

Land Auction

ACREAGE:

71.50 Acres, m/l
Todd County, MN

DATE:

Tuesday
February 28, 2023
11:00 a.m.

AUCTION TYPE:

Hybrid
Bertha, MN &
bid.hertz.ag



Property Key Features

- Keith and Molly Sorensen Farm
- 69.31 FSA/Eff. Crop Acres with an 82.10 CPI Soil Rating
- System Tiled Farm

Nick Meixell

Licensed Salesperson in MN

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507-345-5263

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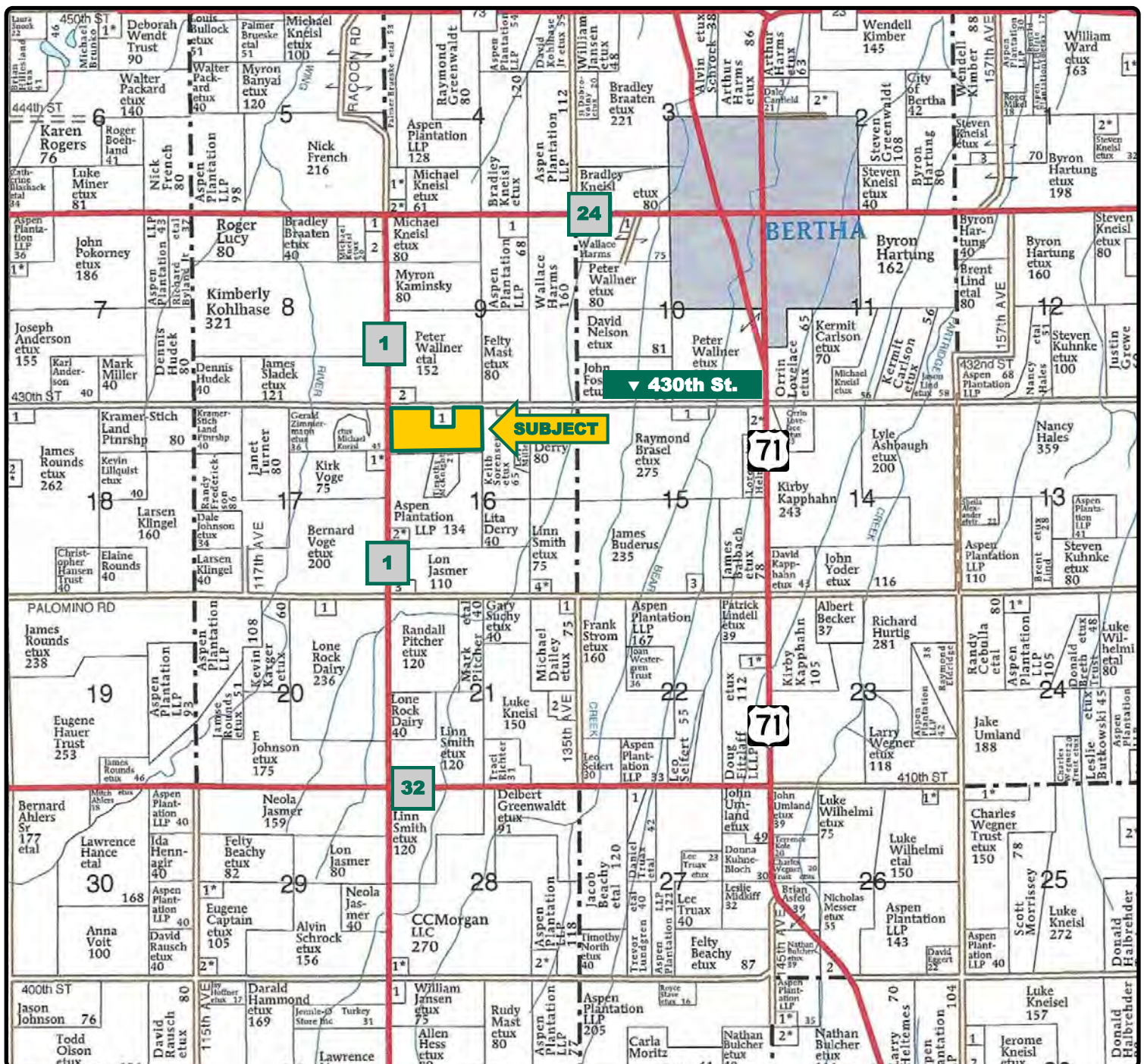
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Plat Map

