

# Land Auction

**ACREAGE:**

**70.85 Acres, m/l**  
Sibley County, MN

**DATE:**

**March 21, 2023**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Arlington**  
**Community Center**  
Arlington, MN



## Property Key Features

- Good Soil Productivity with a CPI of 89.90
- Good Access for Farming
- Access to High Island Ditch

**Geoff Mead, ALC**

Licensed Salesperson in MN

**218-232-2561**

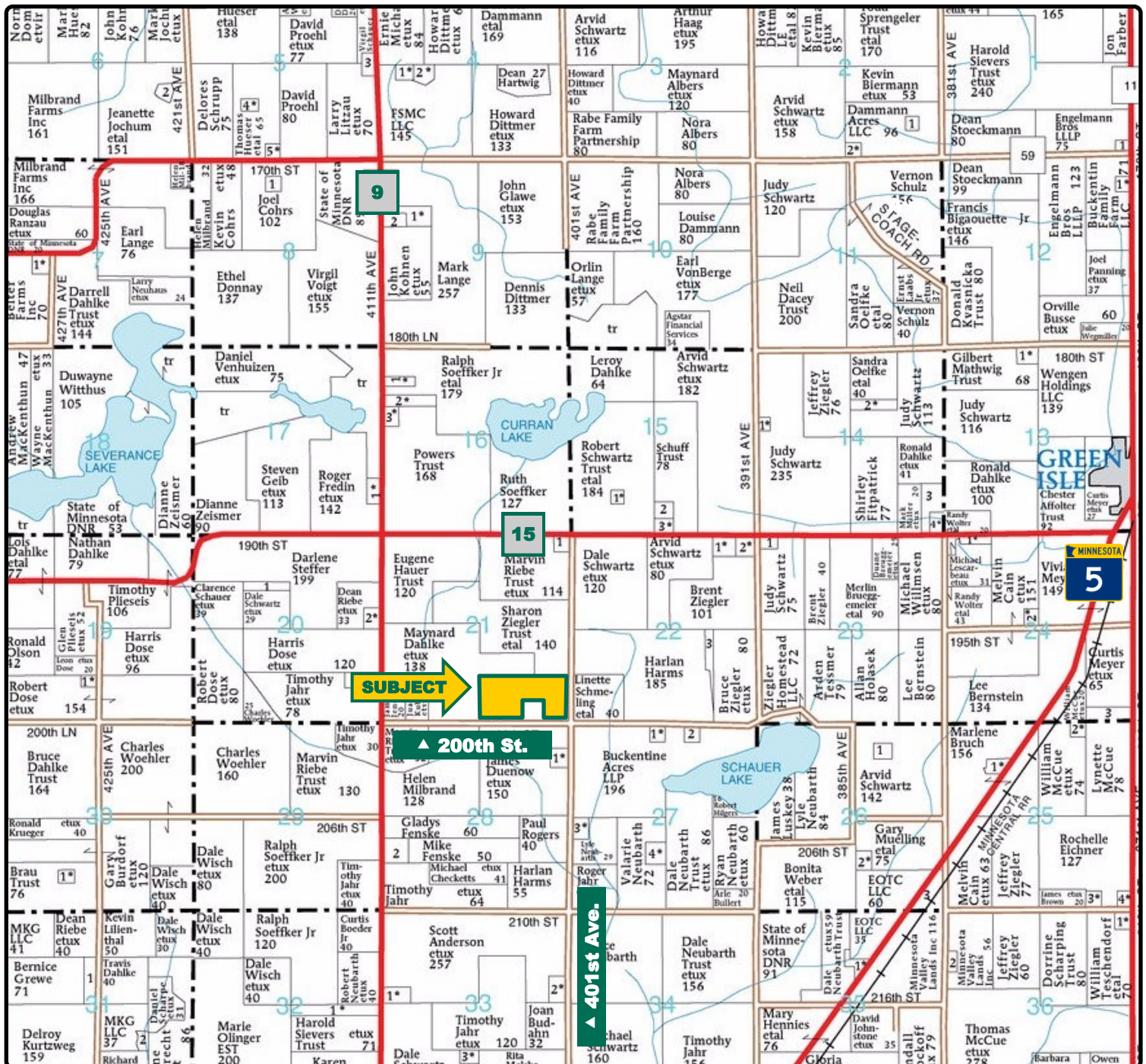
**GeoffM@Hertz.ag**

**507-345-5263**

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001

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

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**FSA/Eff. Crop Acres:** 67.88\*  
**Corn Base Acres:** 39.12\*  
**Bean Base Acres:** 3.91\*  
**Wheat Base Acres:** 5.57\*  
**Soil Productivity:** 89.90 CPI

*\*Acres are estimated.*

## Property Information

**70.85 Acres, m/l**

### Location

From MN Hwy 5 in Arlington, take 401st Ave. north 3.3 miles to 200th St. The farm will be on the west side of the road.

