

Land Auction

ACREAGE:

40.00 Acres, m/l
Brown County, MN

DATE:

March 22, 2023
1:30 p.m.
Register to Attend

LOCATION:

American Legion
Post 294
Lake Crystal, MN

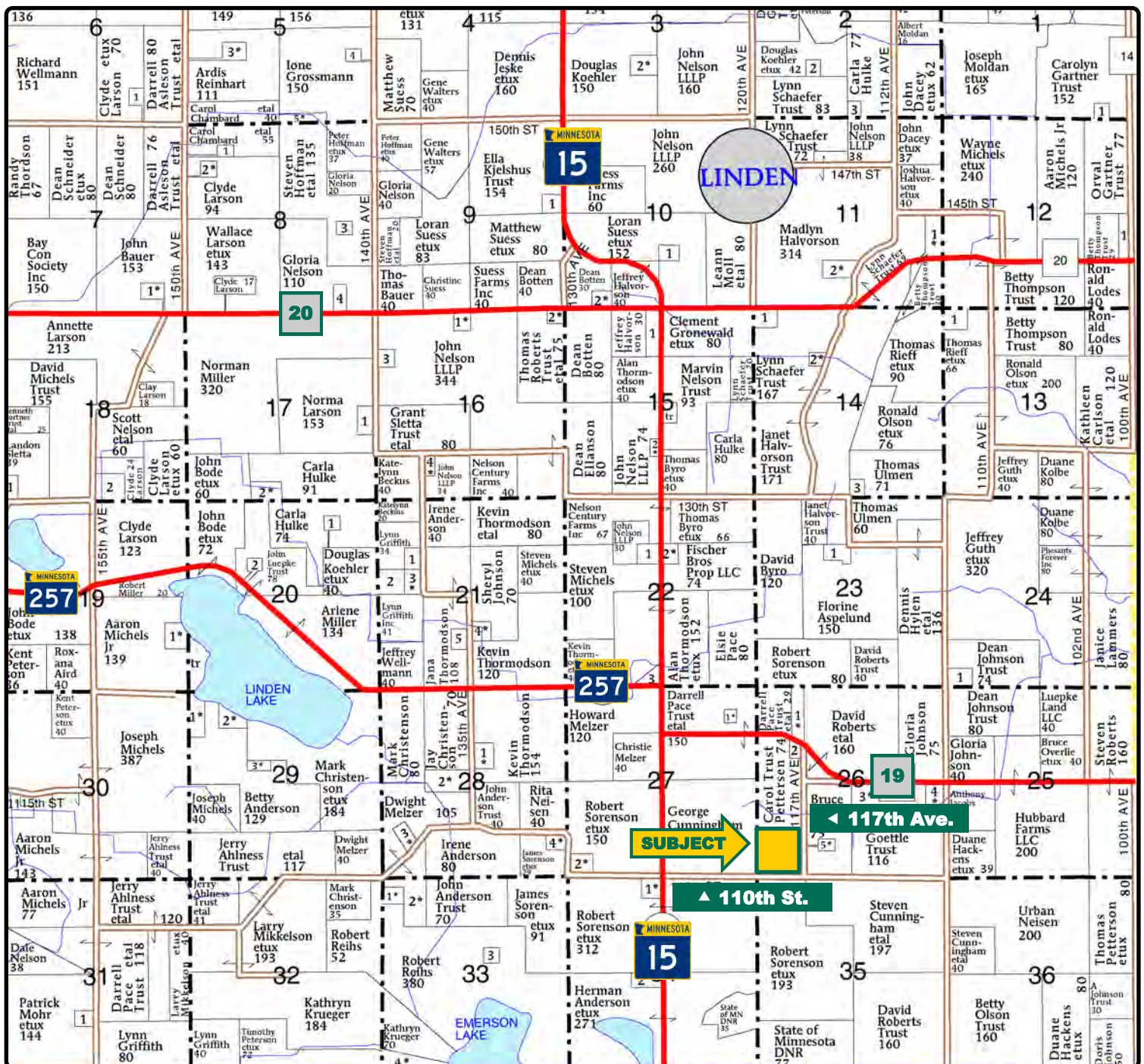


Property Key Features

- Lorraine Nelson Estate
- 34.90 FSA/Eff. Crop Acres with a CPI Rating of 95.40
- High-Quality Brown County Soils

