

# Land Auction

**ACREAGE:**

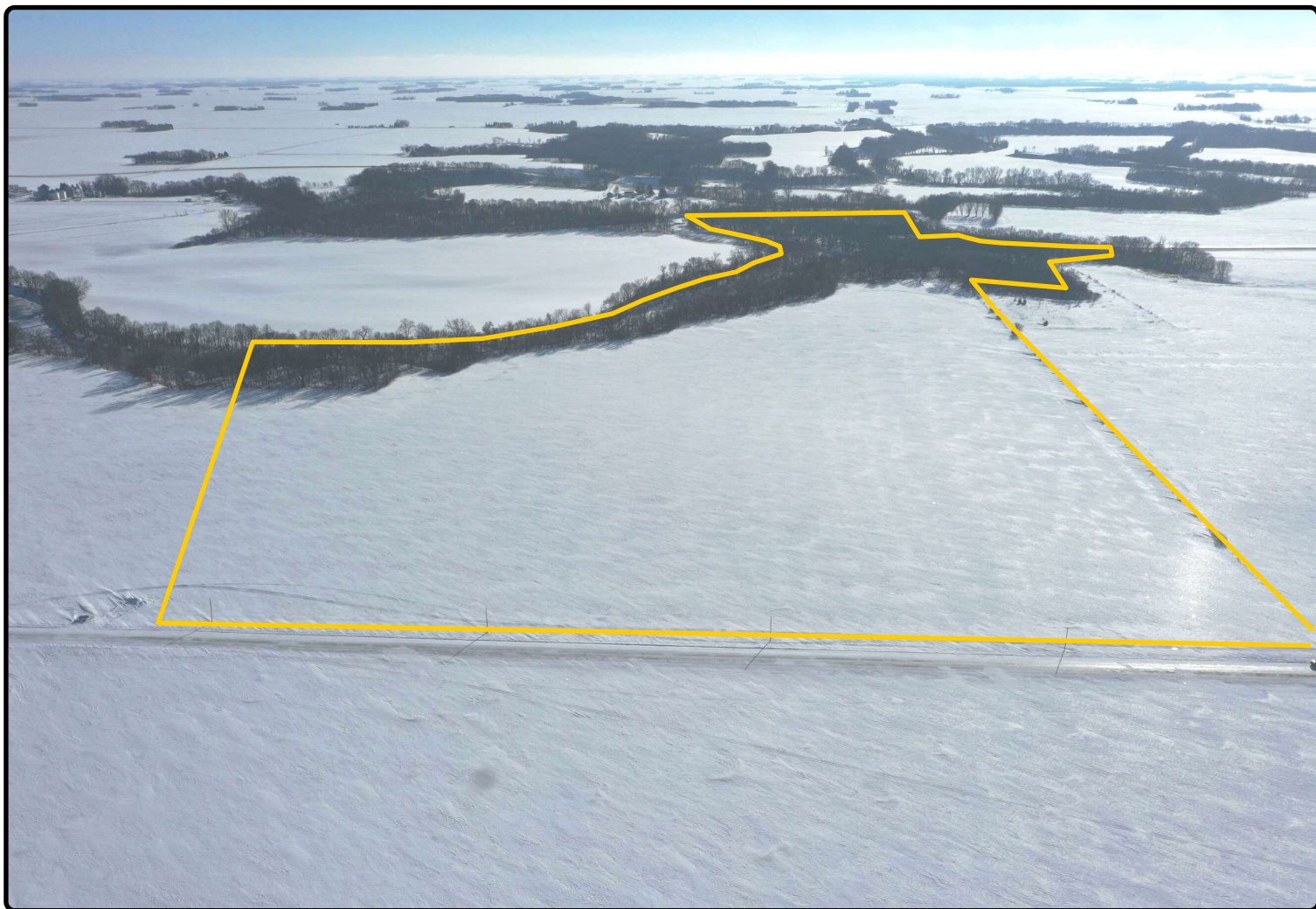
**77.89 Acres, m/l**  
Blue Earth County, MN

**DATE:**

**March 22, 2023**  
**10:00 a.m.**  
Register to Attend

**LOCATION:**

**American Legion**  
**Post 294**  
Lake Crystal, MN



## Property Key Features

- Thelma Norman Estate
- 46.42 FSA/Eff. Crop Acres with an 86.40 CPI
- Land with Hunting Opportunities

