

# Land Auction

**ACREAGE:**

**216.42 Acres, m/l**  
In 3 parcels  
Carver County, MN

**DATE:**

**April 20, 2023**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**Watertown  
Community Center**  
Watertown, MN



## Property Key Features

- Excellent Drainage with Pattern Tiling
- High-Quality Soils
- Certified Organic Farms

**Geoff Mead, ALC**

Licensed Salesperson in MN

**218-232-2561**

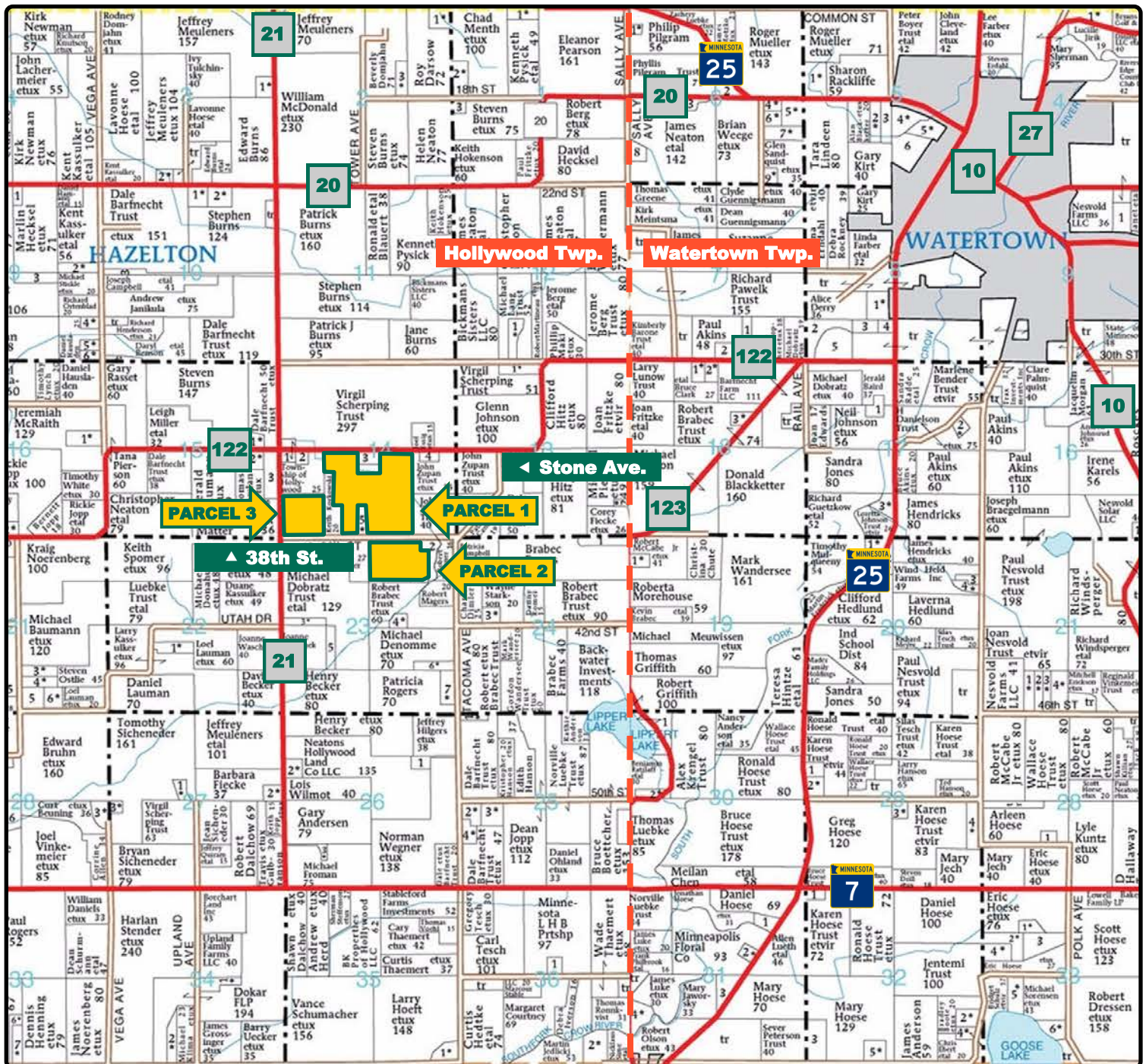
**GeoffM@Hertz.ag**

**507-345-5263**

151 Saint Andrews Ct, Suite 1310  
Mankato, MN 56001

**www.Hertz.ag**



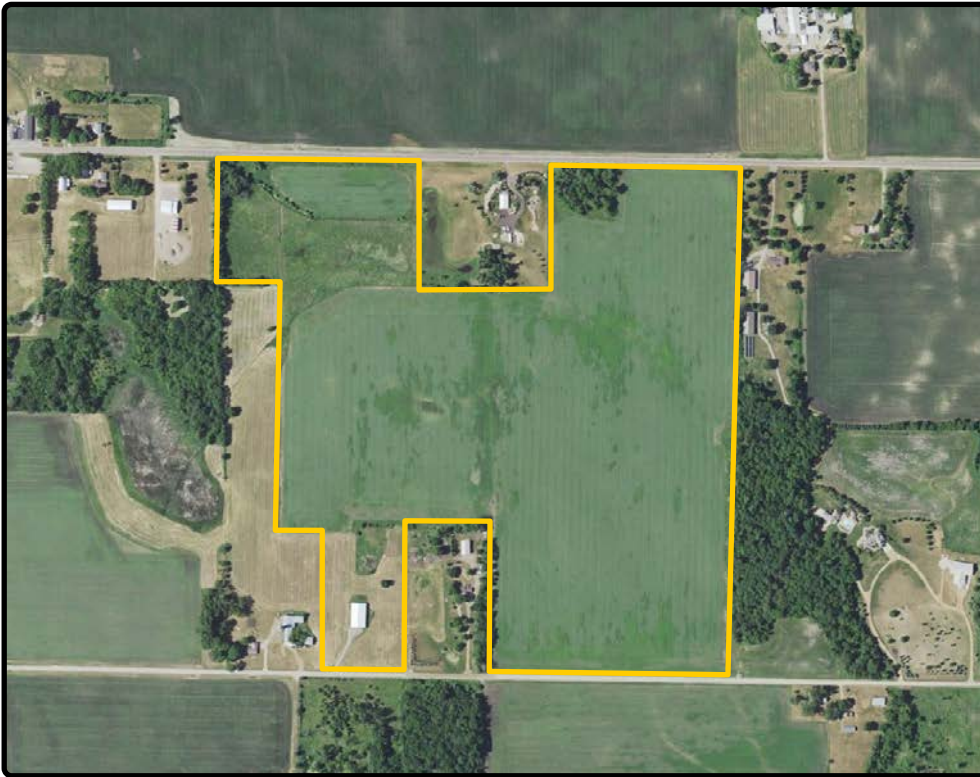


Map reproduced with permission of Farm & Home Publishers, Ltd.

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## Parcel 1

FSA/Eff. Crop Acres:	109.23
Corn Base Acres:	29.30
Bean Base Acres:	52.20
Wheat Base Acres:	14.10
Soil Productivity:	90.20 CPI

### Parcel 1 Property Information 125.87 Acres, m/l

#### Location

From the intersection of Hwy 25 and Co. Rd. 122 near Watertown: Go west on Co. Rd. 122 toward Commercial Ln., then south to stay on Co. Rd. 122, then west to continue on Co. Rd. 122, then south on Stone Ave., continue on 38th St. for 0.4 mile. The farm is located on the north side of the road.

