

Land Auction

ACREAGE:

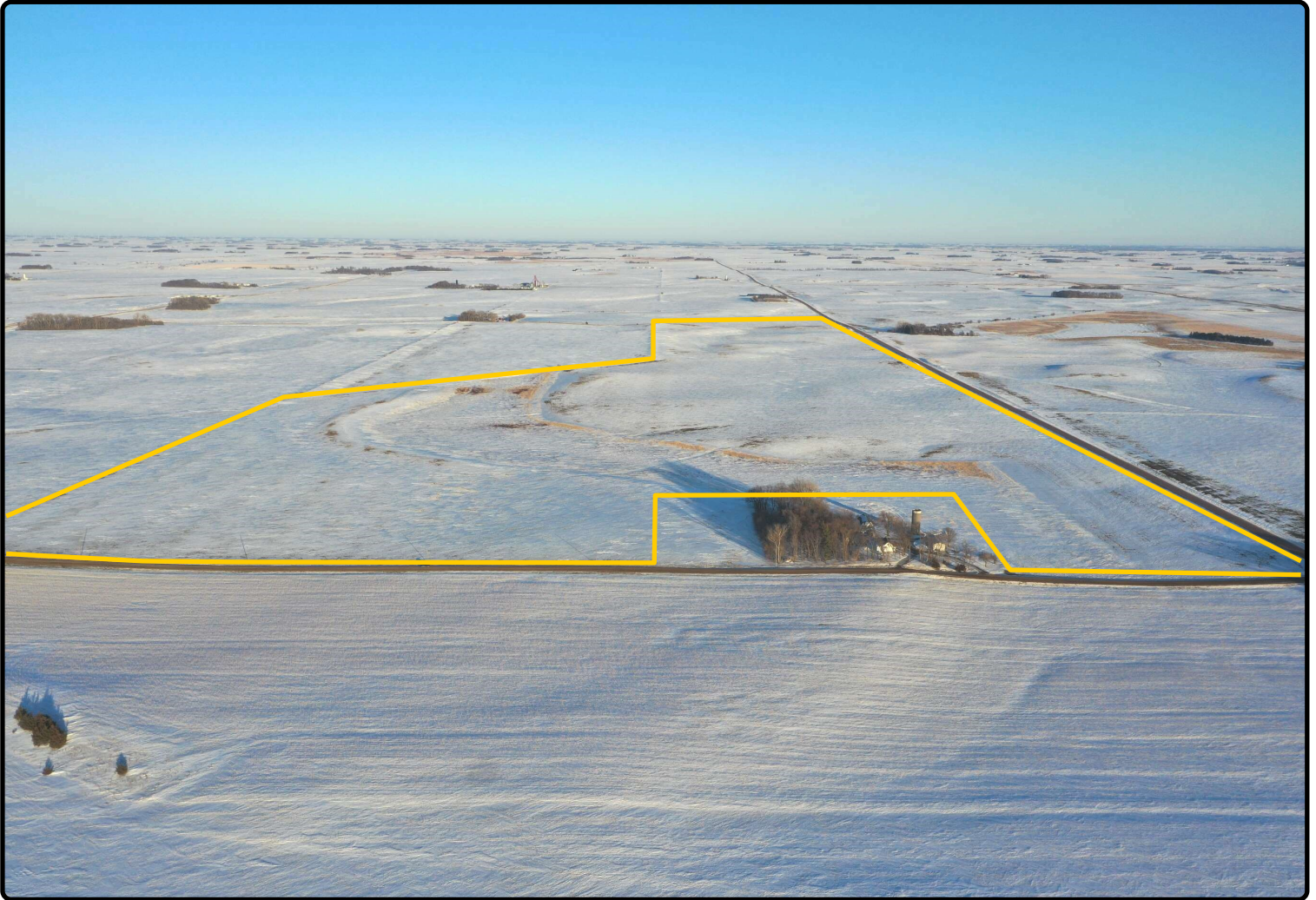
232.82 Acres, m/l
In 2 parcels
Jackson County, MN

DATE:

April 4, 2023
11:00 a.m.
Register to Attend

LOCATION:

Round Lake
Community Center
Round Lake, MN



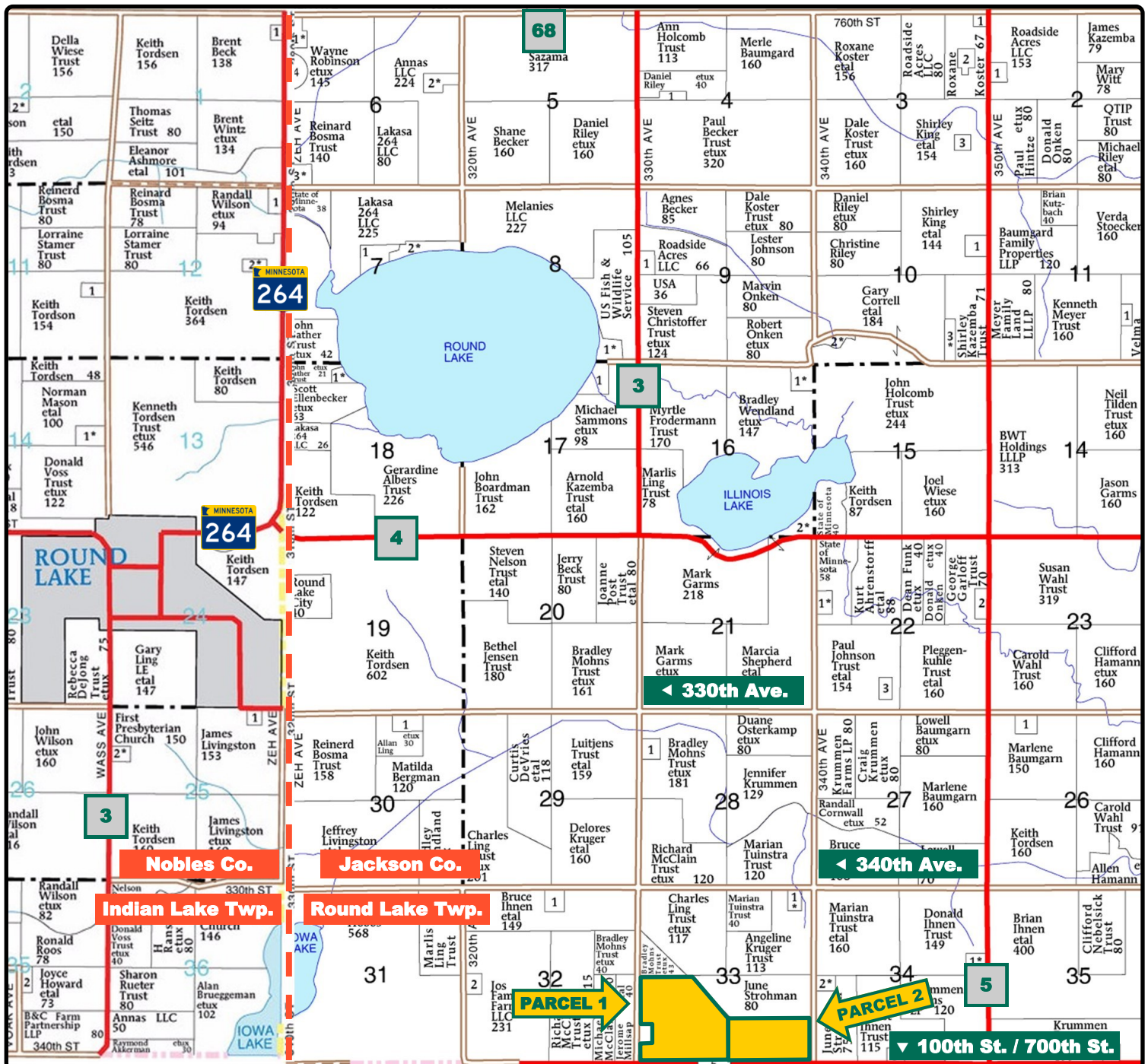
Property Key Features

- **Watje Family Farm**
- **Available for 2023 Crop Year**
- **Quality Farm with an Overall Average of 86.05 CPI**