**Nick Meixell**

Licensed Salesperson in MN

**507-380-7638**

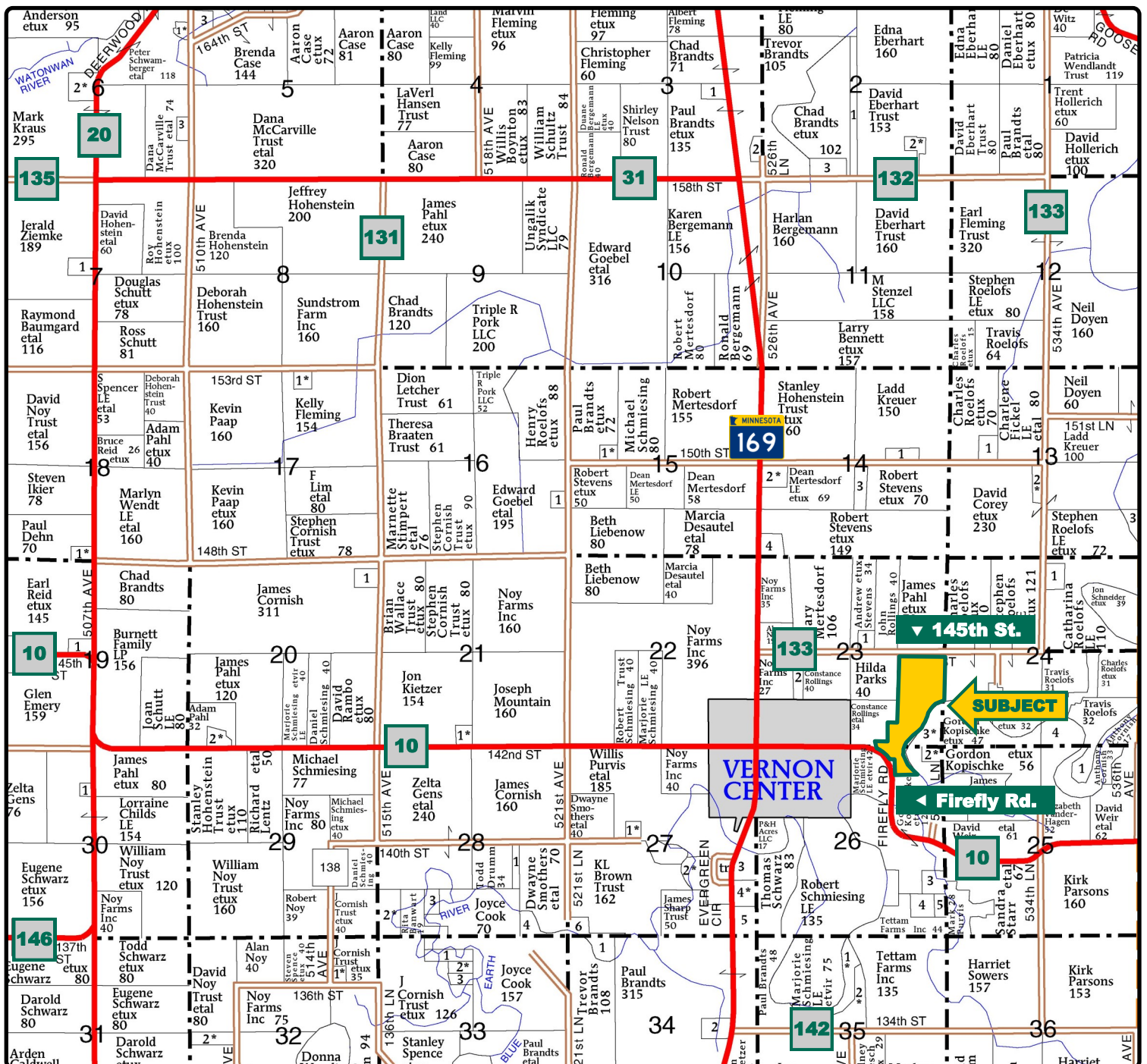
**NickM@Hertz.ag**

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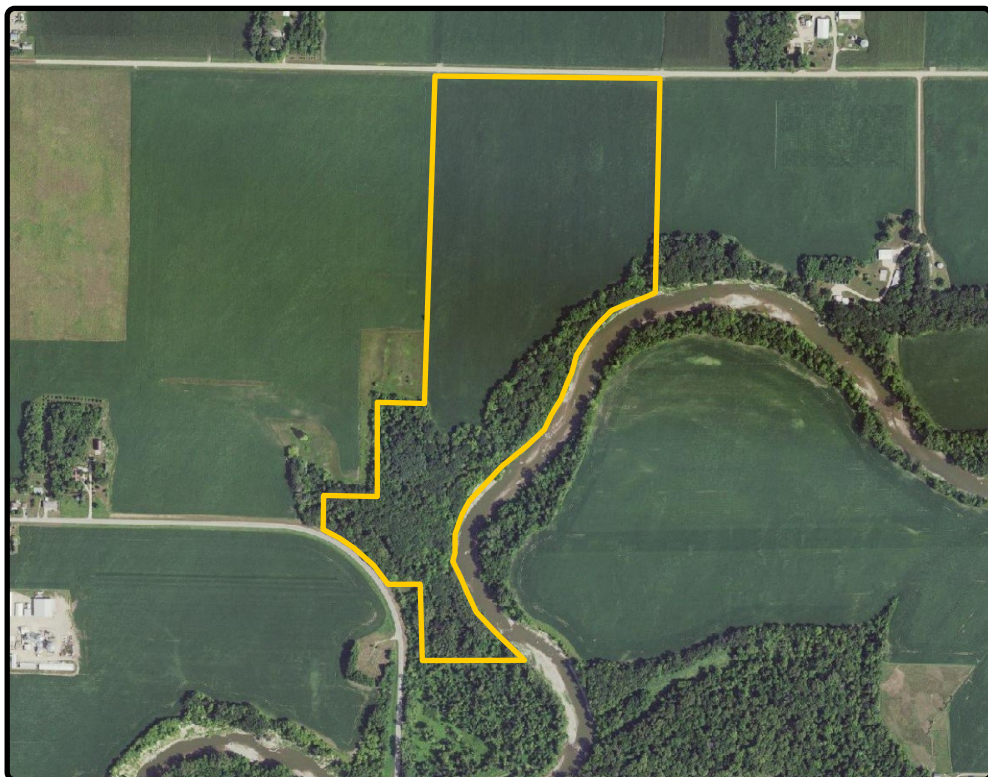
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<b>FSA/Eff. Crop Acres:</b>	<b>46.42</b>
<b>Corn Base Acres:</b>	<b>33.60</b>
<b>Bean Base Acres:</b>	<b>8.80</b>
<b>Oats Base Acres:</b>	<b>0.70</b>
<b>Soil Productivity:</b>	<b>86.40 CPI</b>

## Property Information

**77.89 Acres, m/l**

### Location

From Vernon Center: Go north on U.S. Hwy 169 for ½ mile, then east on Co. Rd. 133 / 145th St. for ¾ mile. The farm is on the south side of the road.

### Legal Description

E½ of SE¼ laying N and W of the Blue Earth River in Section 23 and other lands in Section 23 and Section 26, all in Township 106 North, Range 28 West of the 5th p.m., Blue Earth Co., MN.

### Lease Status

Open lease for the 2023 crop year.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2022  
Ag Non-Hmstd Taxes: \$726.87  
Special Assessments: \$79.13  
Total 202 Real Estate Taxes: \$806.00  
Net Taxable Acres: 77.89  
Tax per Net Taxable Acre: \$10.35  
Tax Parcel ID #s: 52.17.23.400.003,  
52.17.26.200.001 & 52.17.26.200.005

### FSA Data

Farm Number 11208, Tract 5051  
FSA/Eff. Crop Acres: 46.42  
Corn Base Acres: 33.60  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 8.80  
Bean PLC Yield: 46 Bu.  
Oats Base Acres: 0.70  
Oats PLC Yield: 71 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetlands.  
Tract contains a wetland or farmed wetland.

### Soil Types/Productivity

Main soil type is Guckeen. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 86.40. 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 rolling.

### Drainage

Tile. See tile map.

