

Land Auction

ACREAGE:

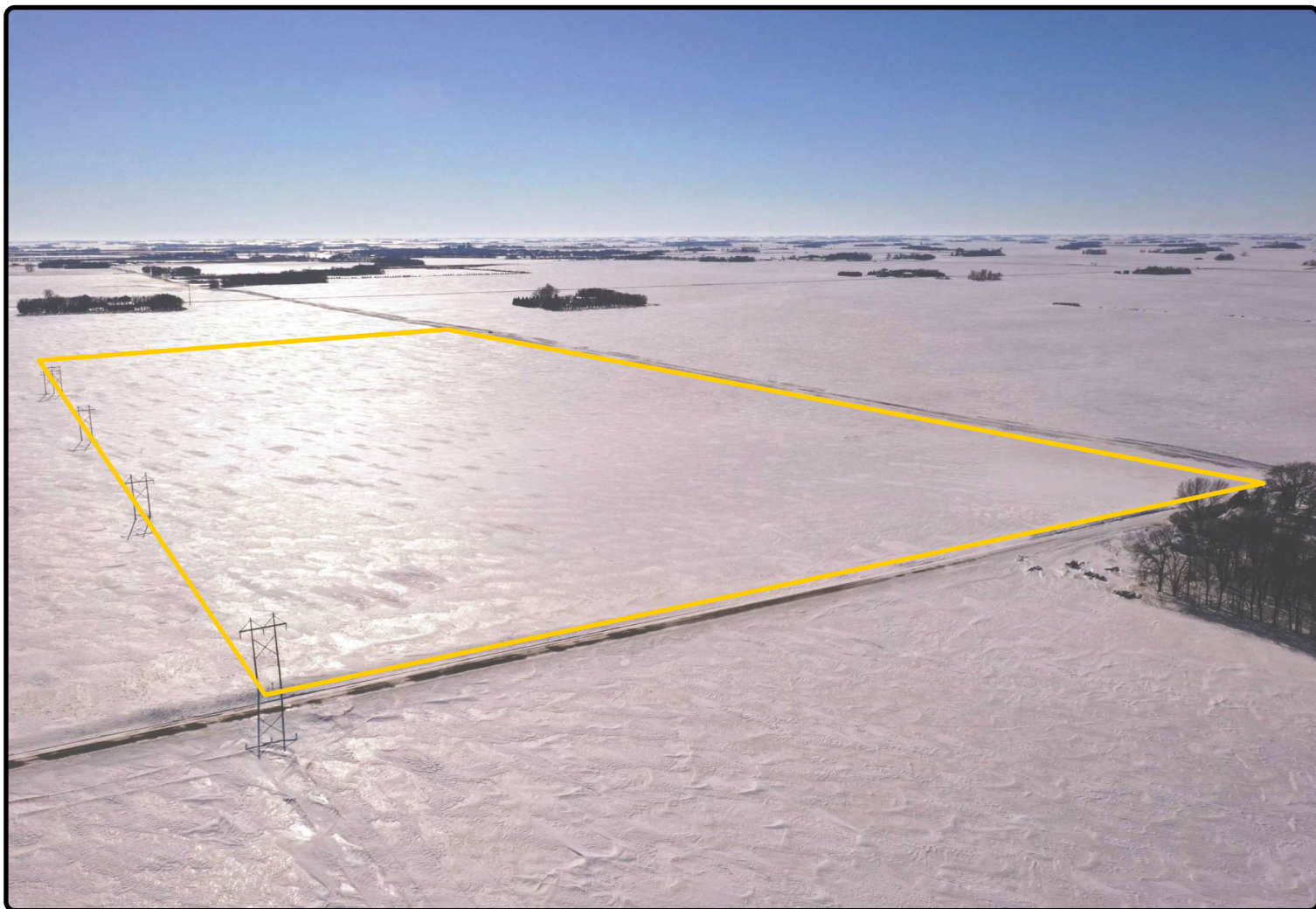
79.20 Acres, m/l
Jackson County, MN

DATE:

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

LOCATION:

Heron Lake
Community Center
Heron Lake, MN



Property Key Features

- Stenzel Family Farm
- Good Soil Productivity at 84.40 CPI
- Quality Configuration

