

# Land Auction

**ACREAGE:**

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

**DATE:**

**March 23, 2023**  
**10:00 a.m.**  
Register to Attend

**LOCATION:**

**AmericInn By  
Wyndham Mankato  
Event Center**  
Mankato, MN



## Property Key Features

- Tacheny Family Farms
- Quality Farming Configuration
- Tile Outlet to CD-25

**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**







<b>FSA/Eff. Crop Acres:</b>	<b>67.46</b>
<b>Corn Base Acres:</b>	<b>35.90</b>
<b>Bean Base Acres:</b>	<b>31.50</b>
<b>Soil Productivity:</b>	<b>78.60 CPI</b>

## Property Information

### 69.10 Acres, m/l

### Location

From Co. Rd. 90 and Hwy 22 roundabout-head east on Co. Rd. 90 for 2.7 miles to 594th Ave. The farm is located on the north side of Co. Rd. 90.

### Legal Description

W½ of SW¼, exc. 0.81 acre Hwy and exc. 2.5 acre tract and 7.2 acre tract, Section 36, Township 108 North, Range 26 West of the 5th p.m. Blue Earth Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2022

Ag Non-Hmstd Taxes: \$3,175.46\*

Special Assessments: \$284.54\*

Total 2022 Real Estate Taxes: \$3,460.00\*

Net Taxable Acres: 69.10\*

Tax per Net Taxable Acre: \$50.07\*

Tax Parcel ID #: r43.09.36.300.007

*\*Taxes and special assessments are estimated due to recent survey and tax parcel split. Blue Earth County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 8766, Tract 2451

FSA/Eff. Crop Acres: 67.46

Corn Base Acres: 35.90

Corn PLC Yield: 163 Bu.

Bean Base Acres: 31.50

Bean PLC Yield: 44 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Tract contains a wetland or farmed wetland. See map.

### Soil Types/Productivity

Main soil types are Muskego, Marna, and Shorewood. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 78.60. 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.

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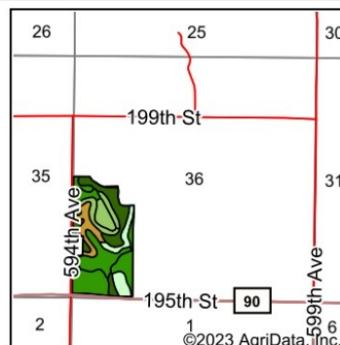
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Soils data provided by USDA and NRCS.

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State: **Minnesota**  
County: **Blue Earth**  
Location: **36-108N-26W**  
Township: **Mankato**  
Acres: **67.46**  
Date: **2/21/2023**



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
525	Muskego soils, 0 to 1 percent slopes	13.76	20.4%		IIIw	81
110	Marna silty clay loam, 0 to 2 percent slopes	11.16	16.5%		IIw	87
286	Shorewood silty clay loam, 1 to 6 percent slopes	9.52	14.1%		IIe	95
106D	Lester loam, 10 to 16 percent slopes	7.77	11.5%		IVe	67
106E	Lester loam, 10 to 22 percent slopes	6.32	9.4%		VIe	34
239	Le Sueur loam, 1 to 3 percent slopes	4.67	6.9%		Iw	97
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	4.12	6.1%		IIIw	77
106C	Lester loam, 6 to 10 percent slopes	3.68	5.5%		IIIe	76
114	Glencoe silty clay loam, 0 to 1 percent slopes	3.25	4.8%		IIIw	86
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	2.13	3.2%		IIIe	74
211	Lura silty clay, 0 to 1 percent slopes	1.08	1.6%		IIIw	81
Weighted Average					2.95	78.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Drainage

Natural with some tile. See map. Parcel is located in CD-25.

## Water & Well Information

None.