#### Legal Description

E½ SW¼, excluding building sites, in SE¼ SW¼ and W½ SE¼, excluding building site, in NW¼ SE¼, Section 14, Township 117 North, Range 26 West of the 5th P.M., Carver Co., MN. Surveyed legal description to govern.

#### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$6,106.00  
Surveyed Acres: 125.87  
Net Taxable Acres: 125.50  
Tax per Net Taxable Acre: \$48.65  
Tax Parcel ID #: 06.0141700

#### Lease Status

Land and building leased through the 2023 crop year. Buyer will receive a prorated cash rent credit at closing. Contact agent for details.

#### FSA Data

Farm Number 6719, Tract 10381  
FSA/Eff. Crop Acres: 109.23  
Corn Base Acres: 29.30  
Corn PLC Yield: 105 Bu.  
Bean Base Acres: 52.20  
Bean PLC Yield: 41 Bu.

Wheat Base Acres: 14.10  
Wheat PLC Yield: 37 Bu.  
*McLeod County FSA office is currently the administrator of this farm. Contact agent for detail.*

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Cordova, Le Sueur-Lester, and Cordova-Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.20. See soil map for details.

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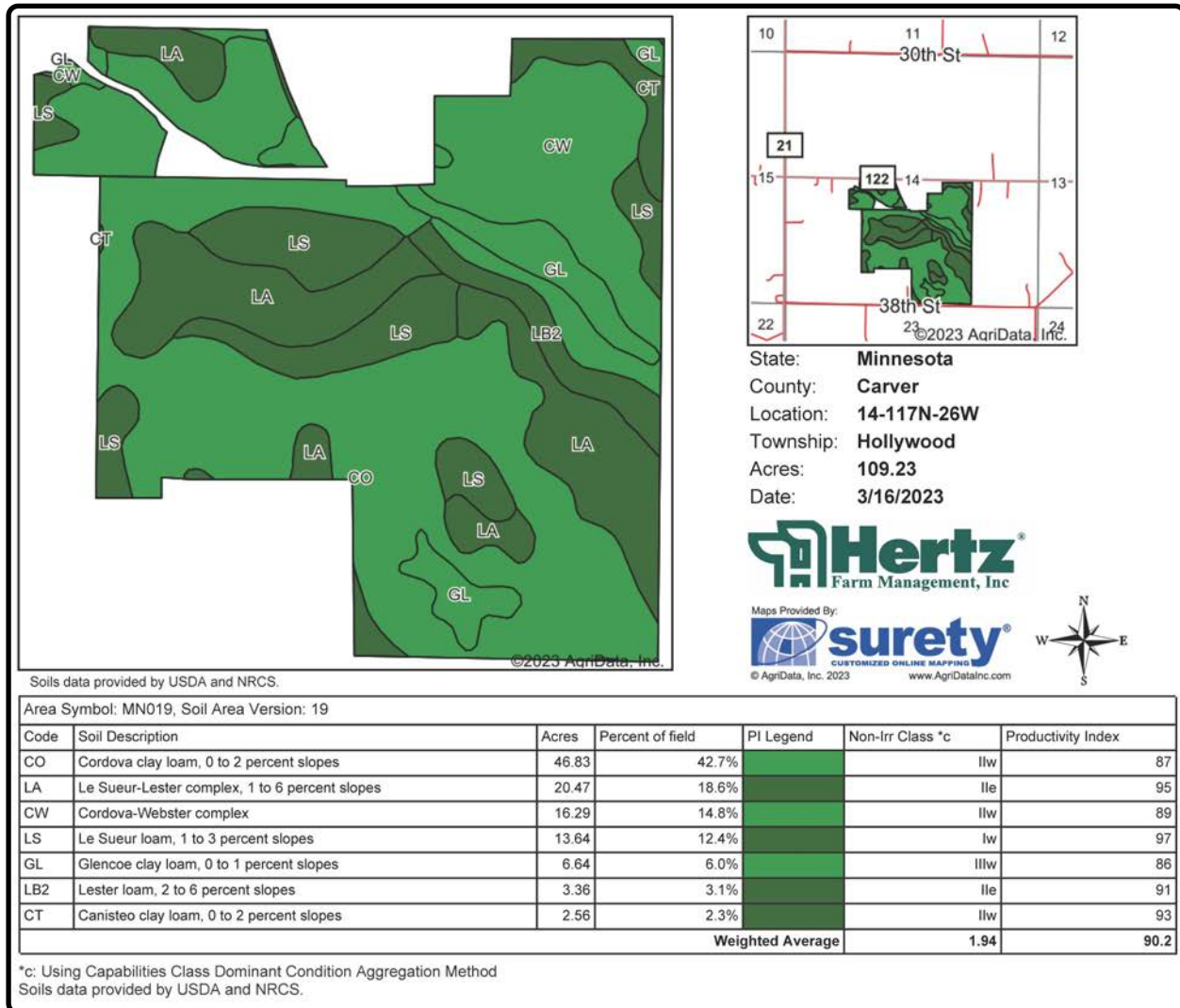
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## Mineral Rights