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

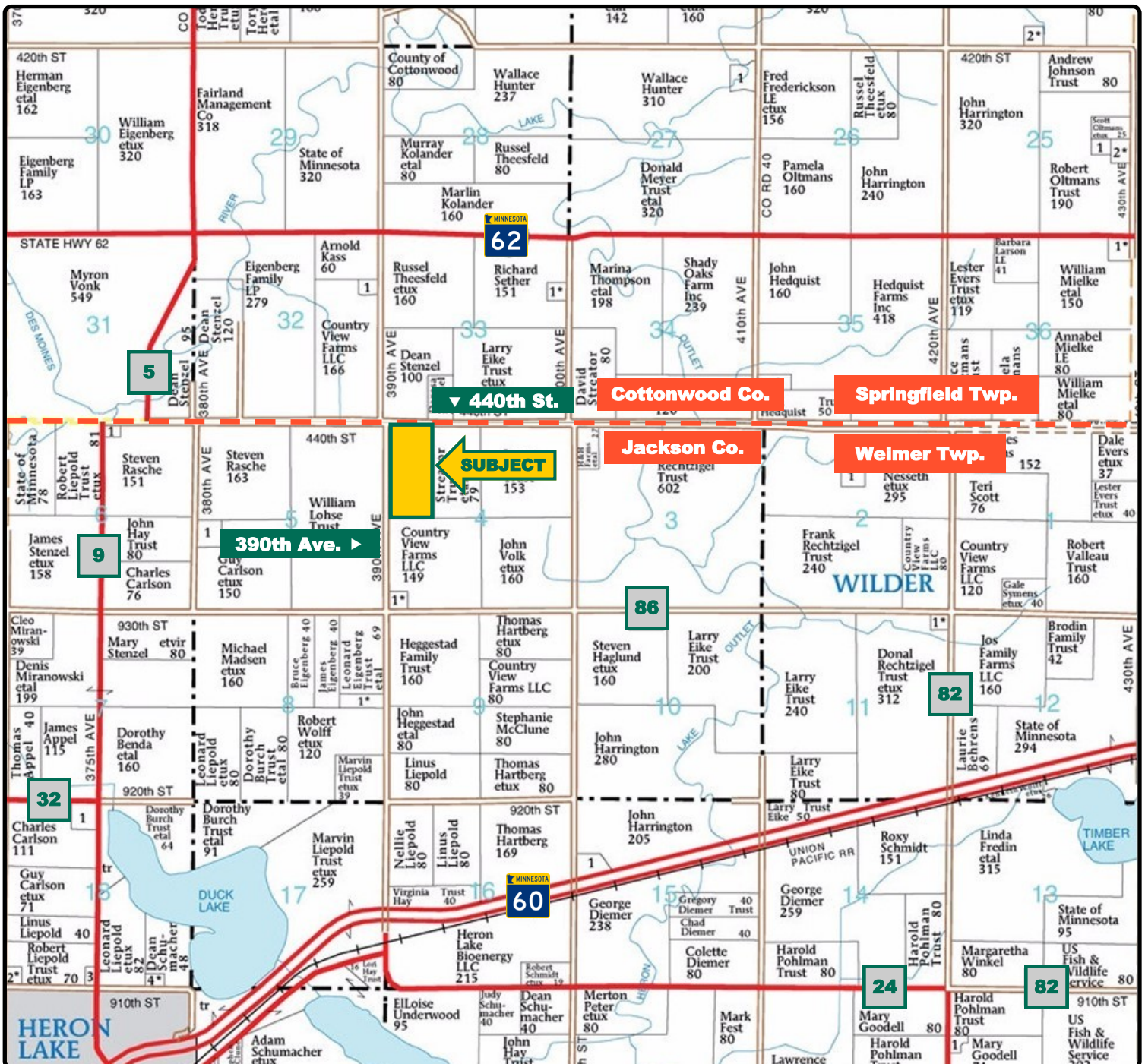
GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310