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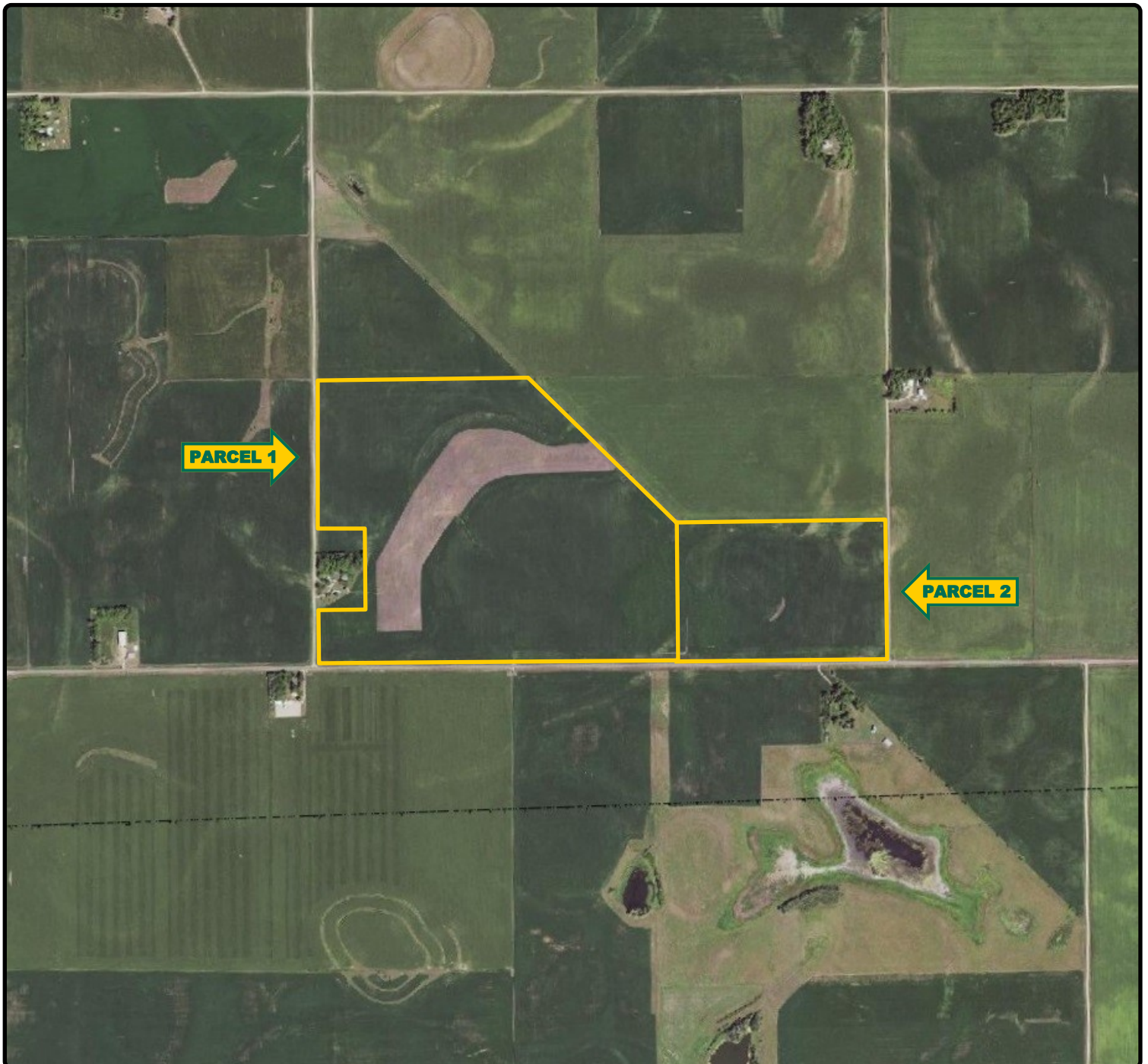
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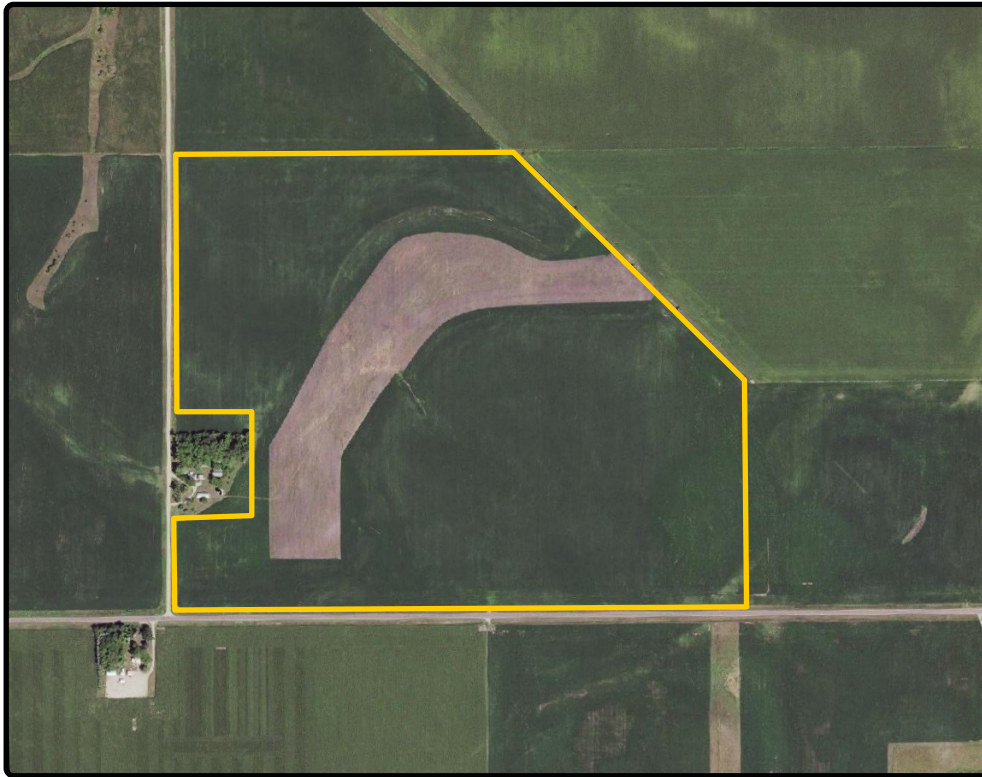
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Parcel 1

