

Land Auction

ACREAGE:

195.58 Acres, m/l
In 2 Parcels
Yellow Medicine Co., MN

DATE:

April 12, 2023
11:00 a.m.
Register to Attend

LOCATION:

Wood Lake
Community Center
Wood Lake, MN



Property Key Features

- Mauland Family Farm
- 195.58 Acres Offered in 2 Parcels with 163.24 FSA/Eff. Cropland Acres
- CPI Average Rating of 85.50

Nick Meixell

Licensed Salesperson in MN

507-380-7638

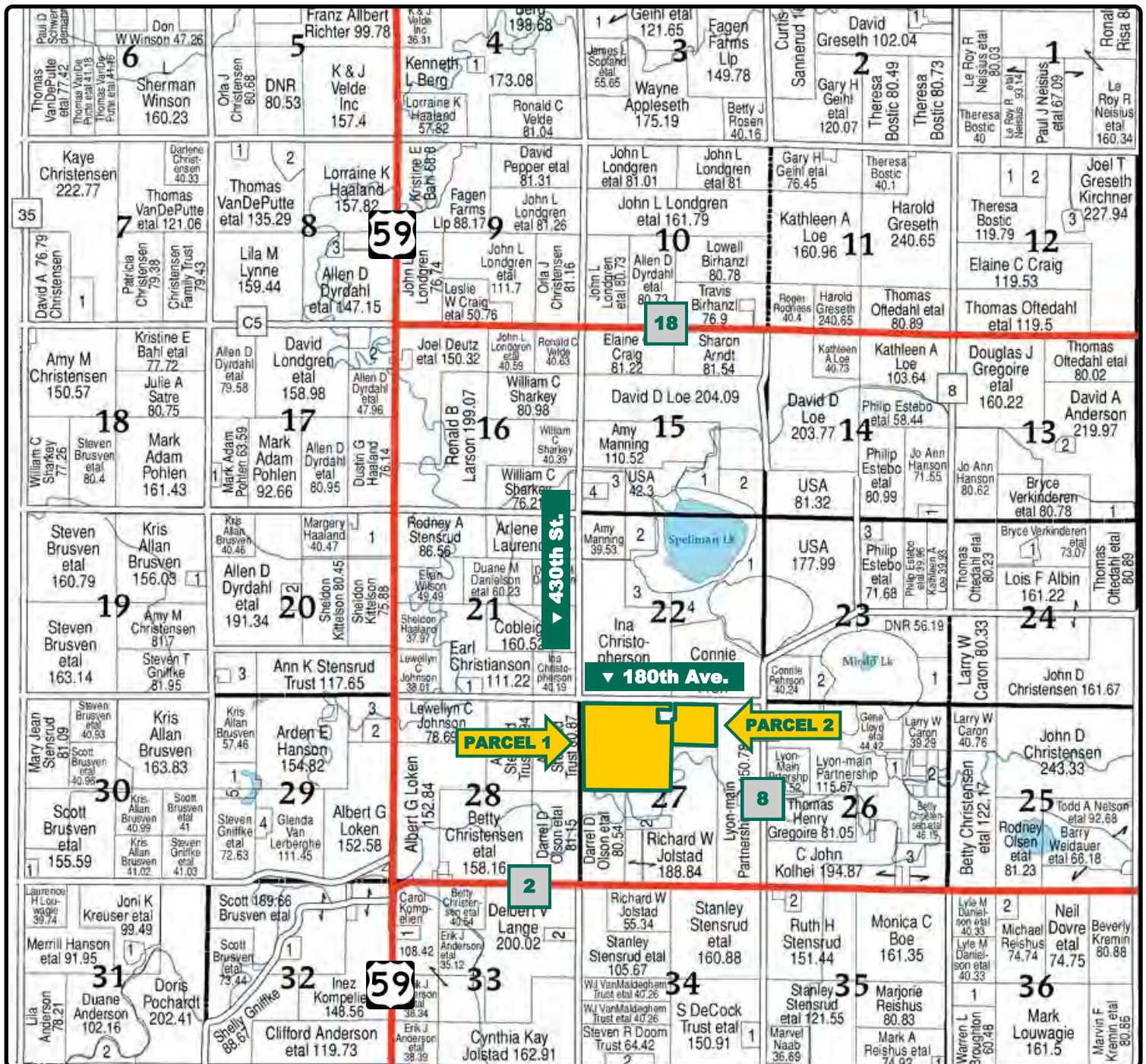
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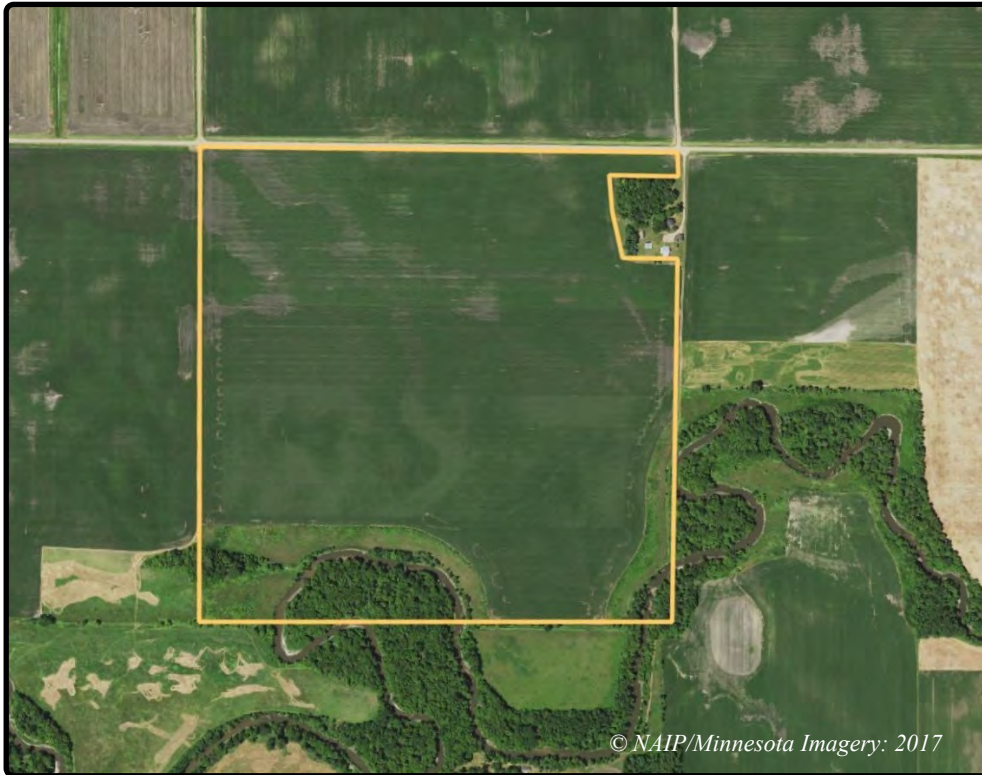
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Parcel 1