Mankato, MN 56001

www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

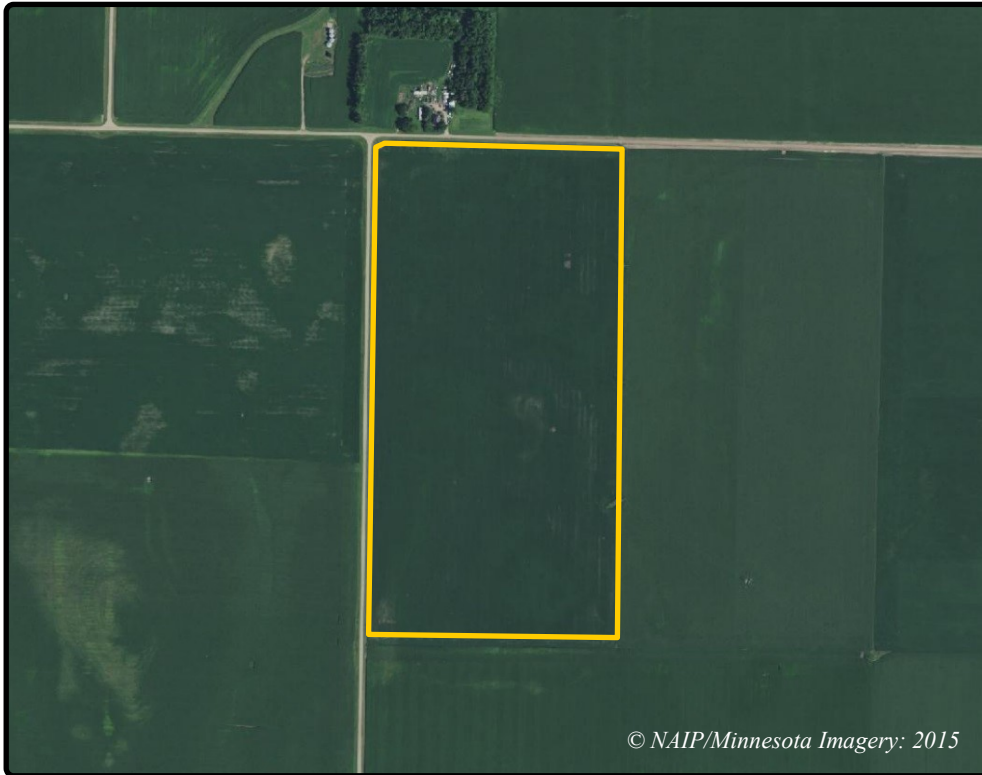
GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310

Mankato, MN 56001

www.Hertz.ag



FSA/Eff. Crop Acres:	76.70
Corn Base Acres:	73.90
Wheat Base Acres:	2.80
Soil Productivity:	84.40 CPI

Property Information

79.20 Acres, m/l

Location

From 1st St. and Hwy 60 intersection in Heron Lake - Go east on Hwy 60 for 1.4 miles to 390th Ave., near Heron Lake BioEnergy LLC, then north on 390th Ave. for 2.6 miles. The farm is located on the east side of the road.

Legal Description

W½ NW¼, Section 4, Township 104 North, Range 37 West of the 5th P.M., Jackson Co., MN.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$1,262.00
Net Taxable Acres: 79.20
Tax per Net Taxable Acre: \$15.93
Tax Parcel ID #: 18.004.0600

Lease Status

Open lease for 2023 crop year.

FSA Data

Farm Number 8038, Tract 11365
FSA/Eff. Crop Acres: 76.70
Corn Base Acres: 73.90
Corn PLC Yield: 126 Bu.
Wheat Base Acres: 2.80
Wheat PLC Yield: 38 Bu.
Cottonwood 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 Waldorf, Nicollet, and Dickinson. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 84.40. 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 gently rolling.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