Bertha Township, Todd County, MN



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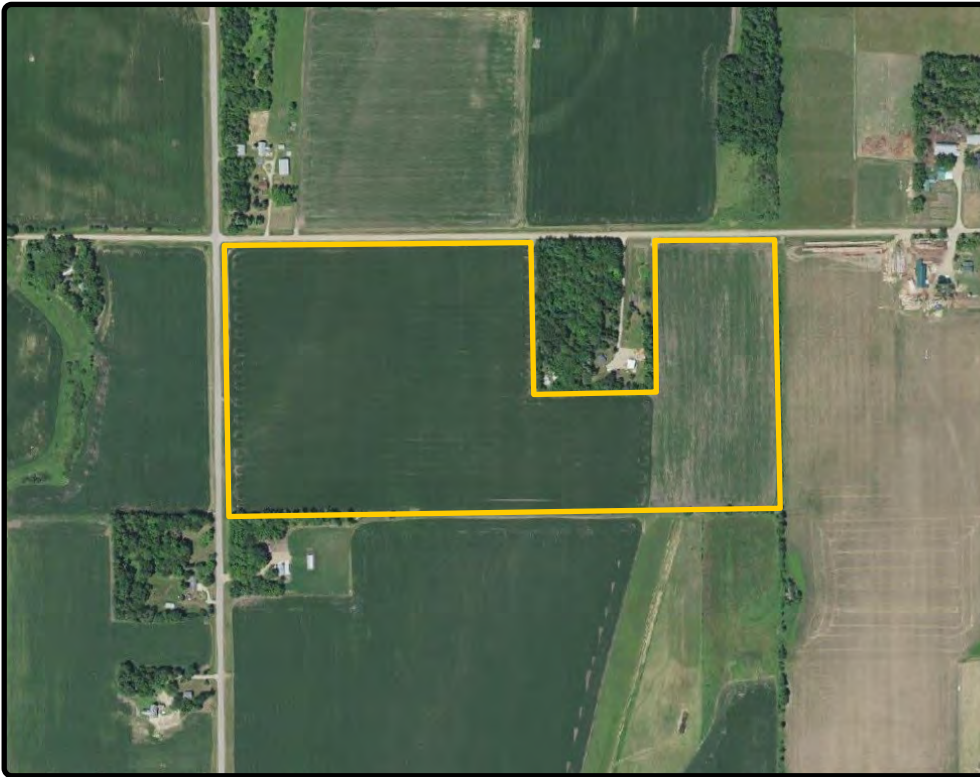
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FSA/Eff. Crop Acres:	69.31
Corn Base Acres:	19.10
Oats Base Acres:	4.70
Barley Base Acres:	0.10
Soil Productivity:	82.10 CPI

Property Information

71.50 Acres, m/l

Location

From Bertha: Go south on U.S. Hwy 71 for 1 mile, then west on 430th St. for 2 miles. The farm is on the south side of the road.

Legal Description

The N½ of the NW¼, except the building site, Section 16, Township 132 North, Range 35 West of the 5th P.M., Todd Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$1,252.00
Net Taxable Acres: 71.50
Tax per Net Taxable Acre: \$17.51
Tax Parcel ID#: 02-0013400

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 10771, Tract 1197
FSA/Eff. Crop Acres: 69.31
Corn Base Acres: 19.10
Corn PLC Yield: 130 Bu.
Oats Base Acres: 4.70
Oats PLC Yield: 55 Bu.
Barley Base Acres: 0.10
Barley PLC Yield: 39 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Blowers and Paddock-Becida. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 82.10. 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