### Legal Description

S½ SE¼, Section 21, Township 114 North, Range 27 West of the 5th P.M., Sibley Co., MN. (Green Isle Twp.)

### Real Estate Tax

Taxes and Special Assessments Payable in 2022  
 Ag Non-Hmstd Taxes: \$3,909.36  
 Special Assessments: \$44.64  
 Total 2022 Real Estate Taxes: \$3,954.00  
 Net Taxable Acres: 70.85  
 Tax per Net Taxable Acre: \$55.81

Tax Parcel ID #s: 15-2112-000 & 15-2113-010

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Part of Farm Number 9071, Tract 1866  
 FSA/Eff. Crop Acres: 67.88\*  
 Corn Base Acres: 39.12\*  
 Corn PLC Yield: 159 Bu.  
 Bean Base Acres: 3.91\*  
 Bean PLC Yield: 39 Bu.  
 Wheat Base Acres: 5.57\*  
 Wheat PLC Yield: 41 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 Le Sueur-Reedslake-Cordova, Cordova-Rolfe and Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 89.90. 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 maps available. Part of High Island Watershed Drainage District.

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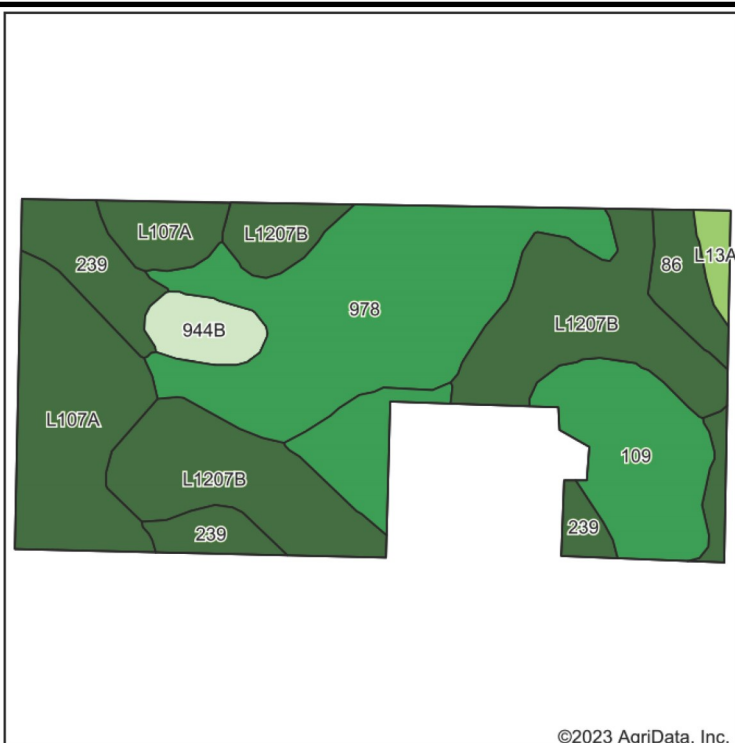
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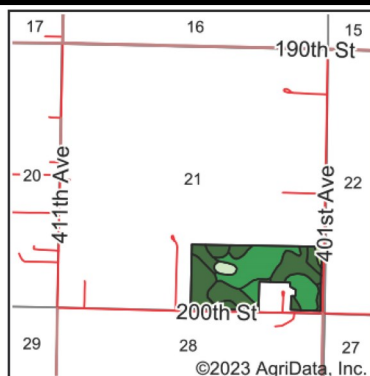
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Sibley**  
Location: **21-114N-27W**  
Township: **Green Isle**  
Acres: **67.88**  
Date: **2/13/2023**



Maps Provided By:  
  