FSA/Eff. Crop Acres: 133.11*
CRP Acres: 10.90*
Corn Base Acres: 67.00*
Bean Base Acres: 59.91*
Soil Productivity: 84.10 CPI

**Acres are estimated.*

Parcel 1 Property Information 156.27 Acres, m/l

Location

From Marshall: go north on US Hwy 59 for 12 miles, then east on 180th Ave. for 1 mile. The farm is on the south side of the road.

Legal Description

NW¼, excluding 3.73 acre building site, in Section 27, Township 114 North, Range 41 West of the 5th P.M., Yellow Medicine Co., MN (Normania Twp.)

Real Estate Tax

Taxes Payable in 2022
 Ag Hmstd Taxes: \$2,628.74*
 Net Taxable Acres: 156.27*

Tax per Net Taxable Acre: \$16.82*
 Tax Parcel ID #: 11-027-1010
**Taxes estimated due to tax parcel split. Yellow Medicine County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Numbers 5561 & 8941
 Part of Tracts 11775 & 14379
 FSA/Eff. Crop Acres: 133.11*
 CRP Acres: 10.90*
 Corn Base Acres: 67.00*
 Corn PLC Yield: 153 Bu.
 Bean Base Acres: 59.91*
 Bean PLC Yield: 45 Bu.

**Acres are estimated pending reconstitution of farm by the Yellow*

Medicine County FSA office.

NRCS Classification

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

CRP Contracts

There are an estimated 10.90 acres enrolled in a CP-21 contract that pays an estimated \$132.50/acre - or an estimated \$1,444.00 annually - and expires 9/30/24.

Soil Types/Productivity

Main soil types are Calco and Canisteo. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 84.10. See soil map for details.