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

## Land Description

Level to gently rolling.

## Drainage

Tiled. See tile map.

## Buildings/Improvements

- 66' x 120' x 16'4"
- 17' x 33' Sliding Door
- 16'3" x 30' Sliding Door
- Vaulted Truss Design
- Morton Foundation System
- Wainscot
- Crushed Granite Floor
- Built in 2015

There are no building eligibilities on this parcel.

## Water & Well Information

Well 808072 was drilled in June of 2016 and is located immediately adjacent east of Morton building. The old well was sealed and recorded February 18, 2020 and is located in the center of the field.

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**McLeod County, Minnesota**

**Farm 6719**

**Tract 10381**

**2023 Program Year**

Map Created February 06, 2023



0 175 350 700  
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 nOil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = forage  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for G2  
Canola = Spring for seed

### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

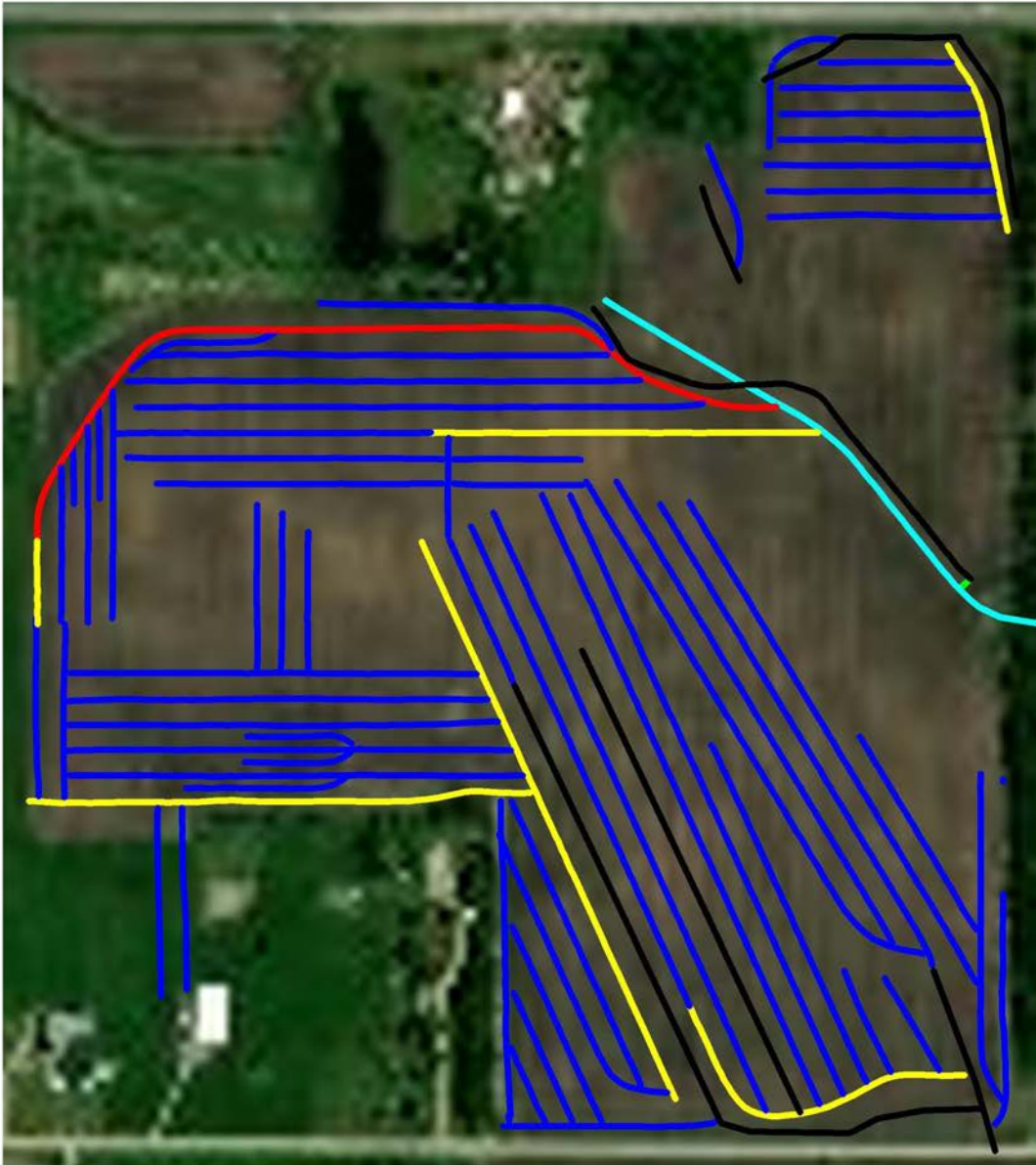
Tract Cropland Total: 109.23 acres

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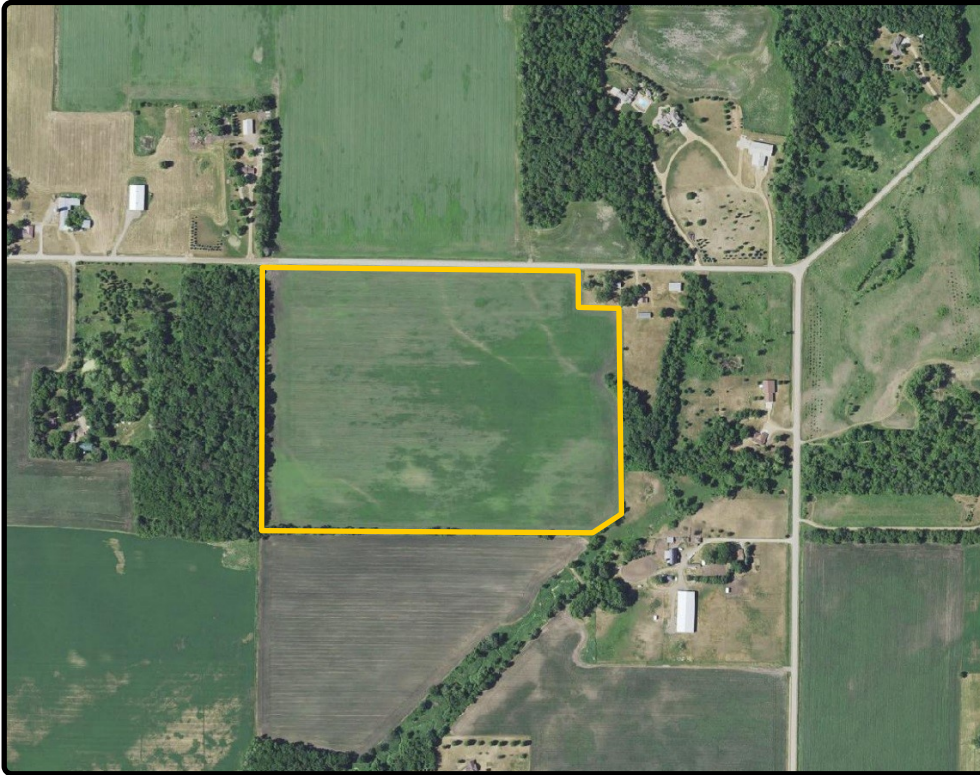