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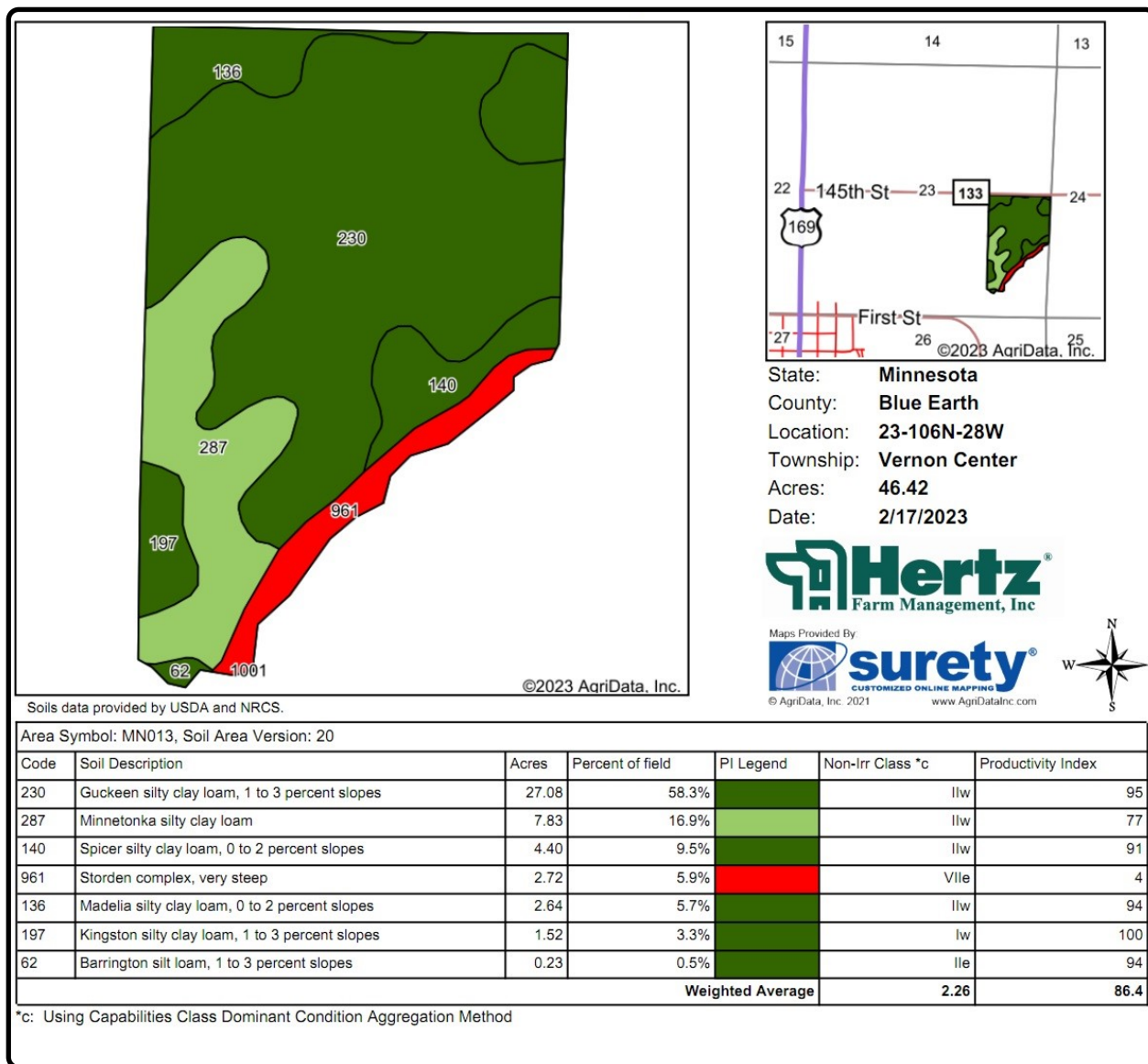
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## Buildings/Improvements

None.

## Water & Well Information

One sealed well on the property. Contact agent for detail.

*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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United States  
Department of  
Agriculture

