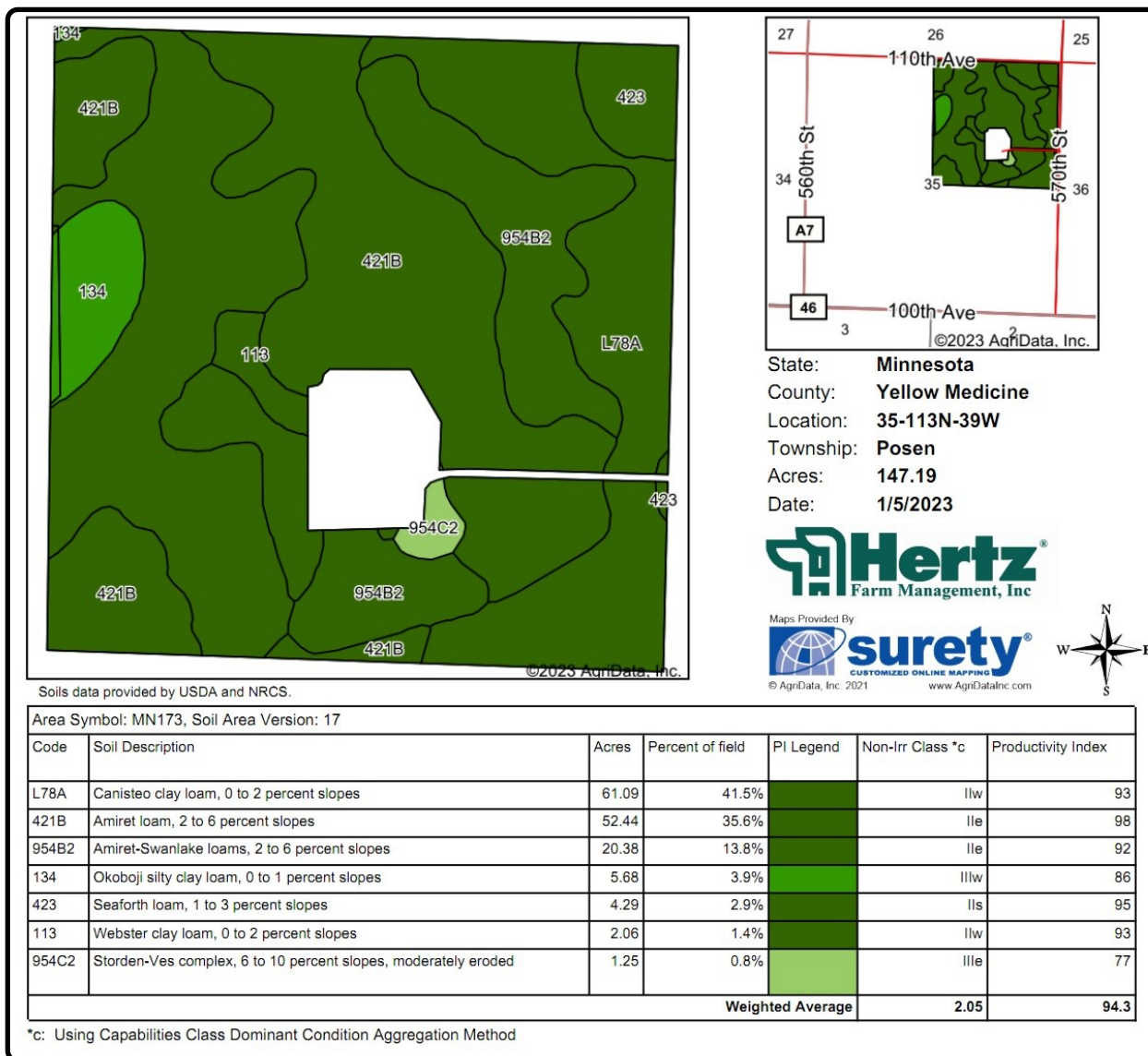
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Buildings/Improvements

Abandoned dwelling. Contact agent for details.

Water & Well Information

Well and septic locations unknown. Buyer to assume responsibility for well sealing and septic abandonment.