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Area Symbol: MN143, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L1207B	Le Sueur-Reeds Lake-Cordova complex, 0 to 5 percent slopes	17.82	26.3%		Ile	95
978	Cordova-Rolfe complex, 0 to 2 percent slopes	17.06	25.1%		IIw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	11.41	16.8%		IIw	91
109	Cordova clay loam, 0 to 2 percent slopes	10.07	14.8%		IIw	87
239	Le Sueur loam, 1 to 3 percent slopes	5.59	8.2%		Iw	97
86	Canisteo clay loam, 0 to 2 percent slopes	3.00	4.4%		IIw	93
944B	Lester-Hawick complex, 2 to 6 percent slopes	2.09	3.1%		Ile	68
L13A	Klossner muck, 0 to 1 percent slopes	0.84	1.2%		IIIw	77
Weighted Average					1.93	89.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

High-quality Sibley County farm with good soil productivity and good access to farming.

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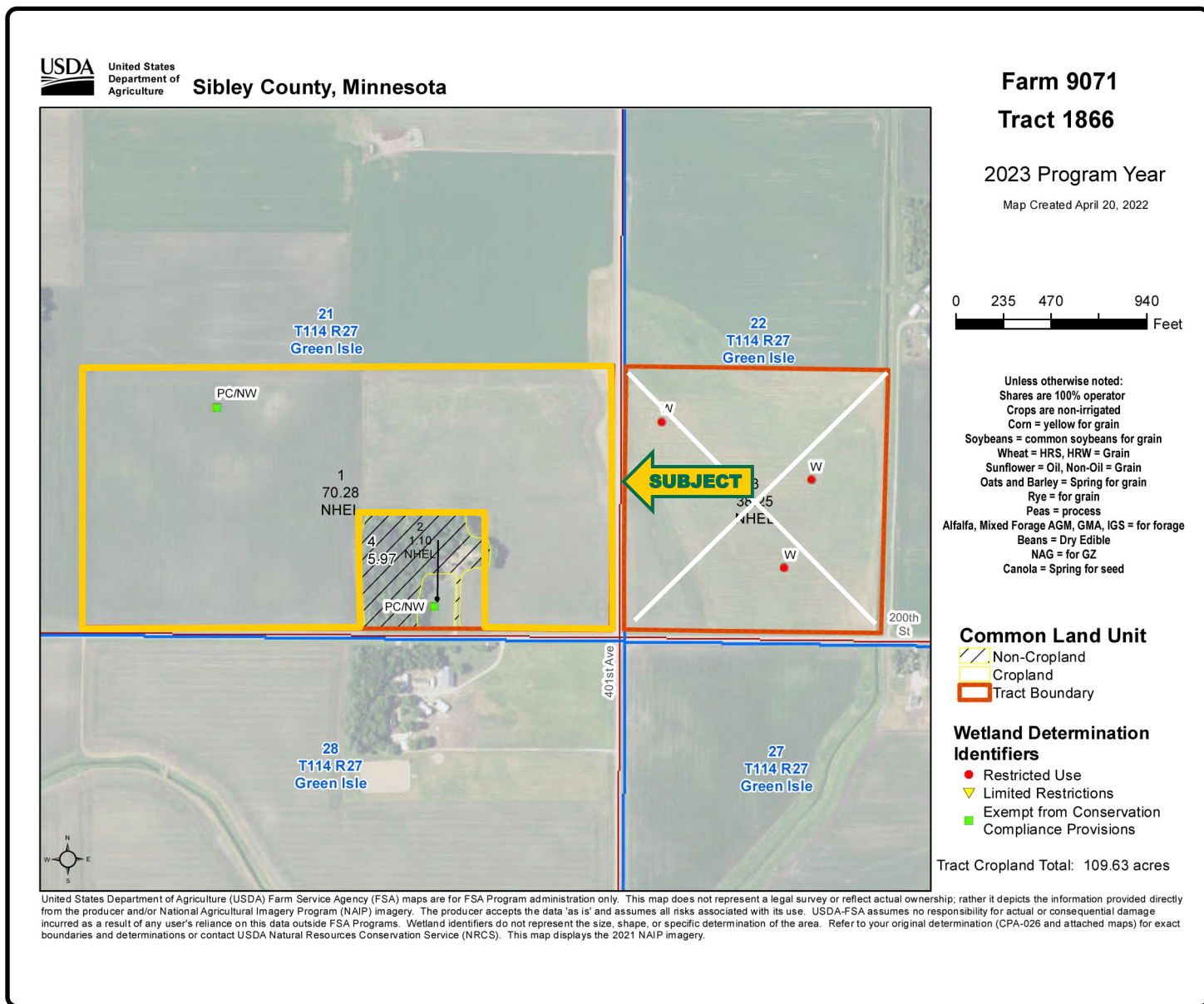
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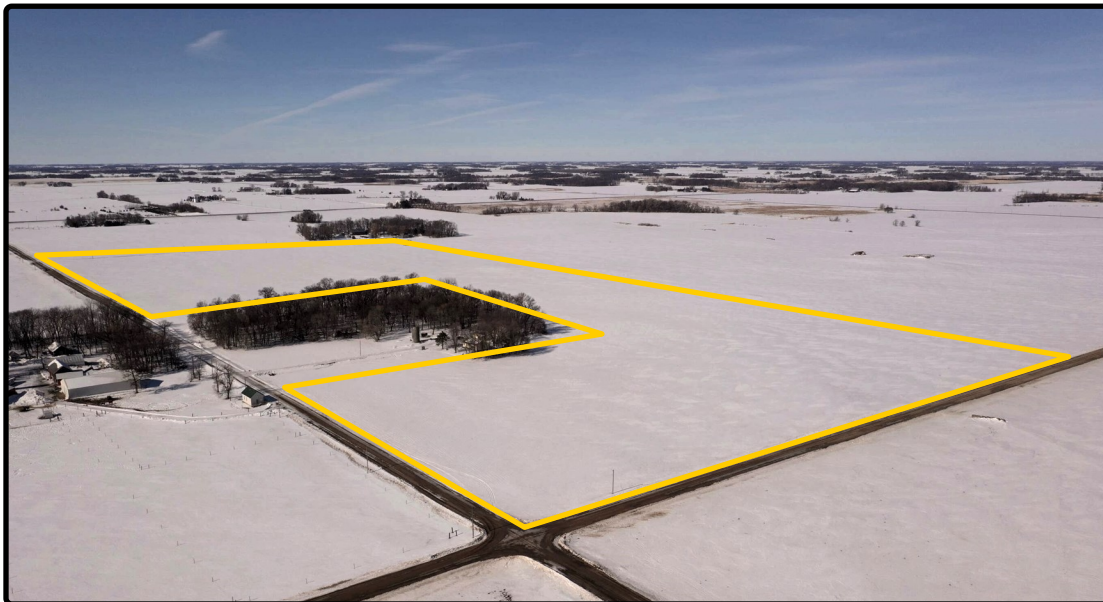