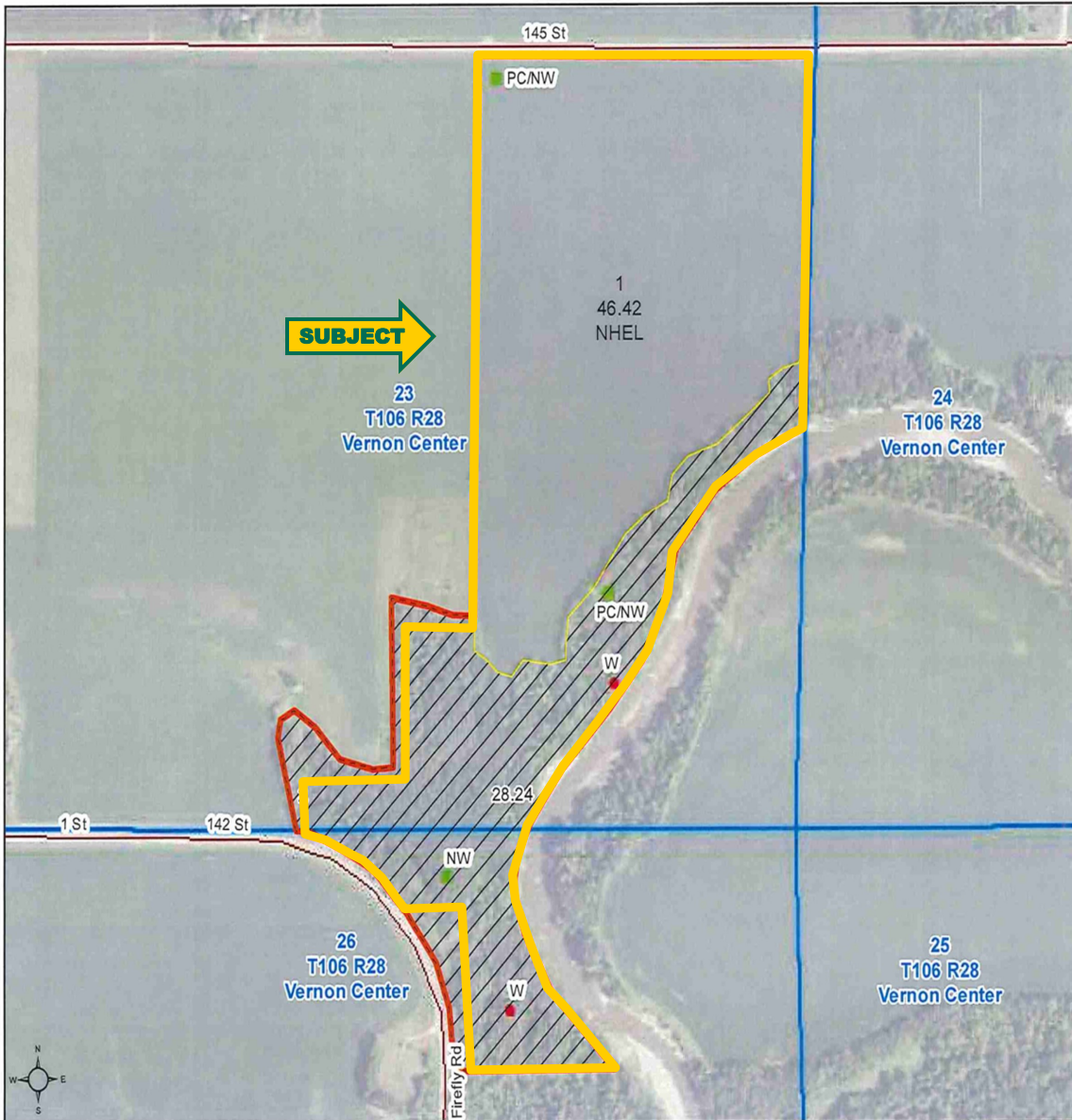
Blue Earth County, Minnesota

**Farm 11208**

**Tract 5051**

2022 Program Year

Map Created April 25, 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: 46.42 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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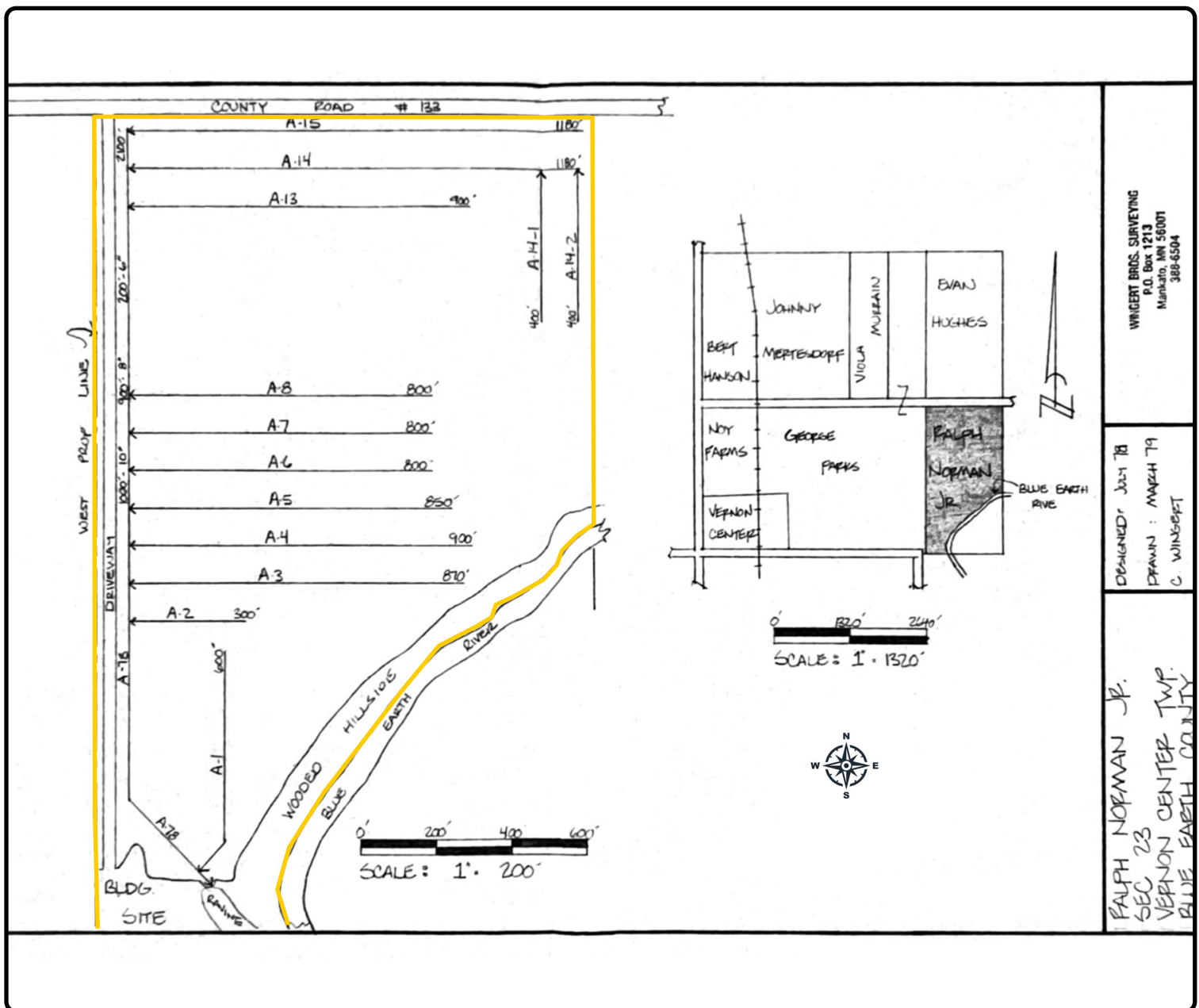
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Southwest looking Northeast



South looking North



Southwest looking Northeast



West looking East



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## Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Mar. 21, 2023**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Wed. Mar. 22, 2023**

Time: **10:00 a.m.**

Site: **American Legion**  
**Post 294**  
**600 County Rd. 20**  
**Lake Crystal, MN 56055**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, March 21, 2023** to attend auction. If you are unable to get bid in on time, call our office for other arrangements.
- All persons submitting a written bid will be allowed to raise their bid after all bids have been opened on the day of auction.