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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USDA United States Department of Agriculture
Redwood County, Minnesota



Farm 9478

Tract 4190

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

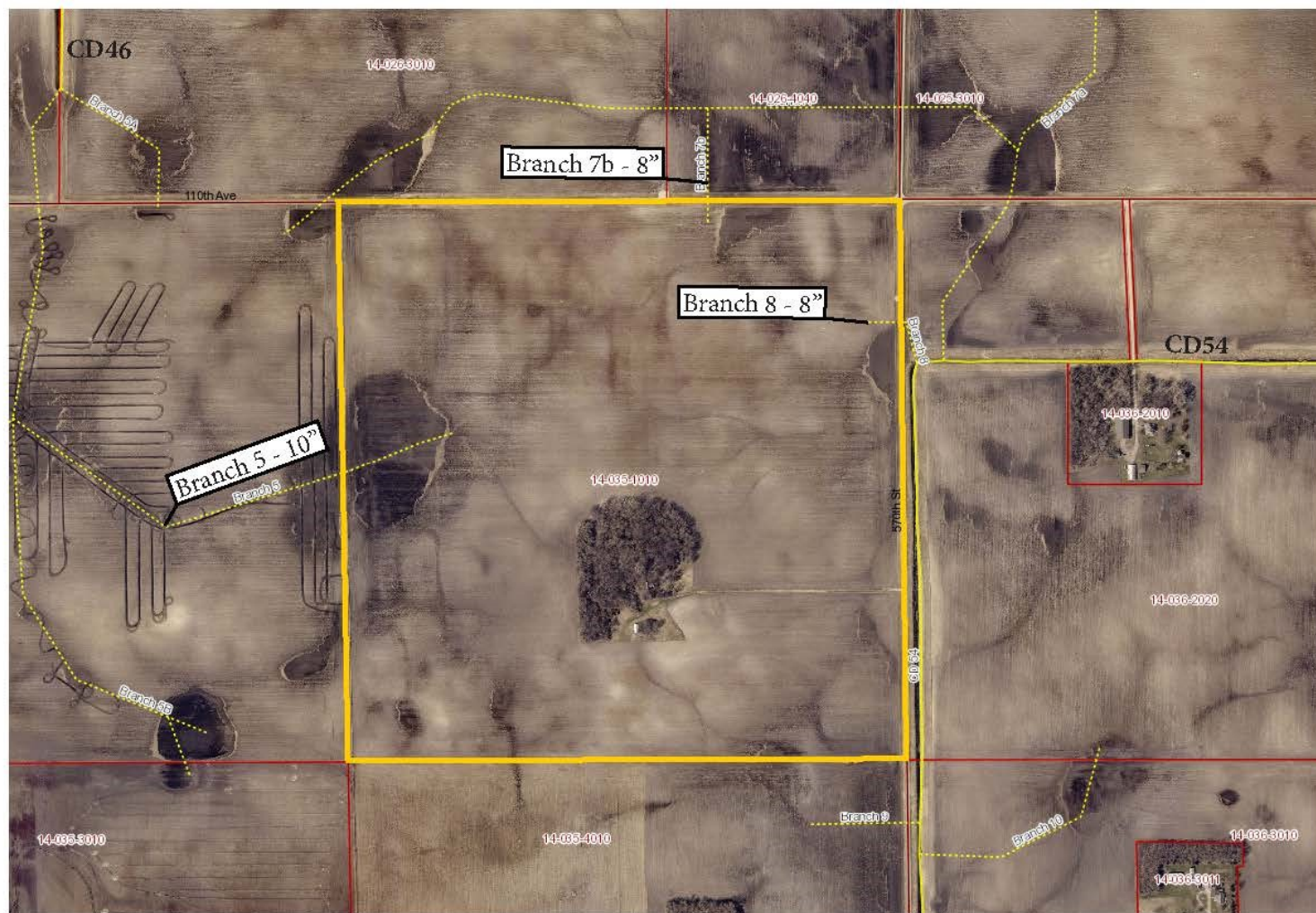
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 147.19 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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----- County Ditch Tile



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Southwest looking Northeast



Northwest looking Southeast



Southeast looking Northwest



Building Site - South looking North



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Feb. 14, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., Feb. 15, 2023**

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

Site: **Cottonwood Community**
Center
142 W Main St.
Cottonwood, MN 56229

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, February 14, 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.

Sellers

Christine & Steven Sprague, LaDonna Frauly, Lori & Brian Taube, Thomas & Barbara Vanderwerf, Mark & Rita Vanderwerf, Douglas Vanderwerf & Lynn O'Shaughnessy, Amy & Bradley Dvorak, Steven & Carolyn Kopacek

Agency

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

Auctioneer

Geoff Mead, ALC

Attorney

Chris Rowe
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 29, 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 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 a 40 year look-back for review by Buyer's attorney. Contact agent for detail. 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 - Yellow Medicine 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, February 14, 2023** to attend auction.

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



Acres

Subject - 160.00 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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