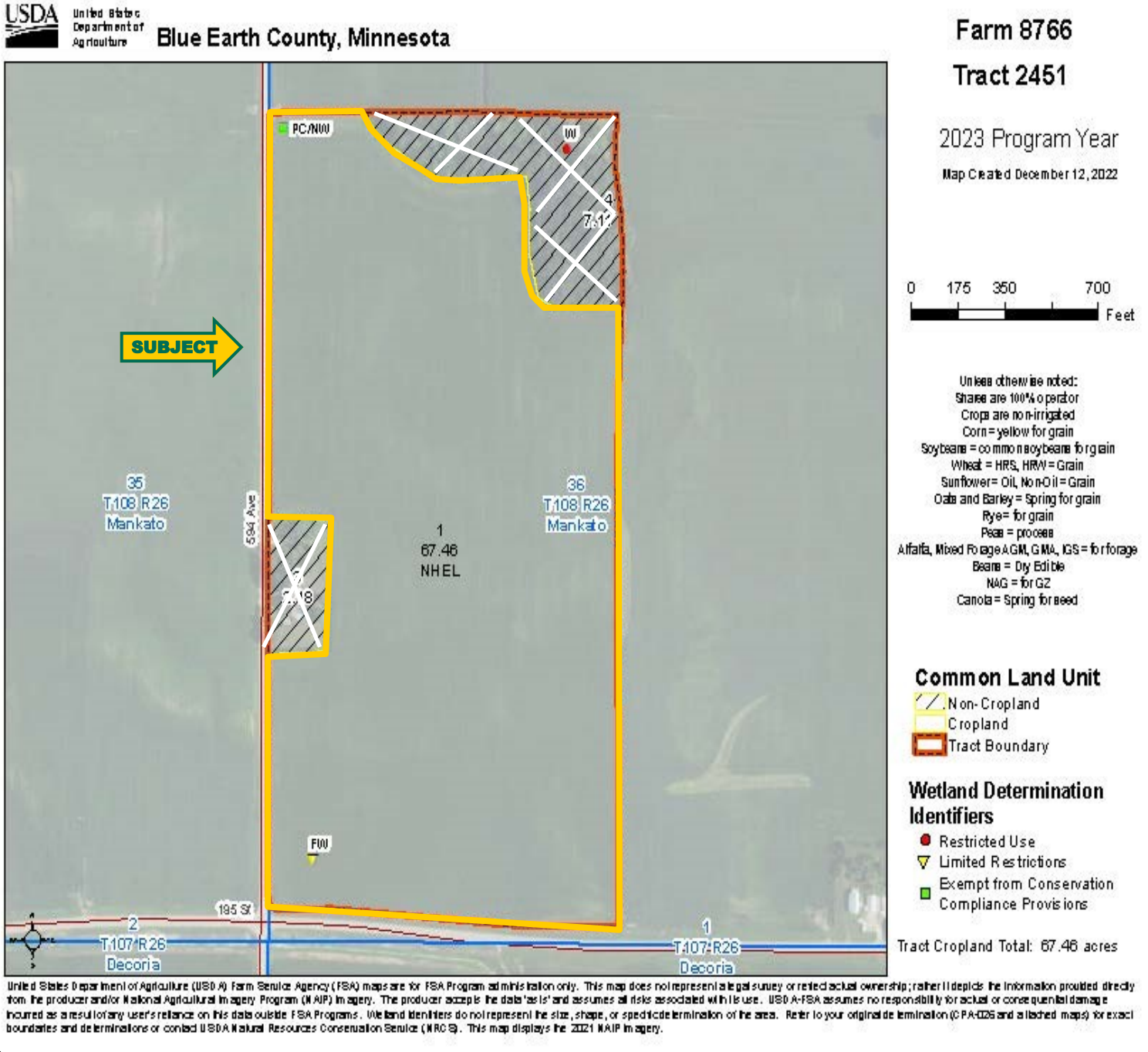
## Buildings/Improvements

None.

*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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# Wetlands Determination Map

Customer: Harold Drummer Jr.  
Tract: 2451  
4/24/2015

## Certified Wetland Determination

Agency: NRCS  
Field Office: Mankato  
District: Blue Earth Co.



- |               |             |                 |
|---------------|-------------|-----------------|
| Missing Label | CMW         | MIW             |
| W             | CW or CW+yr | MW              |
| PC/NW         | CWNA        | MVM             |
| AW            | CWTE        | TP              |
| CC            | FW          | WX              |
| CPD           | FWP         | Old Labels      |
|               |             | Not Inventoried |

TWP Mankato SEC 36

1:8,000 1 inch = 667 feet  
0 330 660 1,320  
Feet



This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the COE's Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should request a jurisdictional determination from the local office of the COE prior to starting the work."

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Southeast looking Northwest



Northeast looking Southeast



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Northwest looking Southeast



Northeast looking Southwest



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Mar. 22, 2023**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Thurs., Mar. 23, 2023**

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

Site: **AmericInn By Wyndham**  
**Mankato Event Center**  
**240 Stadium Rd.**  
**Mankato, MN 56001**

## Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, March 22, 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

Tacheny Farms, Terry J. Tacheny Trustee of the Leon S. Tacheny Revocable Trust

## Agency

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

## Auctioneer

Geoff Mead, ALC

## Attorney

Kristin Gunsolus  
Jones 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 5, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given prior to settlement for farming purposes. The Seller will pay real estate taxes and special assessments due and payable in 2022; Buyer will pay real estate taxes and special assessments due and payable in 2023 and beyond. Real estate taxes and special assessments due and payable in 2023 will be due in full at closing.

## 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

**69.10 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.
- 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.*

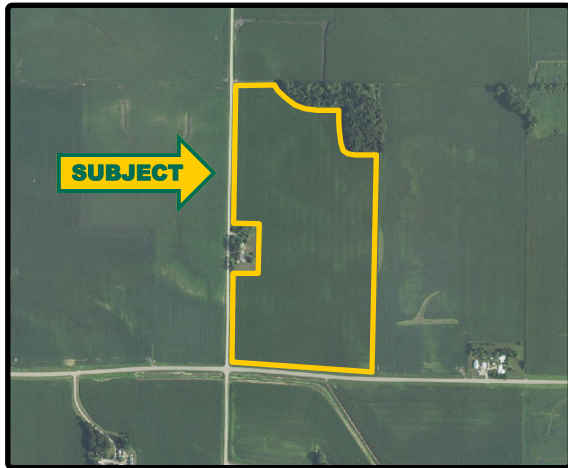
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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 Wednesday, March 22, 2023** to attend auction.

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



## Acres

Subject - 69.10 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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