## Method of Sale

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

## Seller

Thelma Norman Estate

## Agency

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

## Auctioneer

Nick Meixell

## Attorney

Reed H. Glawe  
Gislason & Hunter LLP

## 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 26, 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

**77.89 Acres in 1 Parcel** - Blue Earth 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.

*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.*

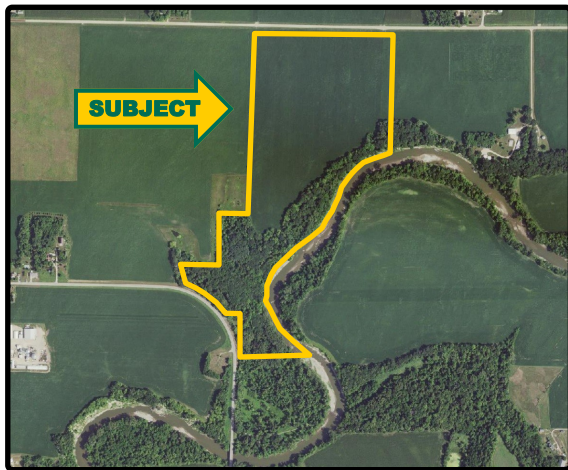
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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, March 21, 2023** to attend auction.

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



## Acres

Subject - 77.89 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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## **Make the Most of Your Farmland Investment**

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