Nick Meixell
Licensed Salesperson in MN
507-380-7638
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FSA/Eff. Crop Acres:	34.90
Corn Base Acres:	26.02
Bean Base Acres:	8.68
Soil Productivity:	95.40 CPI

Property Information

40.00 Acres, m/l

Location

From Hanska: 3 miles east on MN Hwy 257 to MN Hwy 15, then south 1 mile to 110th St., then east ½ mile. The farm is on the north side of the road.

Legal Description

SW¼ SW¼, Section 26, Township 108 North, Range 30 West of the 5th P.M., Brown Co., MN. (Linden Twp.)

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$1,746.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$43.65
Tax Parcel ID #: 180.026.003.13.080

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 5692, Tract 11595
FSA/Eff. Crop Acres: 34.90
Corn Base Acres: 26.02
Corn PLC Yield: 156 Bu.
Bean Base Acres: 8.68
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Nicollet, Webster and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 95.40. 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, see tile map.

Water & Well Information

None.

Buildings/Improvements

None.

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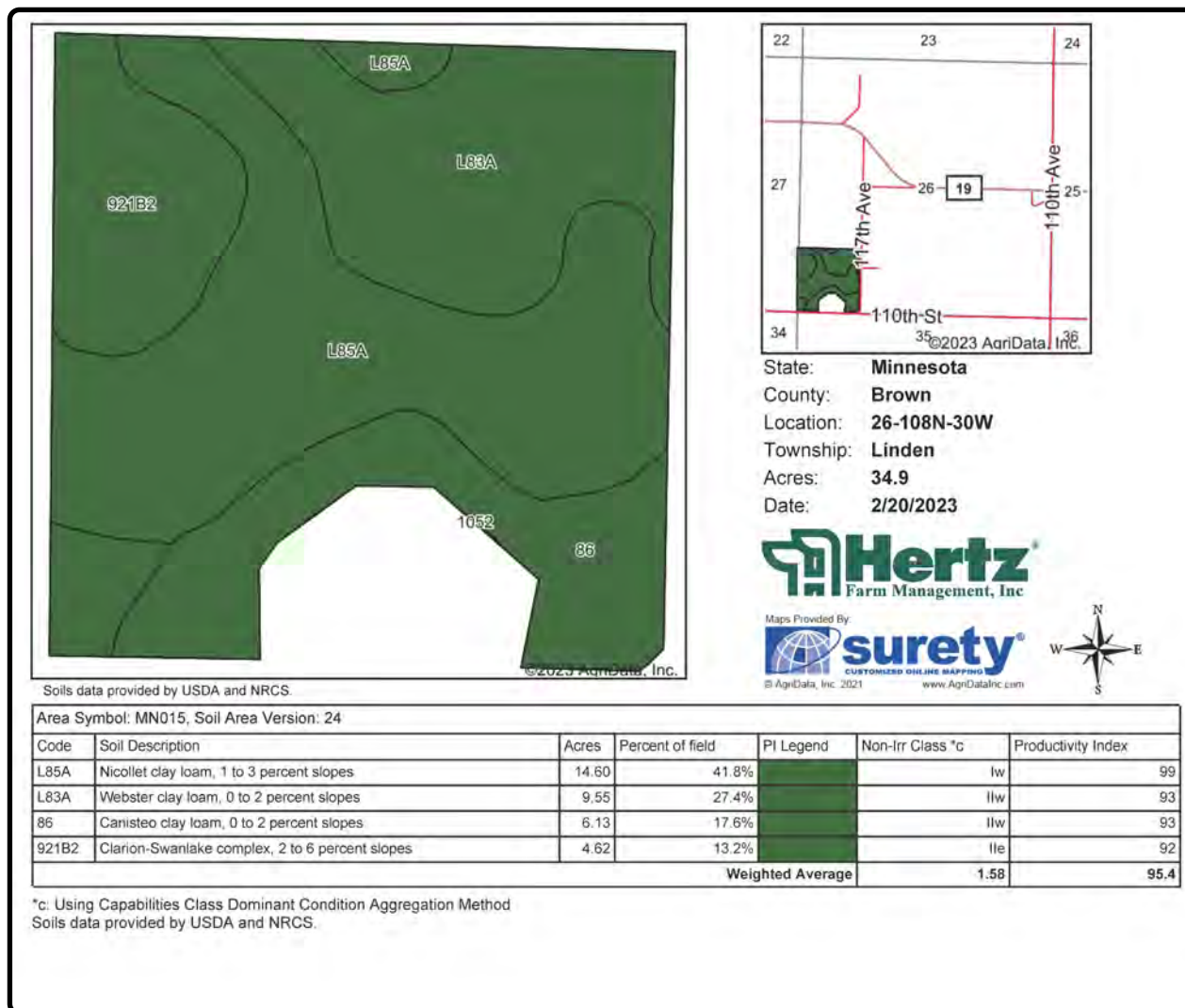
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Fall 2022 Inputs

