

# Land Auction

**ACREAGE:**

**80.00 Acres, m/l**  
Nicollet County, MN

**DATE:**

**June 13, 2023**  
**10:00 a.m.**  
Register to Attend

**LOCATION:**

**Pioneer Bank**  
Mankato, MN

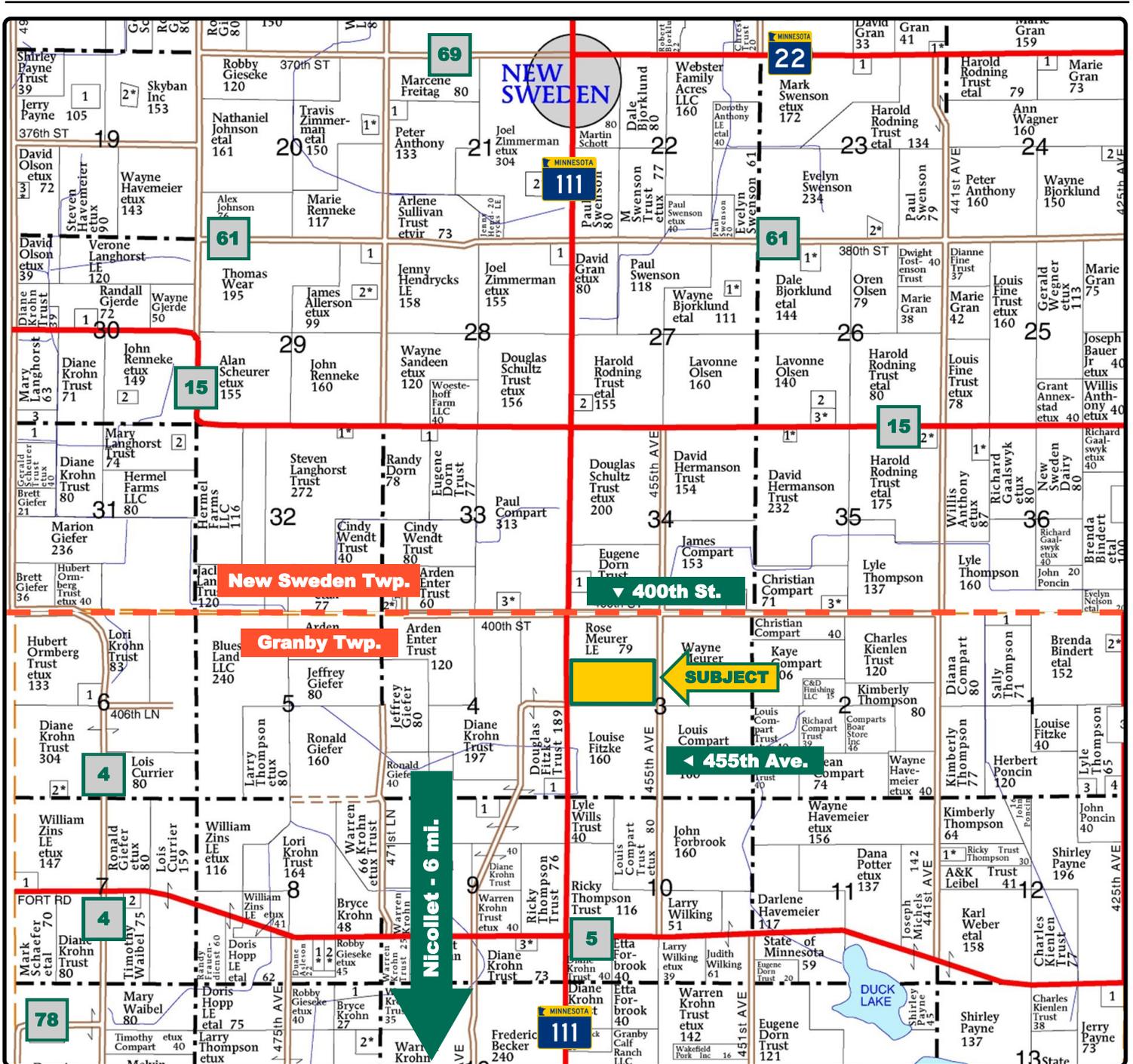


## Property Key Features

- Excellent Soil Productivity with a 95.50 CPI
- Great Farming Configuration
- Well Drained Soils with Quality County and Private Tile Outlets

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
[GeoffM@Hertz.ag](mailto:GeoffM@Hertz.ag)

**507-345-5263**  
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<b>FSA/Eff. Crop Acres:</b>	<b>74.94</b>
<b>Corn Base Acres:</b>	<b>42.03</b>
<b>Bean Base Acres:</b>	<b>32.27</b>
<b>Soil Productivity:</b>	<b>95.50 CPI</b>

## Property Information

**80.00 Acres, m/l**

### Location

Located 6 miles north of Nicollet on Hwy 111. The property is located on the east side of the road.

### Legal Description

S½ NW¼, Section 3, Township 110 North, Range 28 West of the 5th P.M., Nicollet Co., MN.