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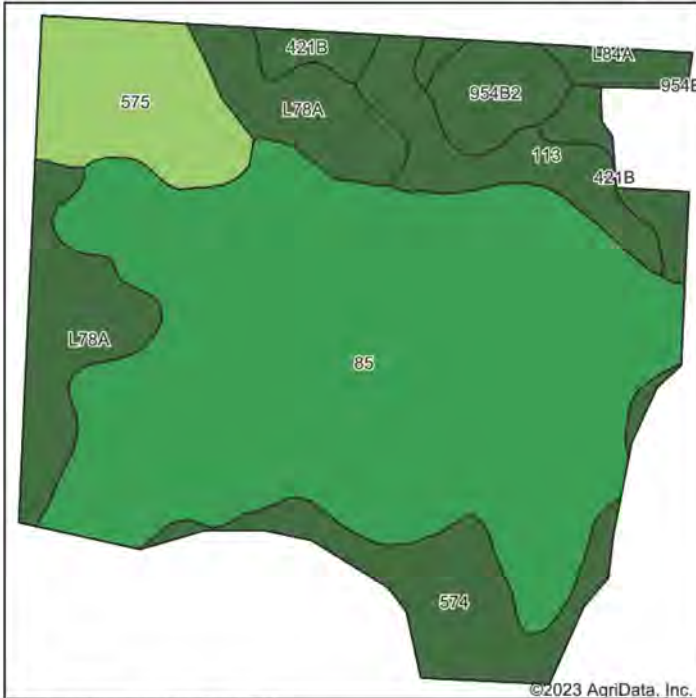
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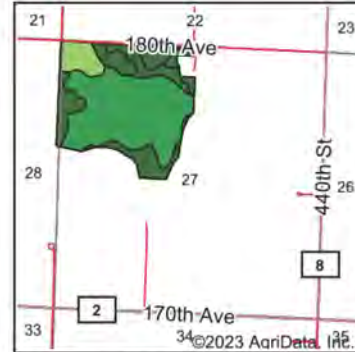


Soils data provided by USDA and NRCS.

Area Symbol: MN173, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
85	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	77.34	58.1%		IIw	81
L78A	Canisteo clay loam, 0 to 2 percent slopes	17.38	13.1%		IIw	93
574	Du Page loam, occasionally flooded	10.98	8.2%		IIw	90
575	Nishna silty clay, occasionally flooded	10.95	8.2%		IIw	71
113	Webster clay loam, 0 to 2 percent slopes	7.34	5.5%		IIw	93
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	4.51	3.4%		Ile	92
421B	Amiret loam, 2 to 6 percent slopes	4.46	3.4%		Ile	98
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.15	0.1%		IIIw	86
Weighted Average					2.08	84.1

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



State: **Minnesota**
County: **Yellow Medicine**
Location: **27-114N-41W**
Township: **Normania**
Acres: **133.11**
Date: **3/10/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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. Maps available, contact agent. There is a drainage easement on this property. Contact agent for copy of easement.

Buildings/Improvements

None.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres:	30.13*
CRP Acres:	7.89*
Corn Base Acres:	15.92*
Bean Base Acres:	14.24*
Soil Productivity:	92.20 CPI

*Acres are estimated.

Parcel 2 Property Information 39.31 Acres, m/l

Location

From Marshall: go north on US Hwy 59 for 12 miles, then east on 180th Ave. for 1½ miles. The farm is on the south side of the road.

Legal Description

NW¼ NE¼, except 0.69 acre building site, in Section 27, Township 114 North, Range 41 West of the 5th P.M., Yellow Medicine Co., MN. (Normania Twp.)

Real Estate Tax

Taxes Payable in 2022
Ag Hmstd Taxes: \$661.26*
Net Taxable Acres: 39.31*

Tax per Net Taxable Acre: \$16.82*
Tax Parcel ID #:11-027-1010
*Taxes estimated due to tax parcel split.
Yellow Medicine County Assessor will determine final tax figures.

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Corn PLC Yield: 153 Bu.
Bean Base Acres: 14.24*
Bean PLC Yield: 45 Bu.

*Acres are estimated pending reconstitution of farm by the Yellow

Medicine County FSA office.

NRCS Classification

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

CRP Contracts

There are an estimated 7.89 acres enrolled in a CP-38E-25 contract that pays an estimated \$176.00/acre - or an estimated \$1,389.00 annually - and expires 9/30/28.