Tiled. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

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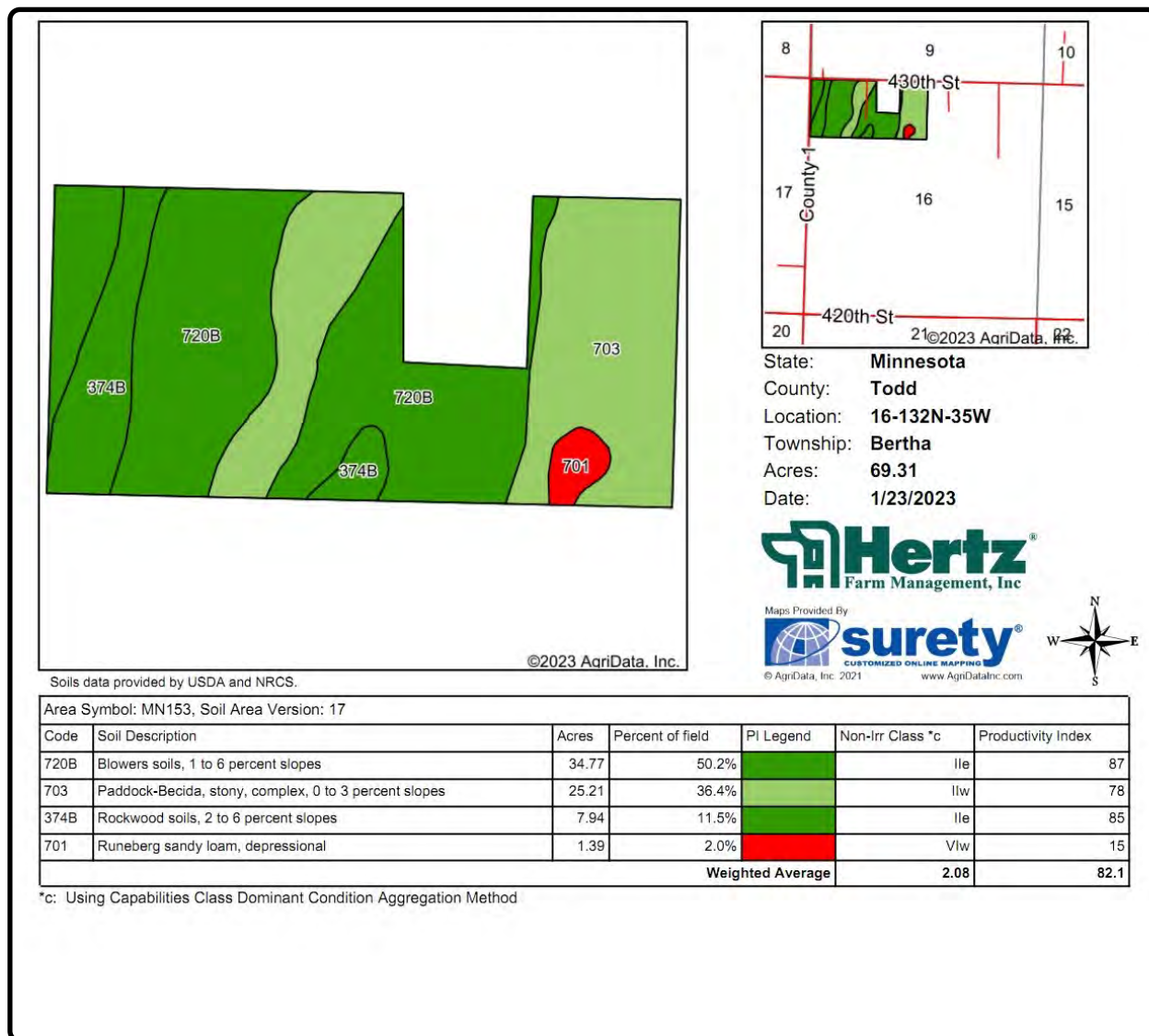
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Fall 2022 Inputs/Tillage