**Client:** Wangard, Bryant  
**Farm:** Hollywood 14  
**Name:** Wangard 11232016 Copy

4 inch	40102.57 ft
5 inch	4944.91 ft
6 inch	2054.25 ft
12	67.57 ft
15	176.99 ft
15 inch	1275.10 ft
Existing tile	5676.64 ft

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## Parcel 2

FSA/Eff. Crop Acres:	50.26
Corn Base Acres:	36.30
Bean Base Acres:	11.30
Soil Productivity:	87.30 CPI

### Parcel 2 Property Information 53.10 Acres, m/l

#### Location

From the intersection of Hwy 25 and Co. Rd. 122 near Watertown: Go west on Co. Rd. 122 toward Commercial Ln, then south to stay on Co. Rd. 122, then west to continue on Co. Rd. 122, then south on Stone Ave., continue on 38th St. for 0.4 mile. The farm is located on the south side of the road.

#### Legal Description

N½ NE¼, excluding building sites, located in E½ NE¼, Section 23, Township 117 North, Range 26 West of the 5th P.M., Carver Co., MN. Surveyed legal description to govern.

#### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$2,412.00  
Surveyed Acres: 53.10  
Net Taxable Acres: 53.00  
Tax per Net Taxable Acre: \$45.51  
Tax Parcel ID #: 06.0230600

#### Lease Status

Leased through the 2023 crop year. Buyer will receive a prorated cash rent credit at closing. Contact agent for details.