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

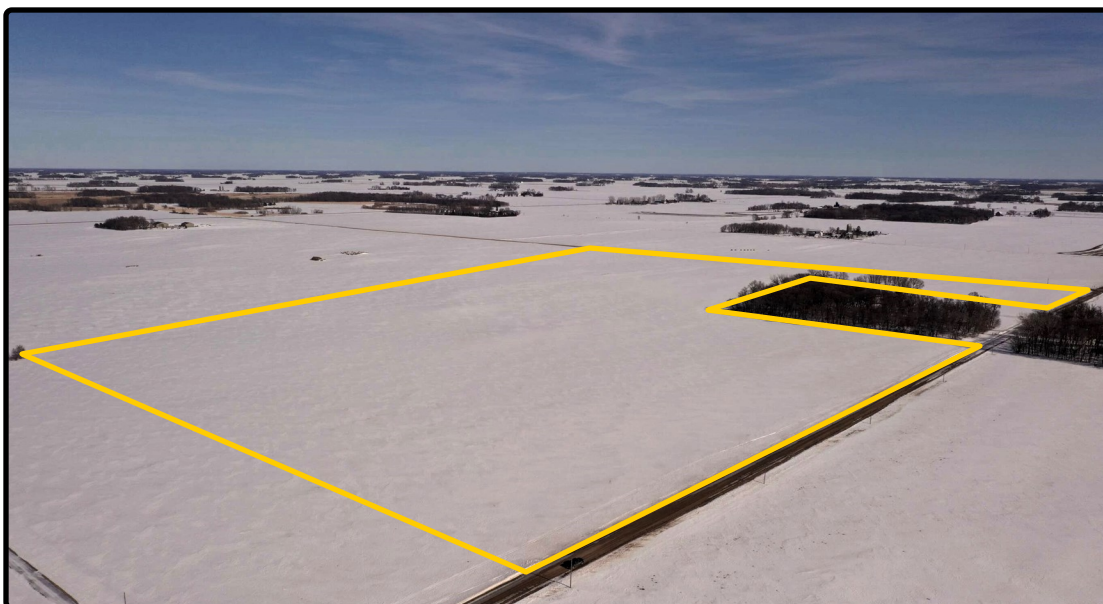
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Southeast Looking Northwest