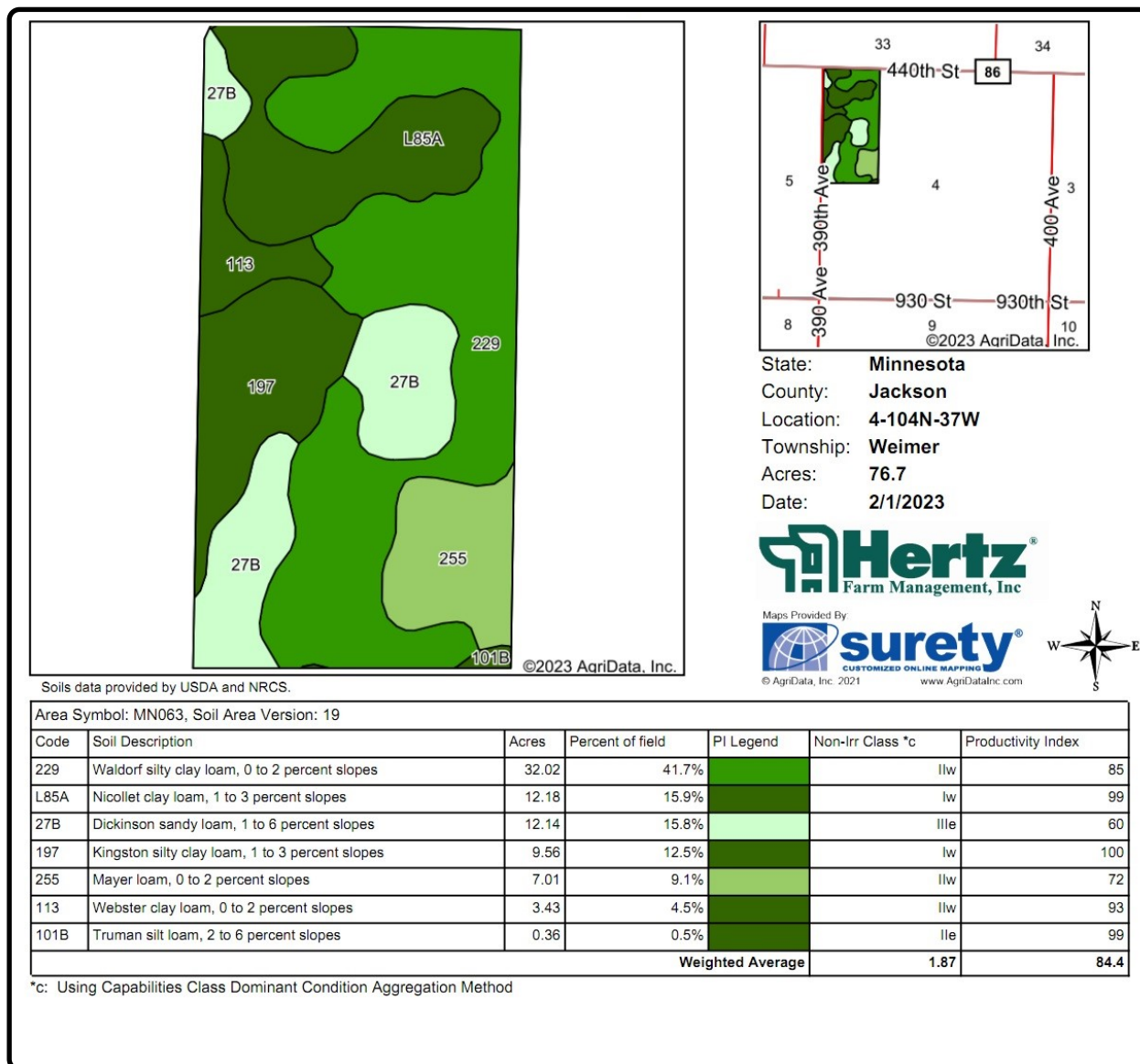
GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct, Suite 1310

Mankato, MN 56001

www.Hertz.ag



Powerline Easement

There is a powerline easement regarding the H frame powerlines running north and south along the eastern boundary. Contact agent for details.

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.