#### FSA Data

Farm Number 7575, Tract 10639  
FSA/Eff. Crop Acres: 50.26  
Corn Base Acres: 36.30  
Corn PLC Yield: 117 Bu.  
Bean Base Acres: 11.30  
Bean PLC Yield: 41 Bu.  
*McLeod County FSA office is currently the*

*administrator of this farm. Contact agent for detail.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetlands.  
Wetlands determination not complete.

#### Soil Types/Productivity

Main soil types are Le Sueur-Lester and Cordova. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.30. 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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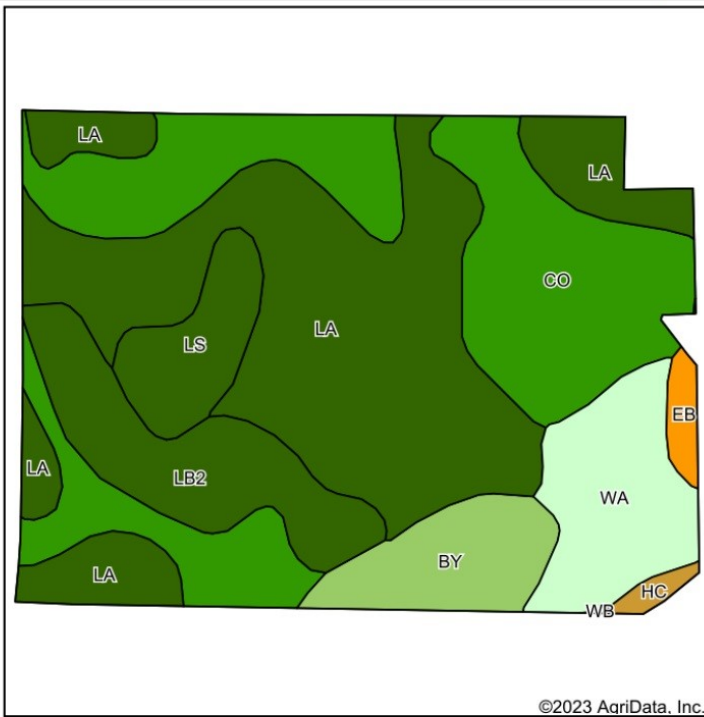
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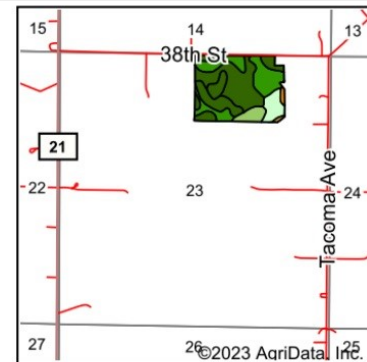
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Carver**  
Location: **14-117N-26W**  
Township: **Hollywood**  
Acres: **50.26**  
Date: **3/16/2023**



Maps Provided By:  
**surety**  
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Area Symbol: MN019, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
LA	Le Sueur-Lester complex, 1 to 6 percent slopes	19.42	38.6%		Ile	95
CO	Cordova clay loam, 0 to 2 percent slopes	14.89	29.6%		IIlw	87
LB2	Lester loam, 2 to 6 percent slopes	5.02	10.0%		Ile	91
WA	Wadena loam, 0 to 2 percent slopes	4.42	8.8%		IIls	66
BY	Biscay clay loam, 0 to 2 percent slopes	3.12	6.2%		IIlw	70
LS	Le Sueur loam, 1 to 3 percent slopes	2.53	5.0%		Iw	97
EB	Estherville sandy loam, 2 to 6 percent slopes	0.55	1.1%		IIIs	44
HC	Estherville-Hawick sandy loams, 6 to 12 percent slopes	0.31	0.6%		IVs	36
Weighted Average					1.97	87.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Drainage

Tiled. See tile map.

## Water & Well Information

None.

## Buildings/Improvements

None. There are no building eligibilities on this parcel.