Soil Types/Productivity

Main soil types are Amiret-Swanlake and Amiret. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.20. See soil map for details.

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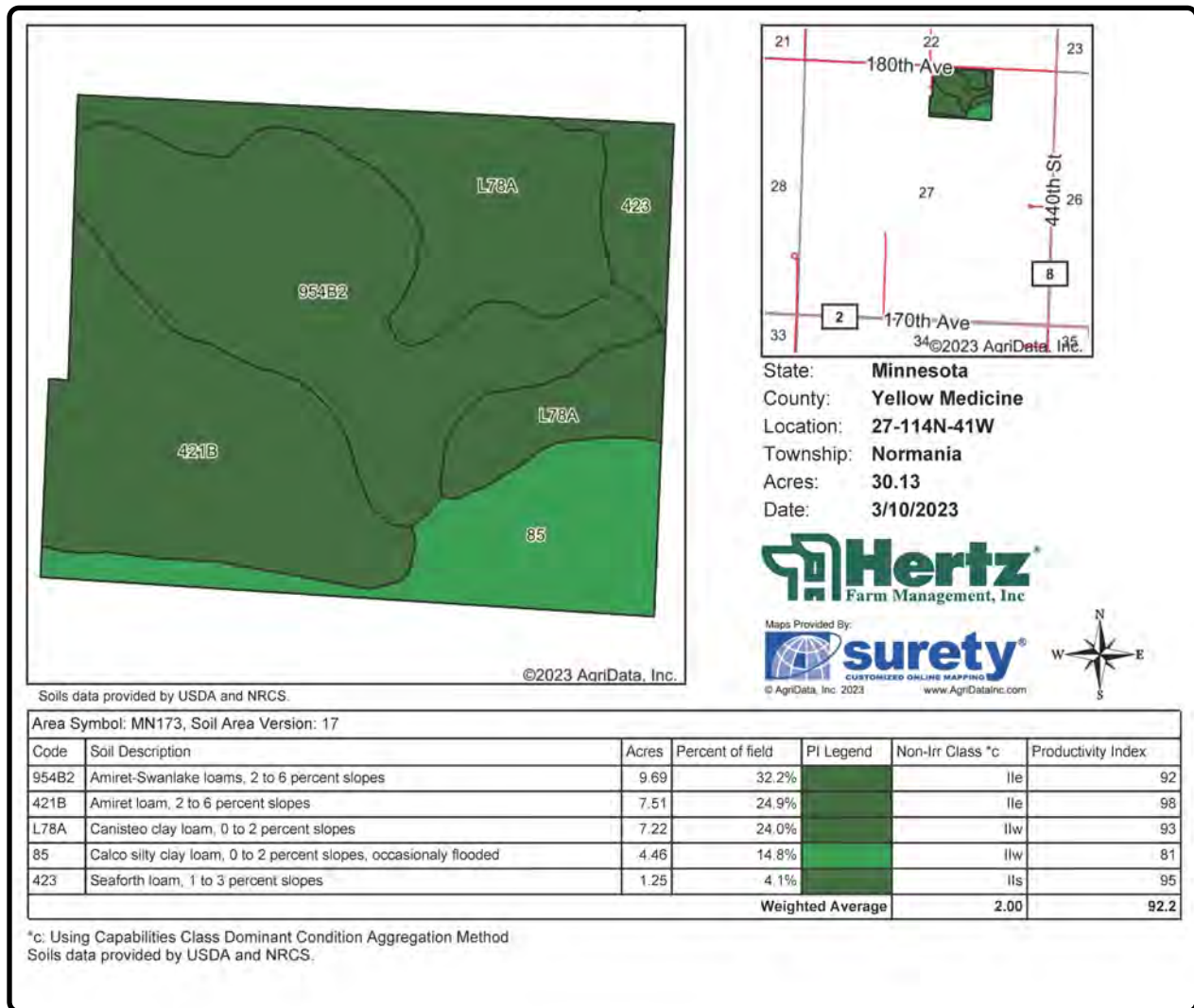
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Buildings/Improvements

None.