NH3: 6,640 lbs.

DAP: 5,600 lbs.

Potash: 5,600 lbs.

AMS: 2,400 lbs.

Buyer will reimburse previous tenant at closing for the 2022 fall fertilizer inputs. \$4,193.12 for NH3 applied and \$6,042.43 for DAP, Potash & AMS applied. 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.

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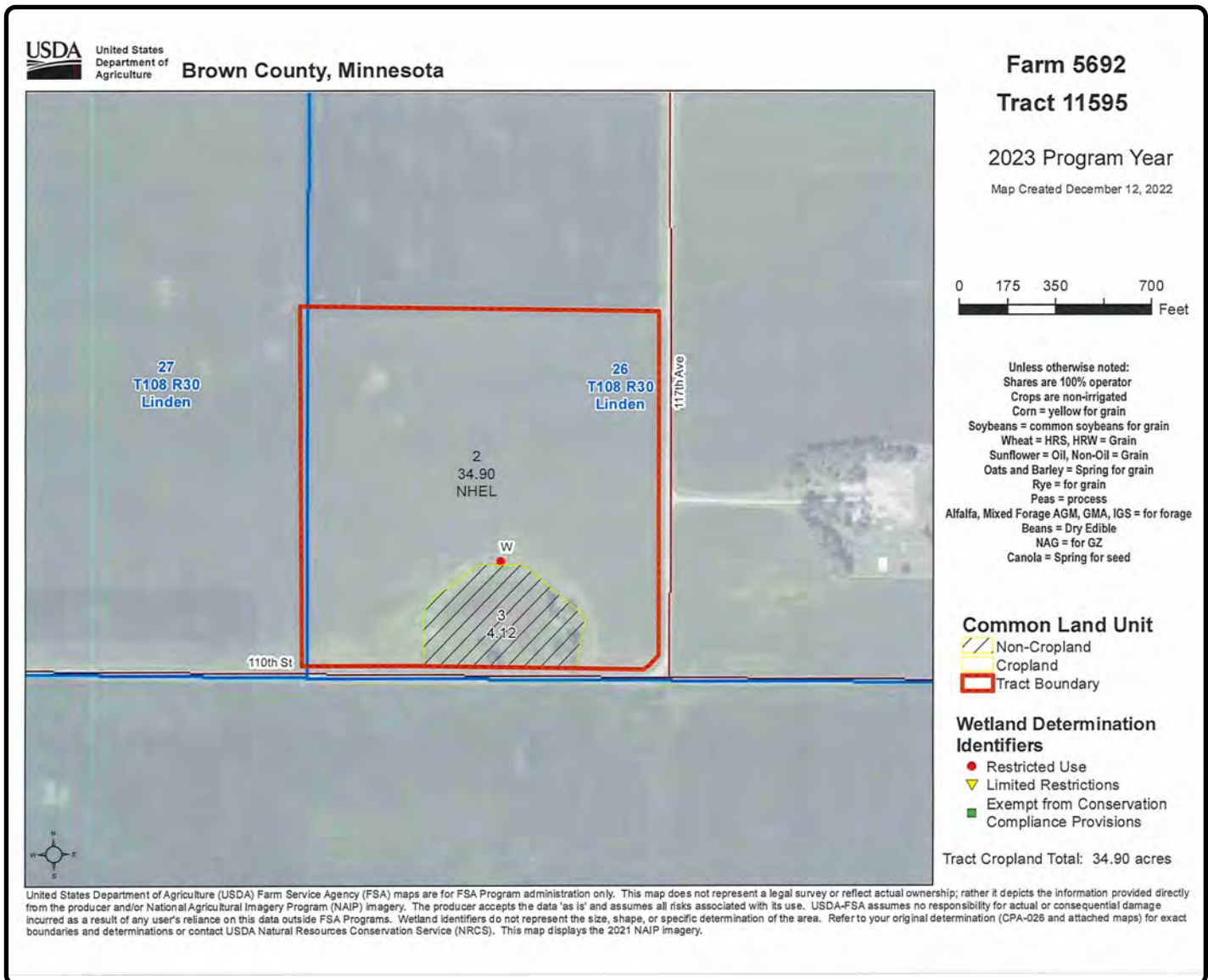
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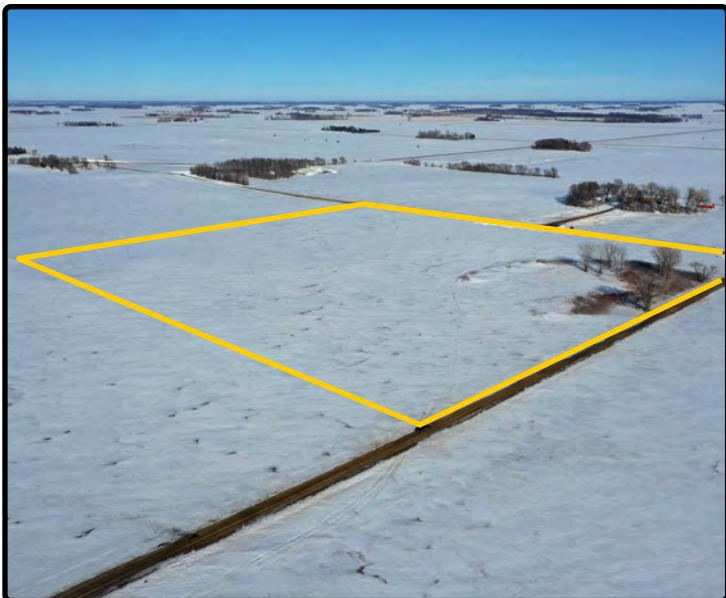
South Looking North