Buyer will reimburse previous tenant \$7,206.17 for fall DAP and Potash application. Buyer will reimburse the previous tenant \$1,420.00 for fall tillage. Contact agent for application maps and details.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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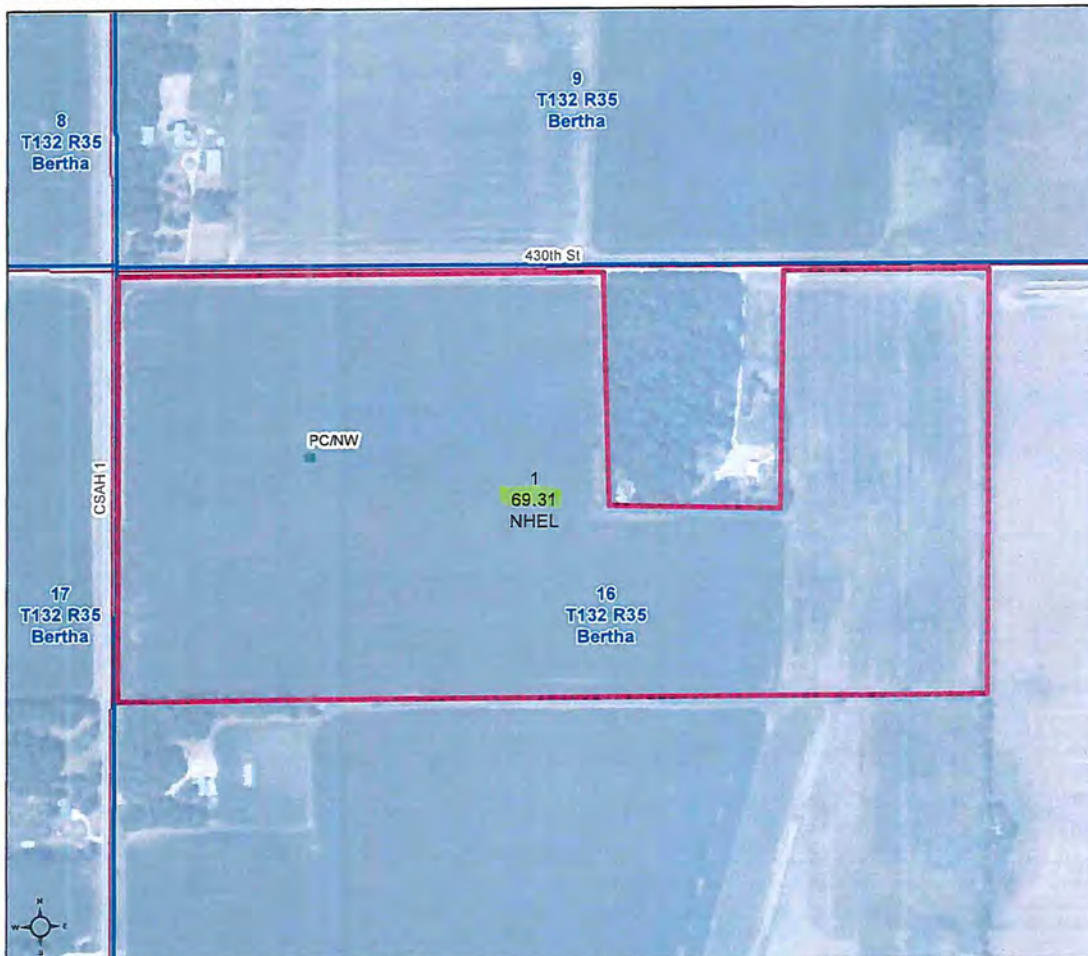
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United States
Department of
Agriculture

Todd County, Minnesota



Farm 10771

Tract 1197

2022 Program Year

Map Created May 04, 2022

0 175 350 700
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

Cropland
Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 69.31 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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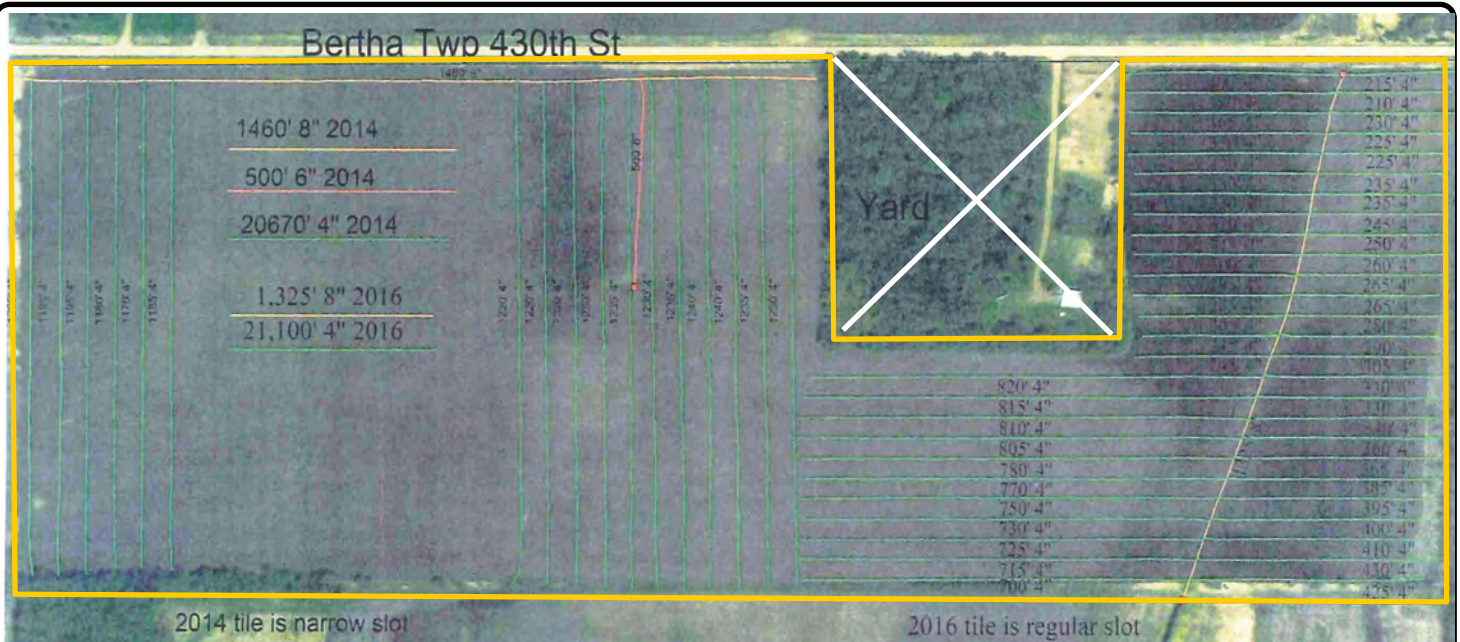
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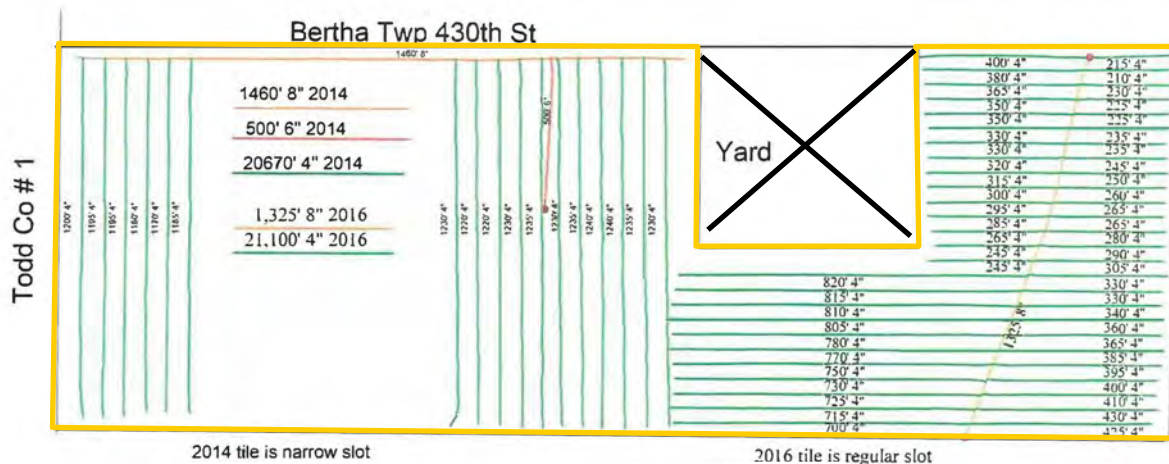
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Keith Sorensen 72 NW Sec 16 Bertha TWP Todd Co. 6-2016 east side