FSA/Eff. Crop Acres: 114.62*
CRP Acres: 55.57*
Corn Base Acres: 76.01*
Bean Base Acres: 38.61*
Soil Productivity: 88.80 CPI

**Acres are estimated.*

Parcel 1 Property Information 173.57 Acres, m/l

Location

From Round Lake: go east on Hwy 4 continuing on 730th St. for 2 miles, then south on Co. Rd. 3 / 330th Ave. for 3 miles. The farm is located on the east side of the road at the intersection of Co. Rd. 3 / 330th Ave. and 100th St. / 700th St.

Legal Description

SW¼, S of RR, and W½ SE¼, S of RR, excluding building site, Section 33, Township 101 North, Range 38 West of the 5th P.M., Jackson 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: \$4,961.42*
 Special Assessments: \$940.05*
 Total 2022 Real Estate Taxes: \$5,901.47*
 Net Taxable Acres: 173.57*
 Tax per Net Taxable Acre: \$34.00*
 Tax Parcel ID #: R160330600
**Taxes and special assessments estimated pending tax parcel split. Jackson County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1528
 Part of Tract 14413
 FSA/Eff. Crop Acres: 114.62*
 CRP Acres: 55.57*
 Corn Base Acres: 76.01*

Corn PLC Yield: 160 Bu.

Bean Base Acres: 38.61*

Bean PLC Yield: 45 Bu.

**Acres are estimated pending reconstitution of farm by the Jackson County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

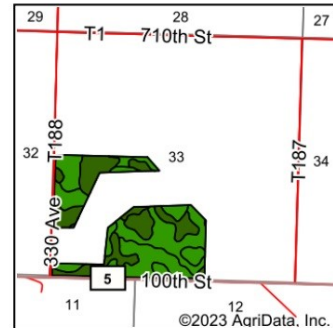
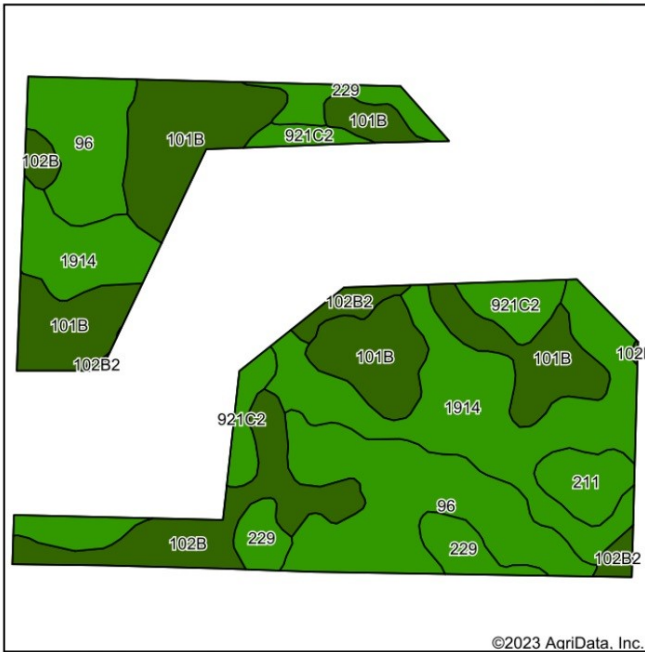
Soil Types/Productivity

Main soil types are Lura, Truman, and Collinwood. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 88.80. See soil map for details.