Water & Well Information

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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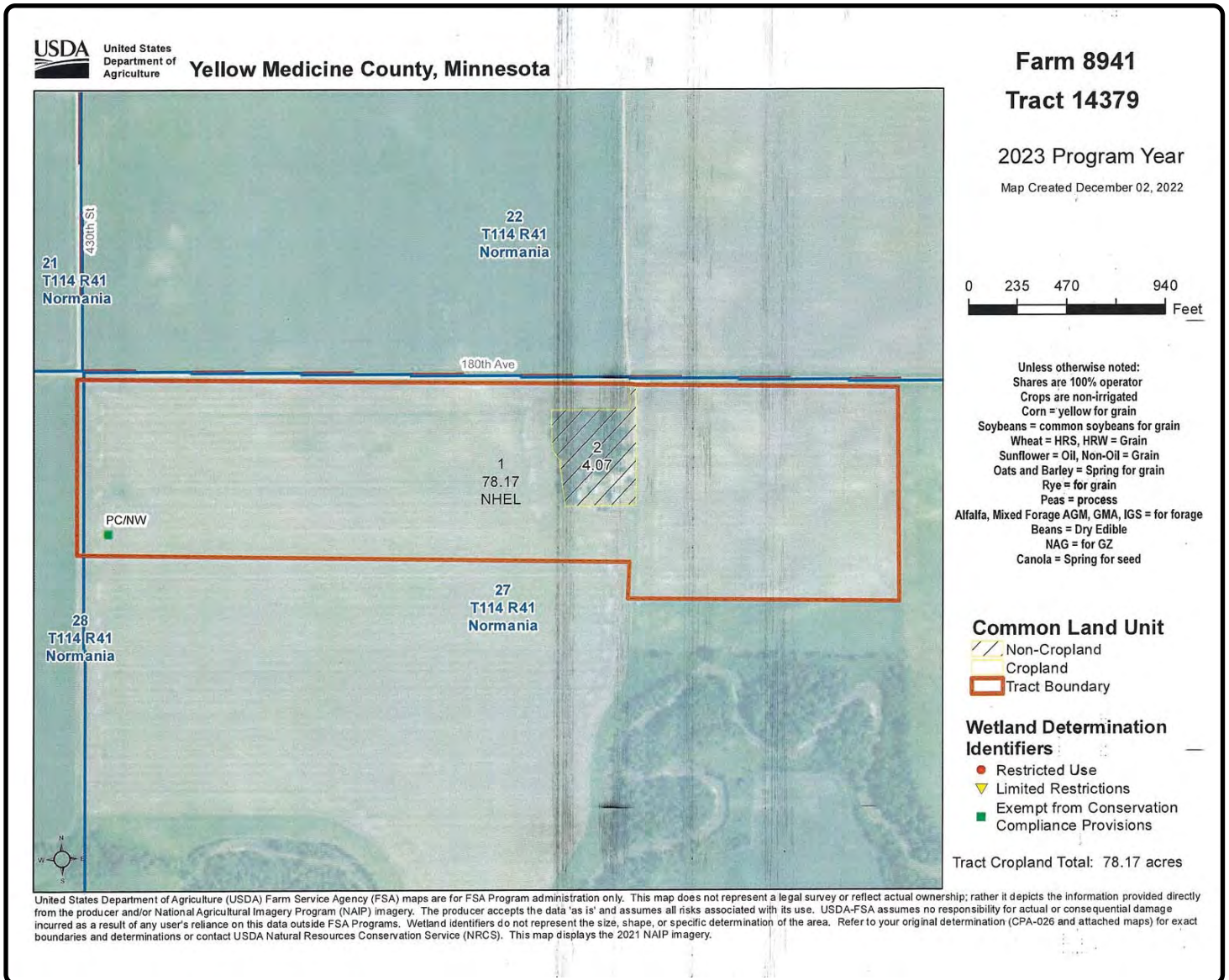
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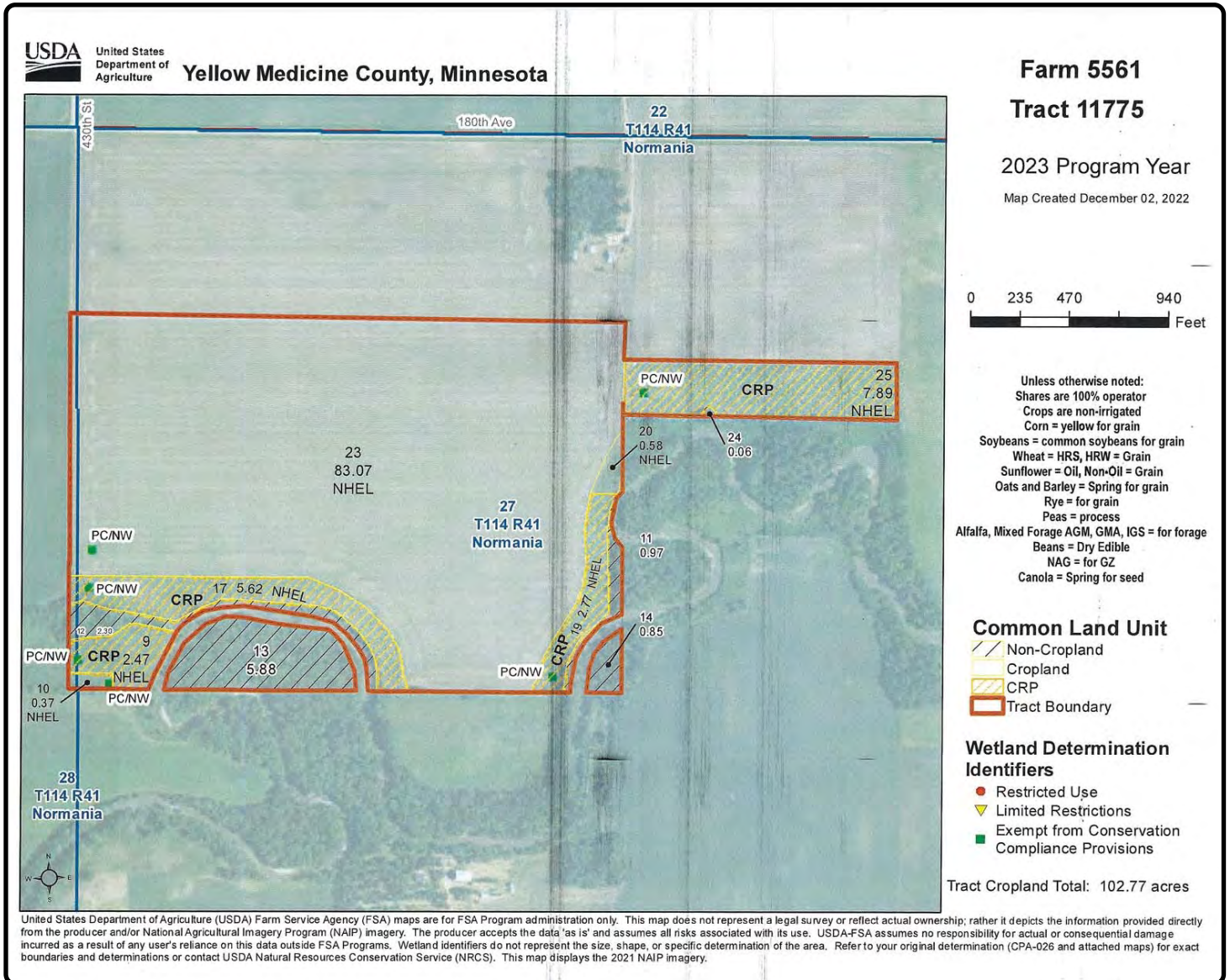