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2022 Growing Season - E looking W



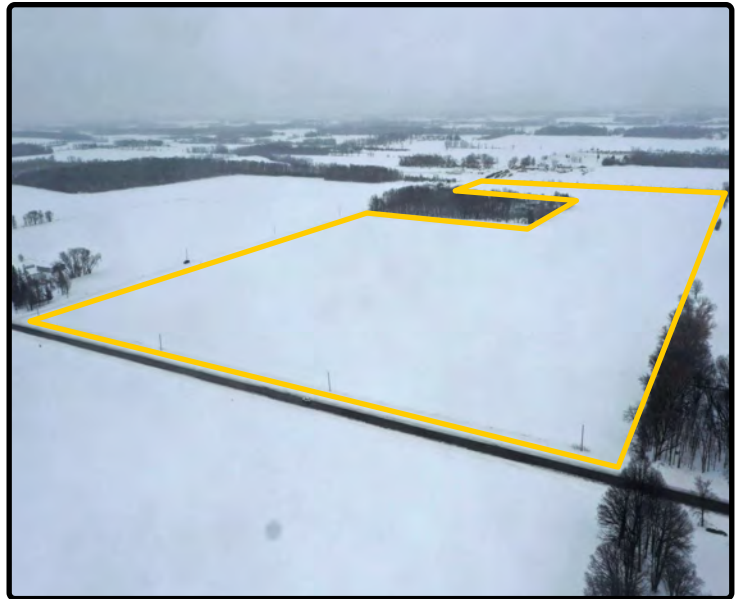
Photo Credit: © 2022 Distinctive Properties of MN, LLC

2022 Growing Season - NW looking SE



Photo Credit: © 2022 Distinctive Properties of MN, LLC

2023, January - SW looking NE



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Date: **Tues., February 28, 2023**

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

Site: **Bertha Community
Center
205 2nd Ave. NW
Bertha, MN 56437**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Nick Meixell at 507-380-7638 or Lee Williams at 507-341-0097 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Keith & Molly Sorensen

Agency

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

Auctioneer

Nick Meixell

Attorney

Grant K. Skoog
Skoog Law

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

10% down payment required 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 April 4, 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 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 high bidder 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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