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State: **Minnesota**
County: **Jackson**
Location: **33-101N-38W**
Township: **Round Lake**
Acres: **114.62**
Date: **2/23/2023**



Area Symbol: MN063, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1914	Lura silty clay, nearly level	30.35	26.5%		IIw	81
101B	Truman silt loam, 2 to 6 percent slopes	28.96	25.3%		Ile	99
96	Collinwood silty clay loam, 1 to 3 percent slopes	25.03	21.8%		IIw	86
102B	Clarion loam, 2 to 6 percent slopes	10.81	9.4%		Ile	95
229	Waldorf silty clay loam, 0 to 2 percent slopes	7.13	6.2%		IIw	85
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.34	5.5%		IIIe	87
211	Lura silty clay, 0 to 1 percent slopes	3.52	3.1%		IIIw	81
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	2.48	2.2%		Ile	95
		Weighted Average			2.09	88.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

CRP Contracts

There are an estimated 55.57 acres enrolled in two CRP contracts.

- There are an estimated 40.00 acres enrolled in a CP-1 contract that pays an estimated \$190.00/acre - or an estimated \$7,600 annually - and expires 9/30/2030.
- There are an estimated 15.57 acres enrolled in a CP-1 contract that pays an estimated \$215.60/acre - or an estimated \$3,357.00 annually - and expires 9/30/2031.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

Drainage

Some tile. Contact agent for tile map. Parcel is part of JD-24. Drainage improvements have been completed.

Buildings/Improvements

None.

Water & Well Information

None.

Fall 2022 Inputs/Tillage

Buyer will reimburse the previous year tenant \$22,886.34 for fall fertilizer application at closing. Buyer will reimburse the previous year tenant \$2,824.24 for fall tillage. Contact agent for details.

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Parcel 2

FSA/Eff. Crop Acres: 56.00*
Corn Base Acres: 37.13*
Bean Base Acres: 18.87*
Soil Productivity: 83.30 CPI

**Acres are estimated.*

Parcel 2 Property Information 59.25 Acres, m/l

Location

From Round Lake: go east on Hwy 4 continuing on 730th St. for 2 miles, then south on Co. Rd. 3 / 330th Ave. for 3 miles, then east on 100th St. / 700th St. for ¾ mile. The farm is located on the north side of the road.

Legal Description

SE¼ SE¼, excluding 7.43 acres, Section 33, Township 101 North, Range 38 West of the 5th P.M., Jackson 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: \$1,693.63*
 Special Assessments: \$320.90*
 Total 2022 Real Estate Taxes: \$2,014.53*
 Net Taxable Acres: 59.25*
 Tax per Net Taxable Acre: \$34.00*
 Tax Parcel ID #: R160330600
**Taxes and special assessments estimated pending tax parcel split. Jackson County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1528
 Part of Tract 14413
 FSA/Eff. Crop Acres: 56.00*
 Corn Base Acres: 37.13*
 Corn PLC Yield: 160 Bu.

Bean Base Acres: 18.87*
 Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Jackson County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
 PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil type is Lura. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 83.30. See soil map for details.