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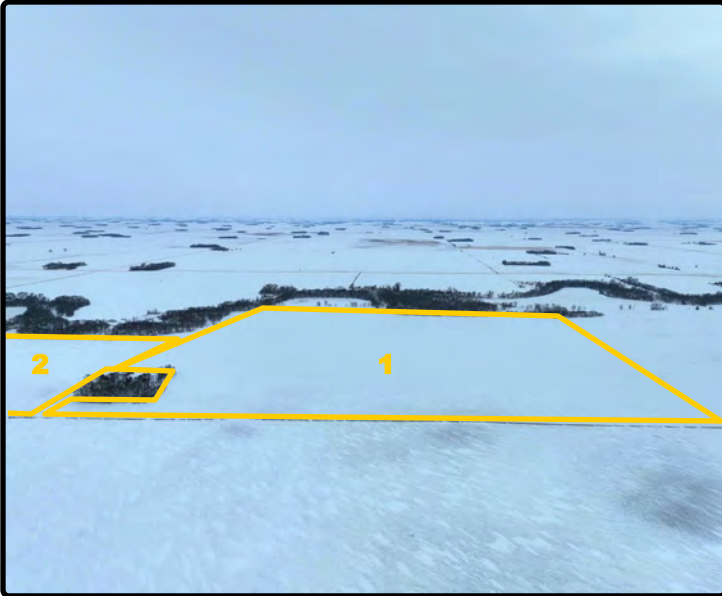
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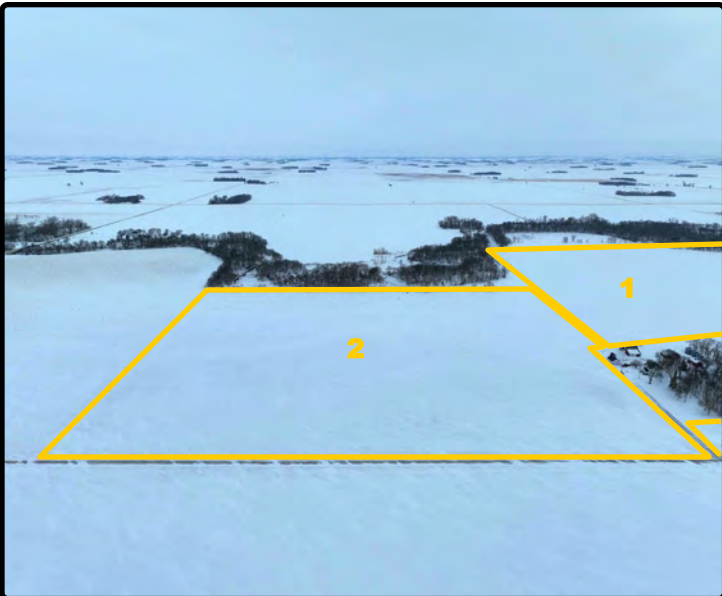
Parcel 1 - North Looking South