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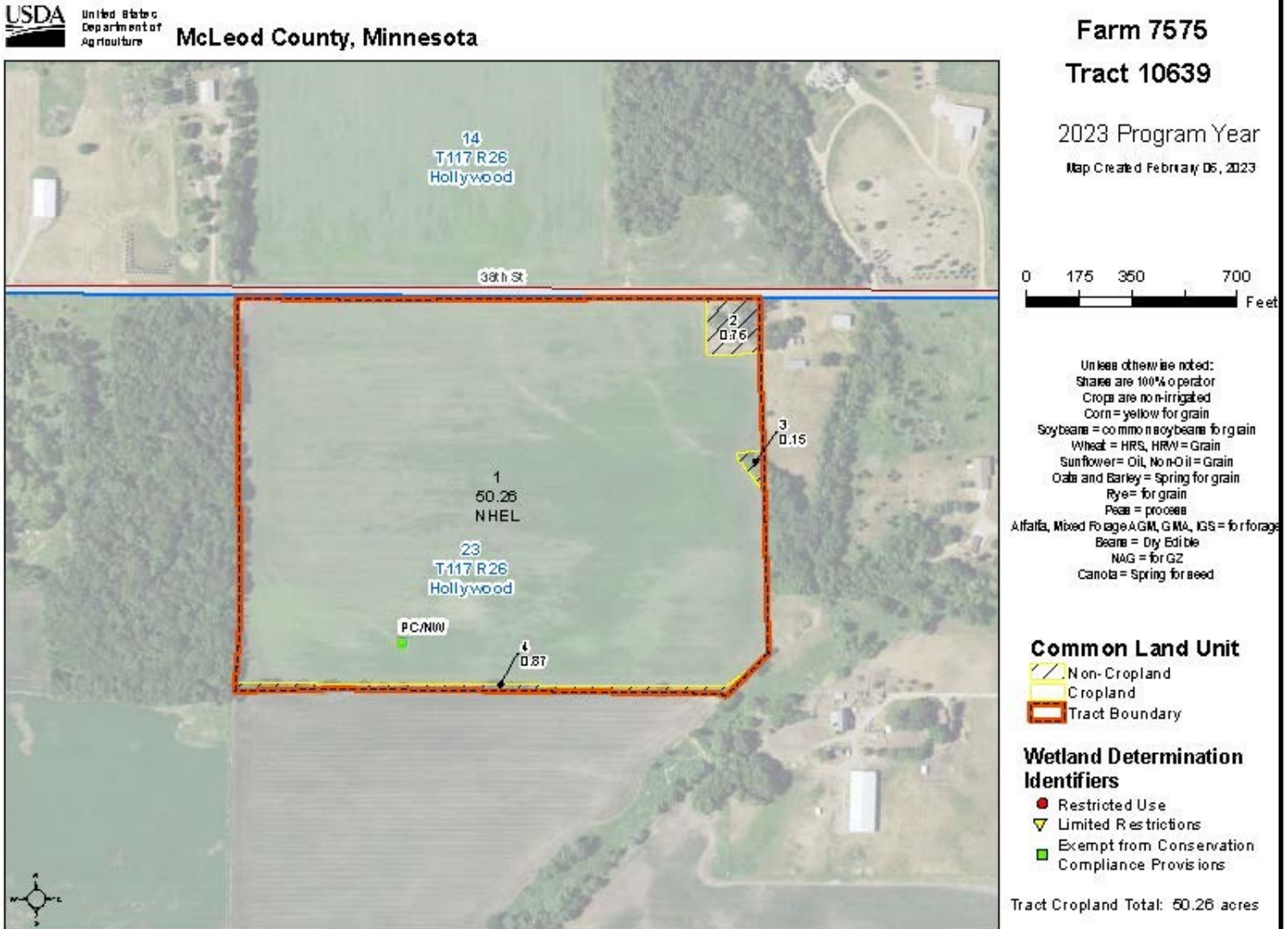
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**Client:** Wangard, Bryant  
**Farm:** Hollywood 28  
**Name:** Hollywood 28 05032019

4 inch	25321.45 ft
5 inch	838.16 ft
6 inch	3595.64 ft
Existing tile	710.60 ft

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## Parcel 3

FSA/Eff. Crop Acres:	26.31
Corn Base Acres:	19.10
Bean Base Acres:	5.70
Soil Productivity:	94.30 CPI

### Parcel 3 Property Information 37.45 Acres, m/l

#### Location

From the intersection of Hwy 25 and Co. Rd. 122 near Watertown: Go west on Co. Rd. 122 toward Commercial Ln, then south to stay on Co. Rd. 122, then west to continue on Co. Rd. 122, then south on Stone Ave., continue on 38th St. for 0.9 mile. The farm is located on the north side of the road.

#### Legal Description

West 1,235 feet of SW¼ SW¼, Section 14, Township 117 North, Range 26 West of the 5th P.M., Carver Co., MN. Surveyed legal description to govern.

#### Real Estate Tax

Taxes Payable in 2022  
Ag Non-Hmstd Taxes: \$1,386.00  
Surveyed Acres: 37.45  
Net Taxable Acres: 37.45  
Tax per Net Taxable Acre: \$37.01  
Tax Parcel ID #: 06.0140600

#### Lease Status

Leased through the 2023 crop year. Buyer will receive a prorated cash rent credit at closing. Contact agent for details.

#### FSA Data

Farm Number 7575, Tract 10638  
FSA/Eff. Crop Acres: 26.31  
Corn Base Acres: 19.10  
Corn PLC Yield: 117 Bu.  
Bean Base Acres: 5.70  
Bean PLC Yield: 41 Bu.  
*McLeod County FSA office is currently the*

*administrator of this farm. Contact agent for detail.*

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Le Sueur and Cordova -Wester. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.30. 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.