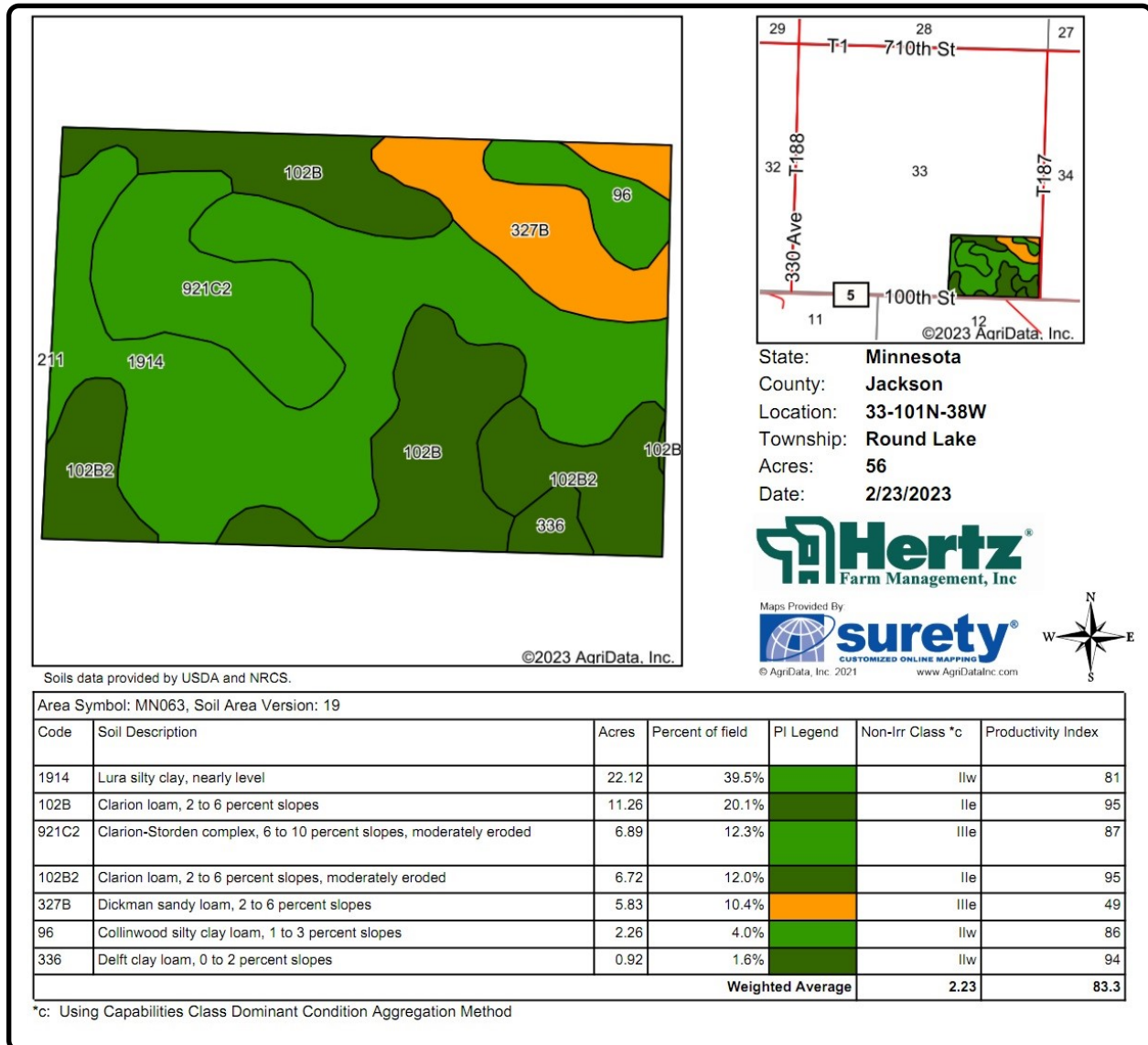
Mineral Rights

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Land Description

Rolling.

Drainage

Some tile. Contact agent for tile map. Parcel is part of JD-24. Drainage improvements have been completed.

Buildings/Improvements

None.

Water & Well Information

None.

Fall 2022 Inputs/Tillage

Buyer will reimburse the previous year tenant \$11,272.37 for fall fertilizer application at closing. Buyer will reimburse the previous year tenant \$1,379.84 for fall tillage. 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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Parcel 1 - 114.62 Estimated FSA/Eff. Crop Acres