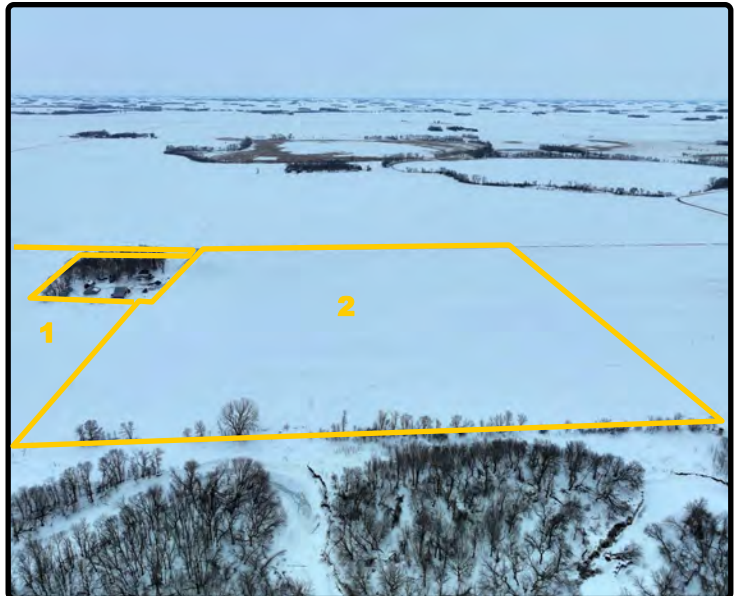
Parcel 1 - Southwest Looking Northeast



Parcel 2 - North Looking South



Parcel 2 - South Looking North



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Apr. 11, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., Apr. 12, 2023**

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

Site: **Wood Lake**
Community Center
88 2nd Ave. W
Wood Lake, MN 56297

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, April 11, 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.
- All checks will be voided and returned to unsuccessful bidders.

Method of Sale

- Parcels will be offered individually and not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Mauland Family

Agency

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

Auctioneer

Nick Meixell

Attorney

Janice M. Nelson
Nelson Oyen Torvik, P.L.L.P.

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 17, 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. As closing is set after the first half of the 2023 real estate taxes are due, Seller will make payment for first half of real estate taxes on or before May 15, 2023. Buyer will reimburse Seller for the first half of real estate taxes paid at closing. If farms sell to separate Buyers, real estate taxes will be due in full at closing and payable by the Buyers.

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

195.58 Acres in 2 Parcels - Yellow Medicine County, MN

INSTRUCTIONS:

- Write in your total 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 Tuesday, April 11, 2023** to attend auction.

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



Acres

Parcel 1 - 156.27 Ac., m/l

Parcel 2 - 39.31 Ac., m/l

Price per Deeded Acre

\$ _____

\$ _____

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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