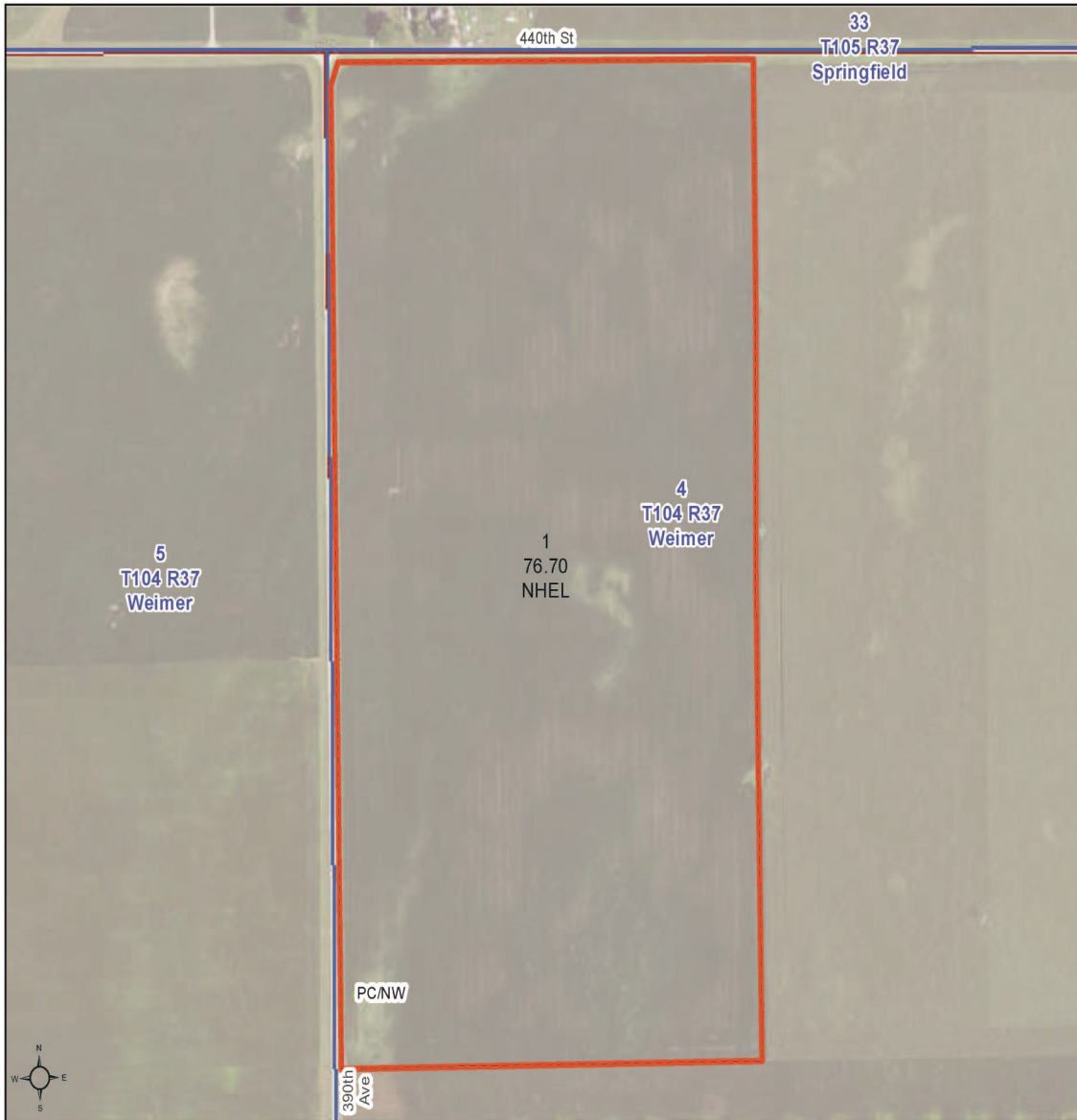
Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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



United States
Department of
Agriculture

Cottonwood County, Minnesota



Farm 8038

Tract 11365

2022 Program Year

Map Created April 22, 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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

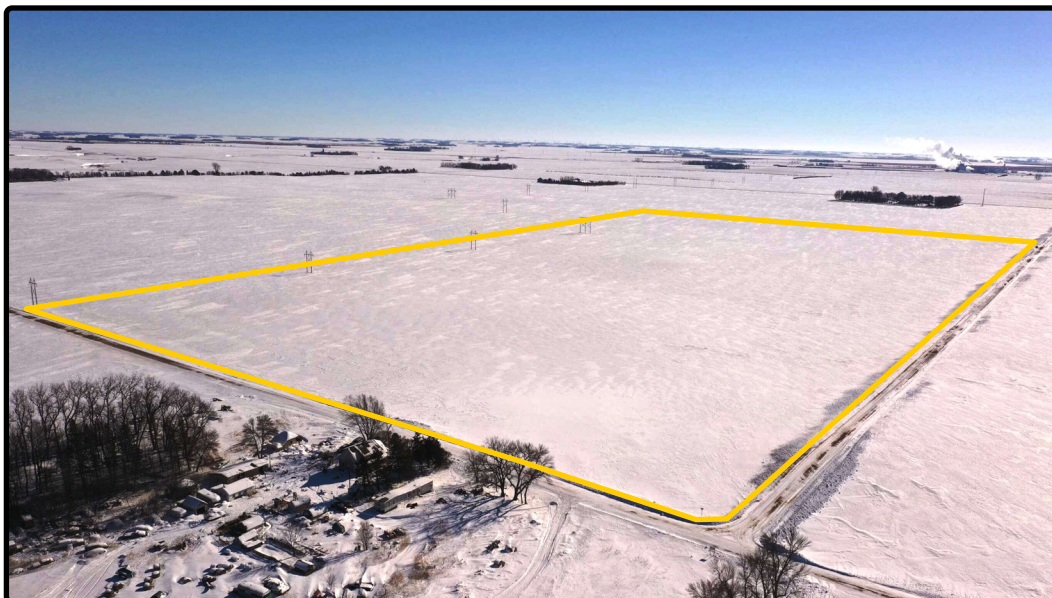
Tract Cropland Total: 76.70 acres

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.