Parcel 2 - 56.00 Estimated FSA/Eff. Crop Acres



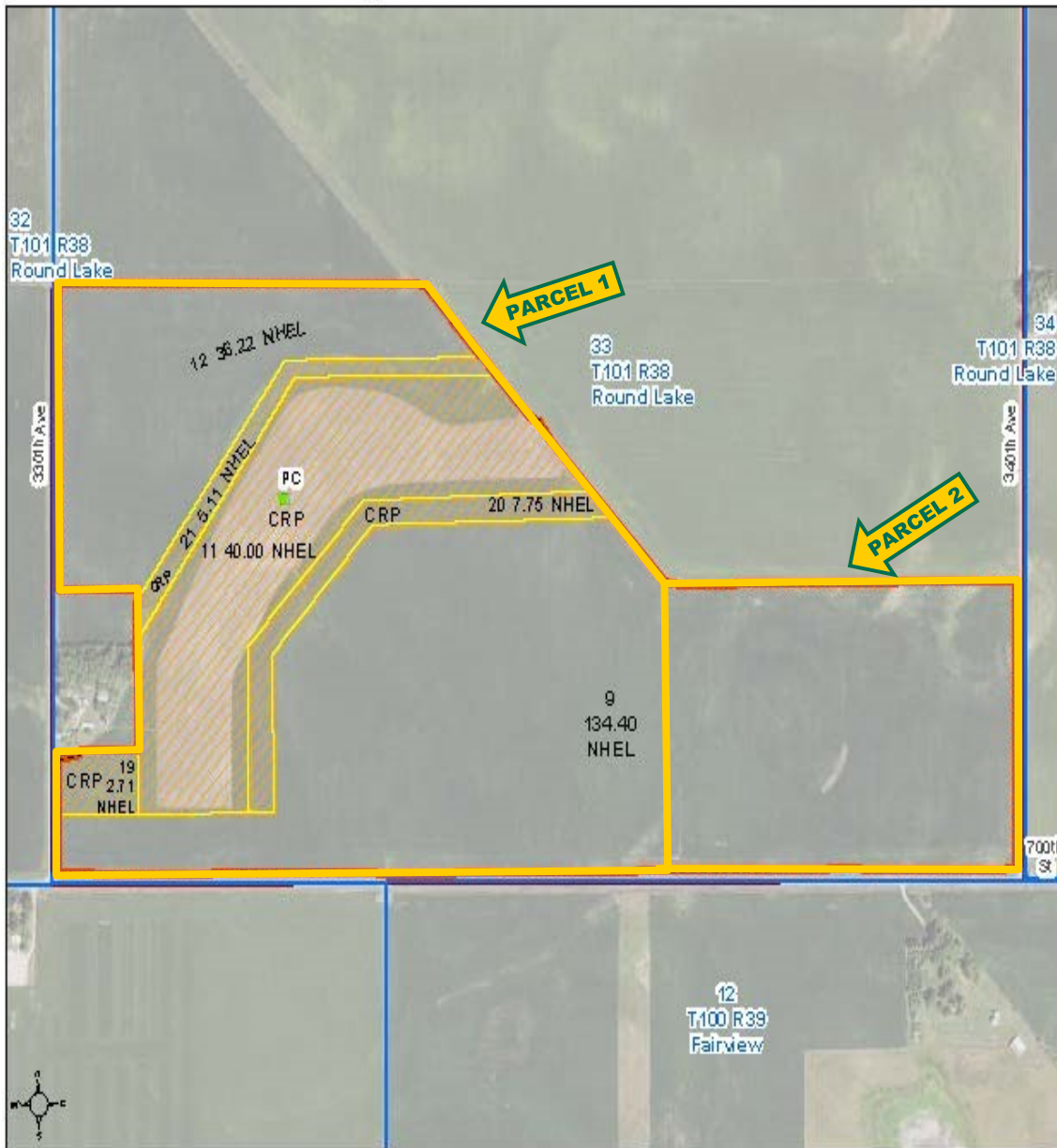
Jackson County, Minnesota

Farm 1528

Tract 14413

2023 Program Year

Map Created January 11, 2023



0 310 620 1,240
Feet

Unless otherwise noted:
Shades are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, No Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage & GM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 226.19 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 delineation of the areas. Refer to your original delineation (CPA-025 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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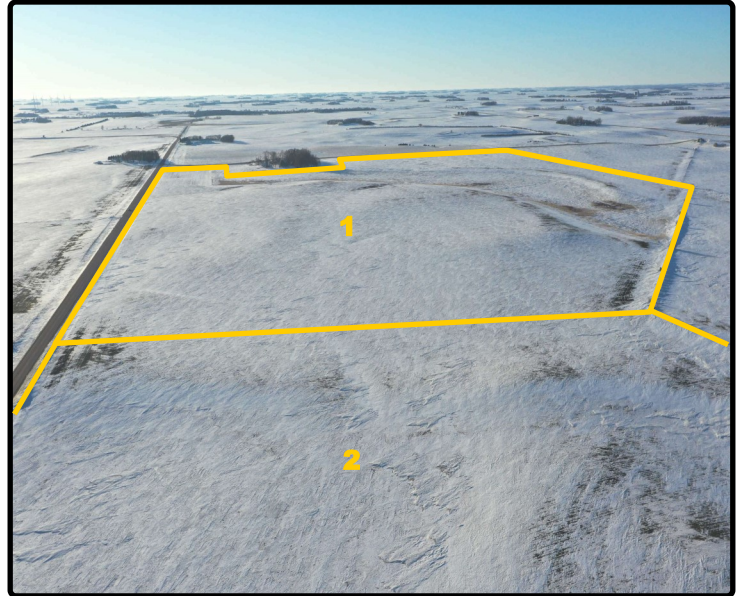
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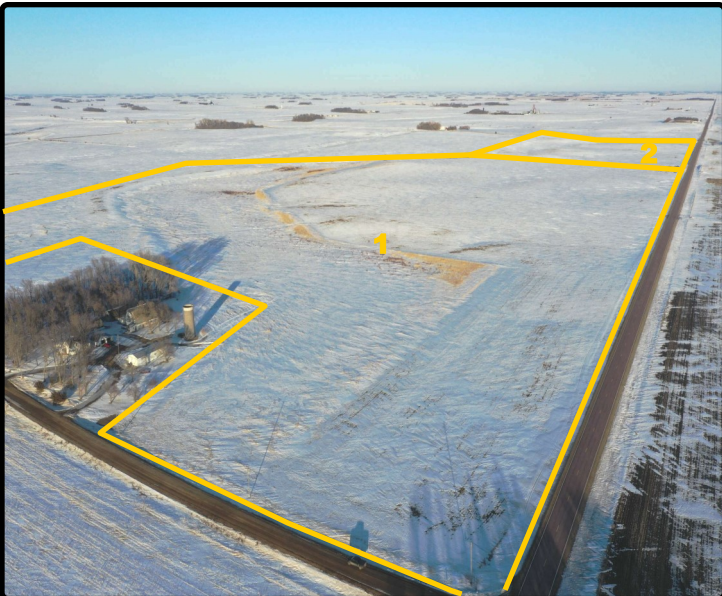
Parcels 1 & 2 - NW looking SE