North Looking South



Southwest Looking Northeast



Northwest Looking Southeast



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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: **1:30 p.m.**

Site: **American Legion Post 294**
600 CR 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

Lorraine Nelson Estate

Agency

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

Auctioneer

Nick Meixell

Attorney

John T. Christian
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 April 27, 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. Buyer will pay real estate taxes due and payable in 2023 and beyond. Buyer will reimburse previous tenant at closing for Fall 2022 inputs. Contact agent for details.

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

40.00 Acres in 1 Parcel - Brown 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.

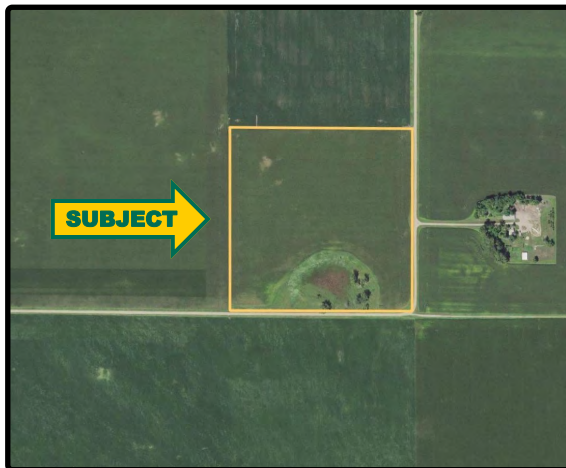
X _____
Signature

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.

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ATTN: Nick Meixell
151 Saint Andrews Ct., Ste. 1310
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Acres

Subject - 40.00 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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