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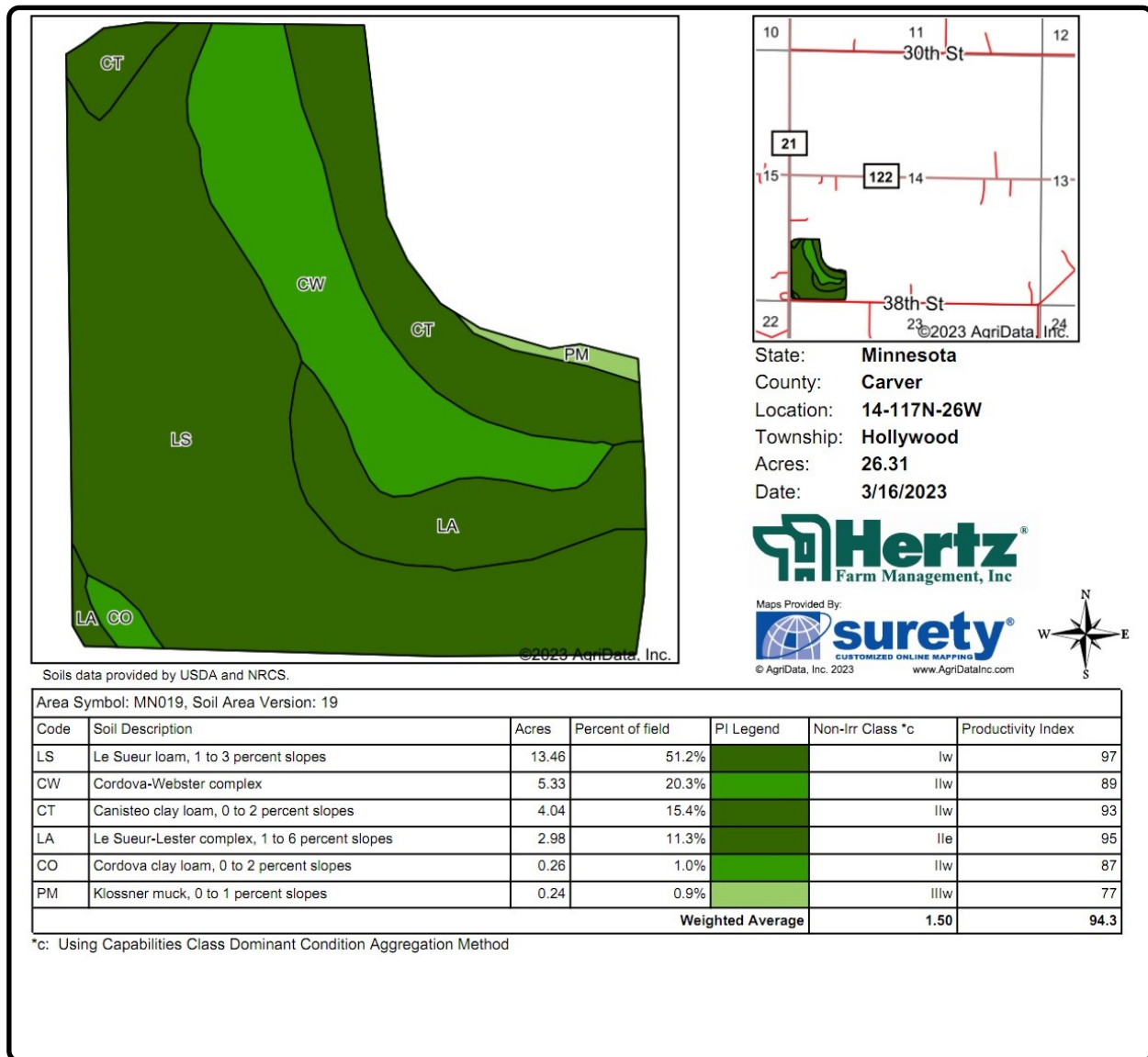
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## Drainage

Natural.

## 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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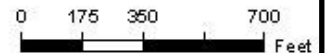
**McLeod County, Minnesota**

**Farm 7575**

**Tract 10638**

2023 Program Year

Map Created February 05, 2023



Unless otherwise noted:  
Shades are 100% operator  
Crops are no-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 = forage  
Alfalfa, Mixed Forage A/GM, G/M, IGS = for forage  
Beans = Dry Edible  
NAG = for G2  
Canola = Spring for seed

### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

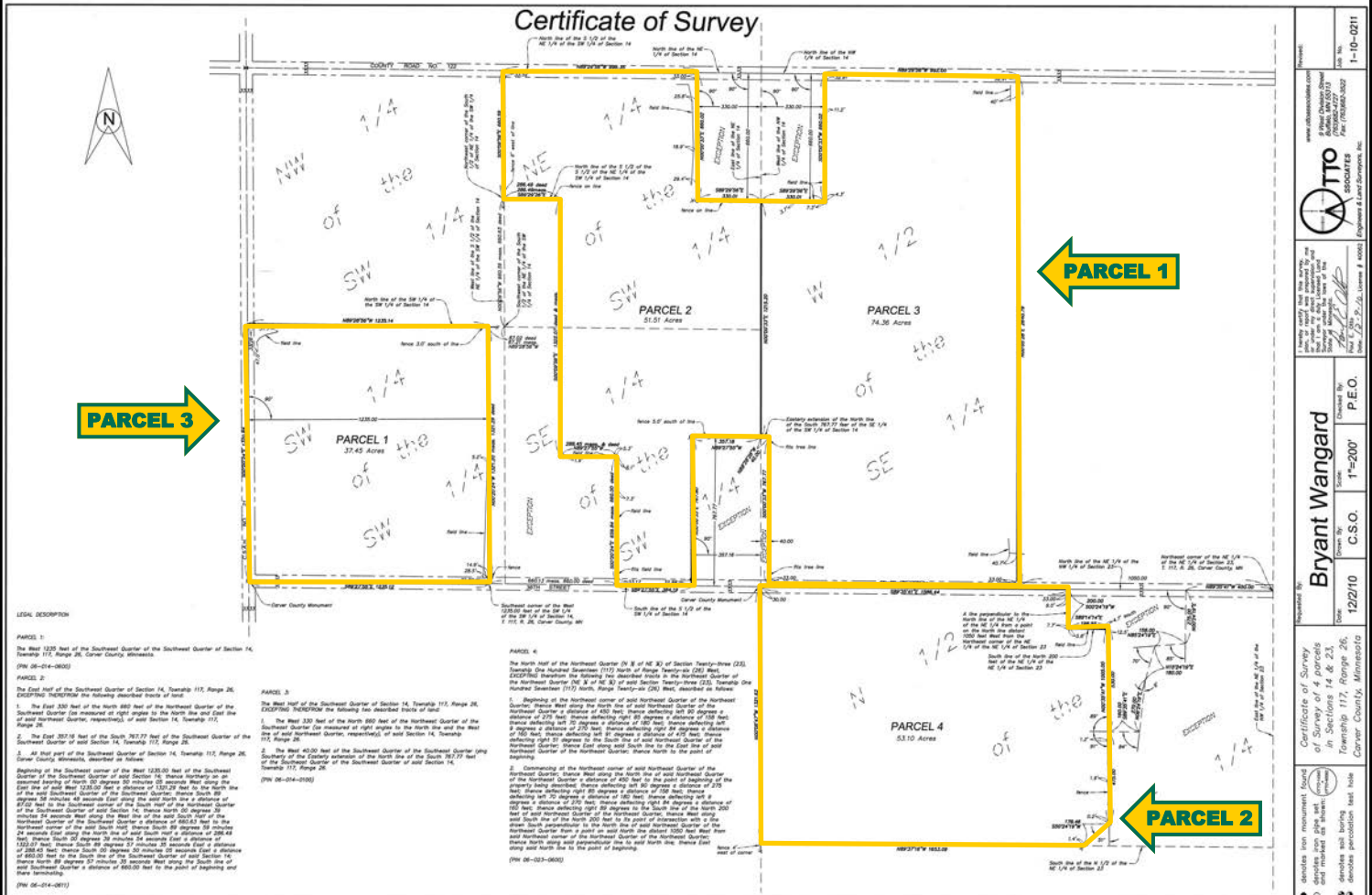
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 26.31 acres