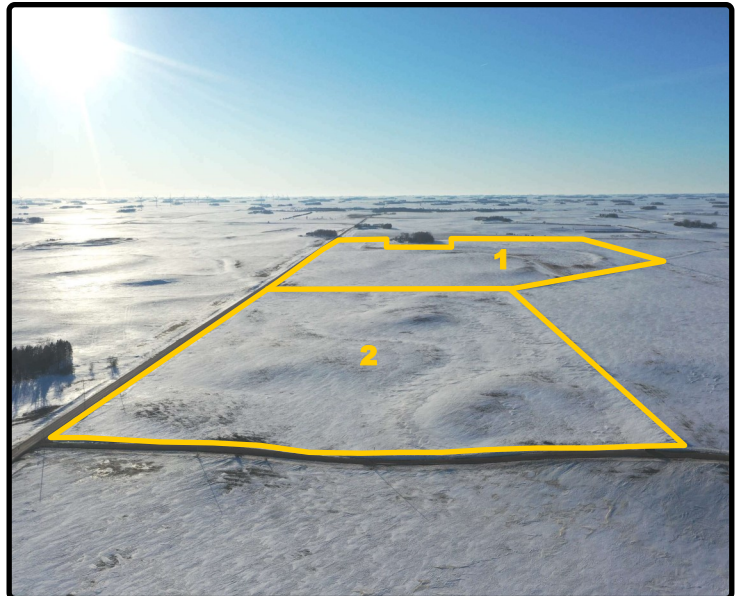
Parcels 1 & 2 - E looking W



Parcels 1 & 2 - SW looking NE



Parcels 1 & 2 - E looking W



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., April 3, 2023
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Tues., April 4, 2023**

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

Site: **Round Lake
Community Center
445 Harrison St.
Round Lake, MN 56167**

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Monday, April 3, 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

- Parcels will be offered individually and then in Combination with the property being offered to the highest bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Watje Family

Agency

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

Auctioneer

Nick Meixell

Attorney

Molly Byron
Byron 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 9, 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 of Parcel 1 will

reimburse the previous year tenant \$22,886.34 for fall fertilizer application and \$2,824.24 for fall tillage at closing. Buyer of Parcel 2 will reimburse the previous year tenant \$11,272.37 for fall fertilizer application and \$1,379.84 for fall tillage at closing. Contact agent for details. If the Watje farm is sold as two parcels, 2023 real estate taxes will be paid in full by the Buyer at closing due to tax parcel split. If the Watje farm is sold as one parcel, The Buyer will pay all real estate taxes due and payable in 2023 and beyond.

Survey

If the Watje farm is sold as two parcels the Sellers will have the farm surveyed. Final sale price will be adjusted up/down based on final surveyed acres. If the Watje farm sells as one parcel no survey will be done.

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

232.82 Acres in 2 Parcels - Jackson County, MN

INSTRUCTIONS:

- Write in your price per deeded acre for each parcel you would like to bid on.
- Write in your name, address, phone number and e-mail address.

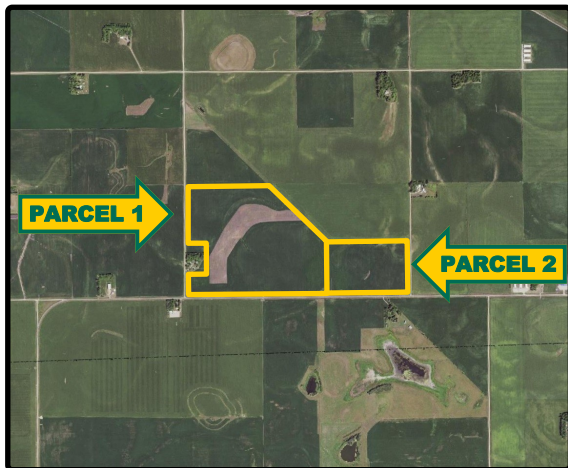
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Monday, April 3, 2023** to attend auction.

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



Acres

Price Per Acre

Parcel 1 - 173.57 Ac., m/l	\$ _____
Parcel 2 - 59.25 Ac., m/l	\$ _____
Parcel 1 & 2 - 232.82 Ac., m/l	
Combination	\$ _____

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

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

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