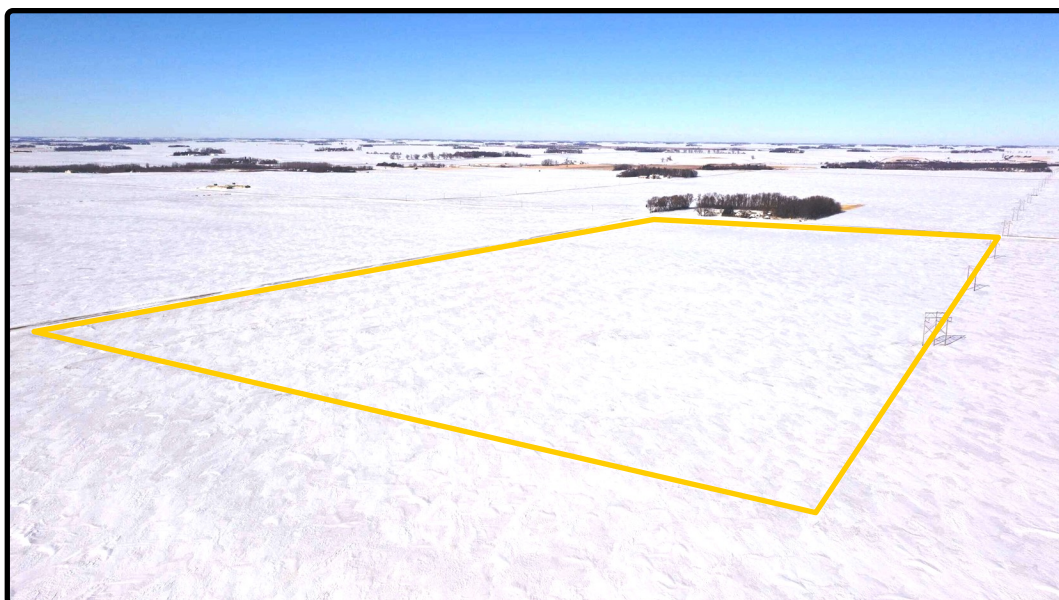
Geoff Mead, ALC
 Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Northwest looking Southeast



Southeast looking Northwest



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

Southwest looking Northeast



Southeast looking Northwest



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

Bid Deadline/Mailing Info:

Bid Deadline: **Thur., March 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. March 10, 2023**

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

Site: **Heron Lake**
Community Center
312 10th St.
Heron Lake, MN 56137

Auction Instructions

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

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

Seller

Monica Stenzel

Agency

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

Auctioneer

Geoff Mead

Attorney

Ron Schramel
Schramel Law 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 April 21, 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 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

79.20 Acres in 1 Parcel - Jackson 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.

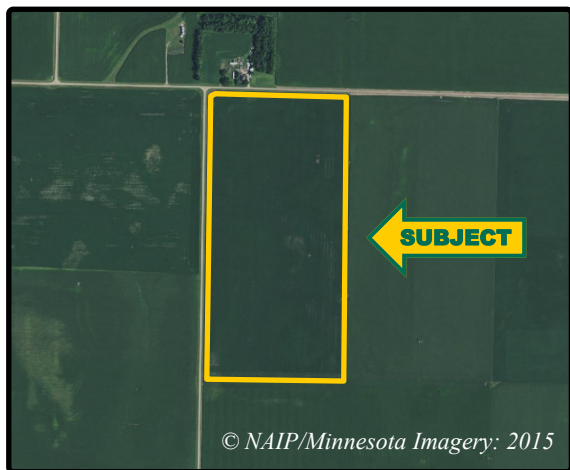
X _____
Signature

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 March 9, 2023** to attend auction.

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



Acres

Subject - 79.20 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).

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

Make the Most of Your Farmland Investment

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

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