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**Parcel 1** - Morton Building, NW looking SE



**Parcel 1** - Morton Building, SW looking NE



**Parcel 1** - SE looking NW



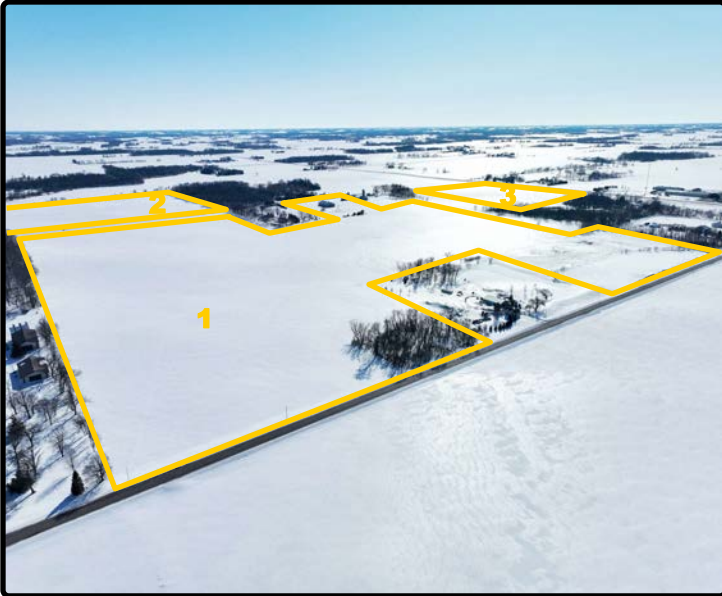
**Parcel 1** - NW looking SE



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**Parcel 1** - NE looking SW



**Parcel 2** - SW looking NE



**Parcel 2** - NW looking SE



**Parcel 2** - SE looking NW



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**Parcel 2** - NE looking SW



**Parcel 3** - SE looking NW



**Parcel 3** - NW looking SE



**Parcel 3** - SW looking NE



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Apr. 19, 2023  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Thurs., Apr. 20, 2023**

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

Site: **Watertown Community  
Center  
309 Lewis Ave. S.  
Watertown, MN 55388**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, April 19, 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

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

## Seller

Wangard Farms LLC

## Agency

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

## Auctioneer

Geoff Mead, ALC

## Attorney

Racheal Holland  
Melchert, Hubert, Sjodin

## 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 3% 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 June 1, 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 subject to the existing lease which expires December 31, 2023. Taxes and Rent will be prorated to date of closing based on calendar year.

## 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

**216.42 Acres in 3 Parcels** - Carver 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.

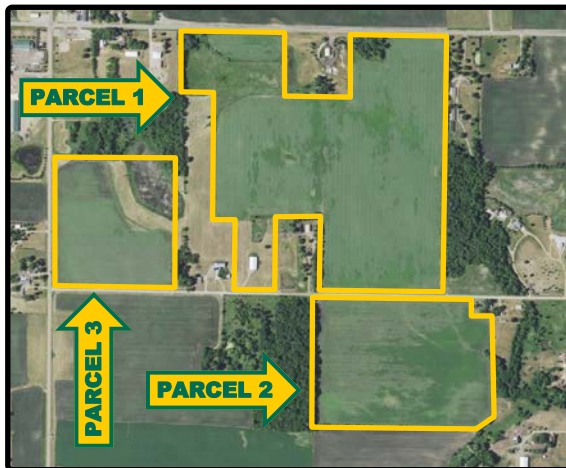
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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, April 19, 2023** to attend auction.

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



## Acres

Parcel 1 - 125.87 Ac., m/l  
Parcel 2 - 53.10 Ac., m/l  
Parcel 3 - 37.45 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**

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