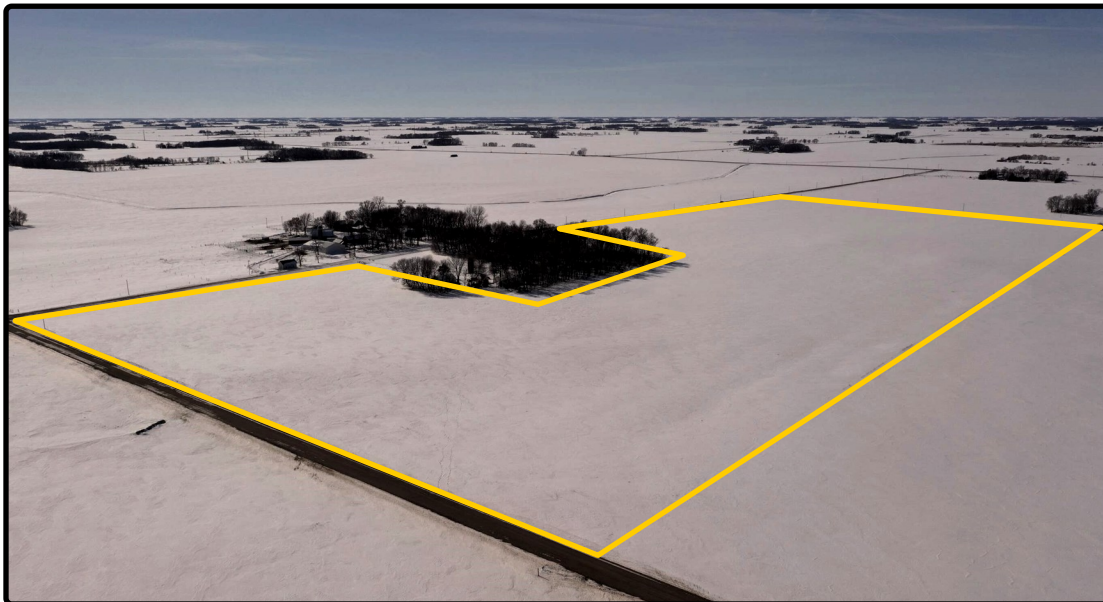
Southwest Looking Northeast



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Northeast Looking Southwest



Northwest Looking Southeast



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## Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Mar. 20, 2023  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Tues., March 21, 2023**

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

Site: **Arlington Comm. Center  
204 Shamrock Dr.  
Arlington, MN 55307**

## Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Monday, March 20, 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

Linette M. & Ray M. Schmeling, Larry A. Suttles, Warren L. & Heidi Suttles, Lamar W. & Helen Suttles

## Agency

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

## Auctioneer

Geoff Mead, ALC

## Attorney

Ross R. Arneson  
Ross R. Arneson 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 May 2, 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 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.

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# Bidder Registration Form

**70.85 Acres in 1 Parcel** - 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.*

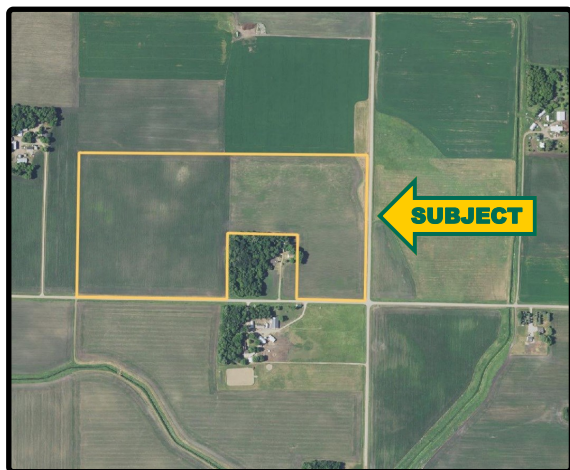
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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 Monday, March 20, 2023**, to attend auction.

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



## Acres

Subject - 70.85 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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