### Real Estate Tax

Taxes Payable in 2023  
Ag-Hmstd Taxes: \$1,818.00  
Gross Acres: 80.00  
Net Taxable Acres: 79.00  
Tax per Net Taxable Acre: \$23.01  
Tax Parcel ID #: 05.003.0105

### Lease Status

Leased through the 2023 crop year.

### FSA Data

Farm Number 7235, Tract 13049  
FSA/Eff. Crop Acres: 74.94  
Corn Base Acres: 42.03  
Corn PLC Yield: 180 Bu.  
Bean Base Acres: 32.27  
Bean PLC Yield: 42 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Nicollet and Webster.  
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 95.50. 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.

### Drainage

Tiled. Tile maps available contact agent for details. Property is part of CD 78 and CD 30-A. See map for details.

### Buildings/Improvements

None.

### Water & Well Information

None.

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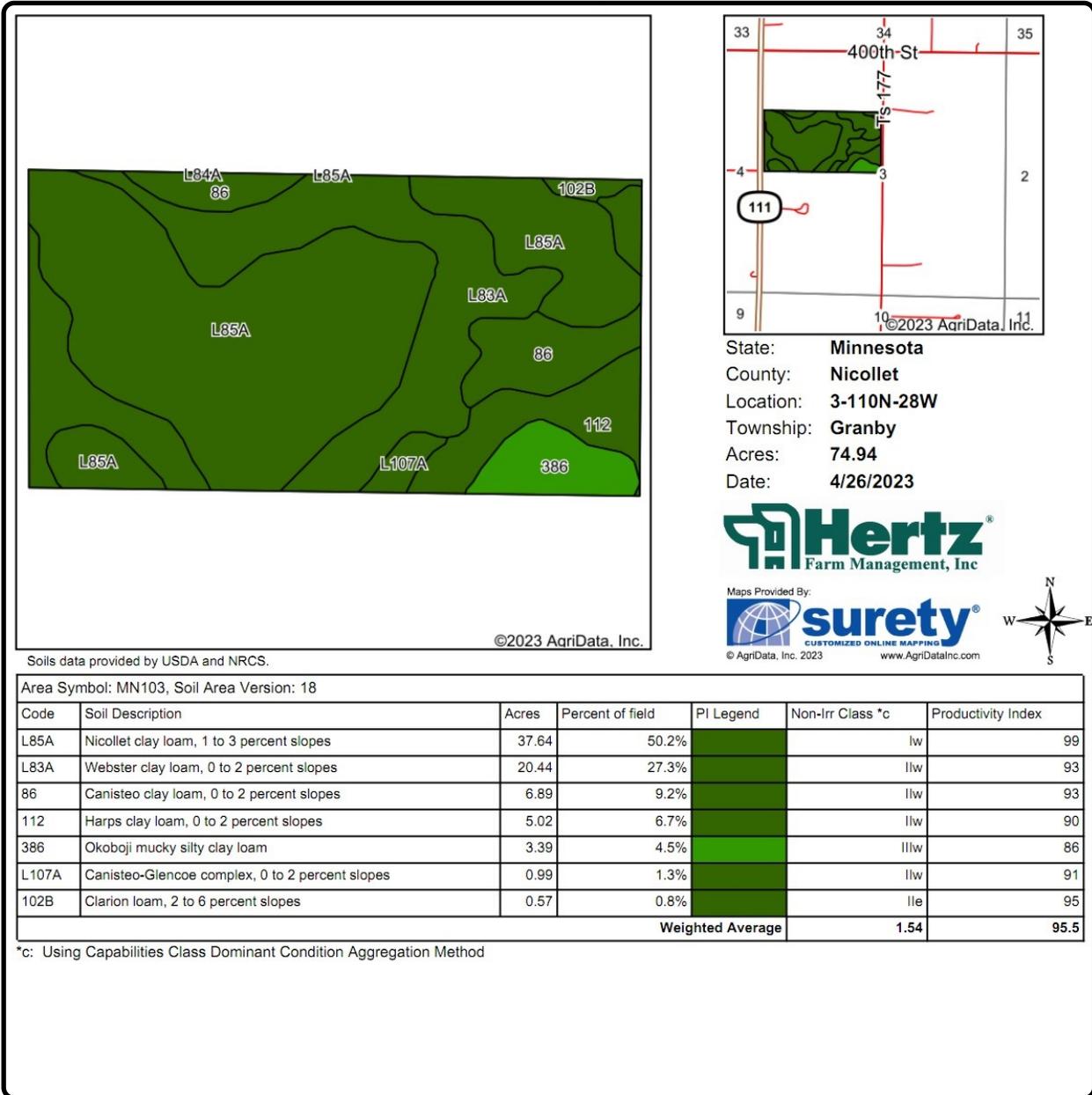
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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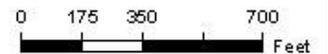
Nicollet County, Minnesota

**Farm 7235**

**Tract 13049**

2023 Program Year

Map Created April 24, 2023



- Unless otherwise noted:  
 Shapes are 100% crop/for  
 Crops are no-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = prosopea  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for G2  
 Canola = Spring for seed

**Common Land Unit**

-  Cropland
-  Tract Boundary

**Wetland Determination Identifiers**

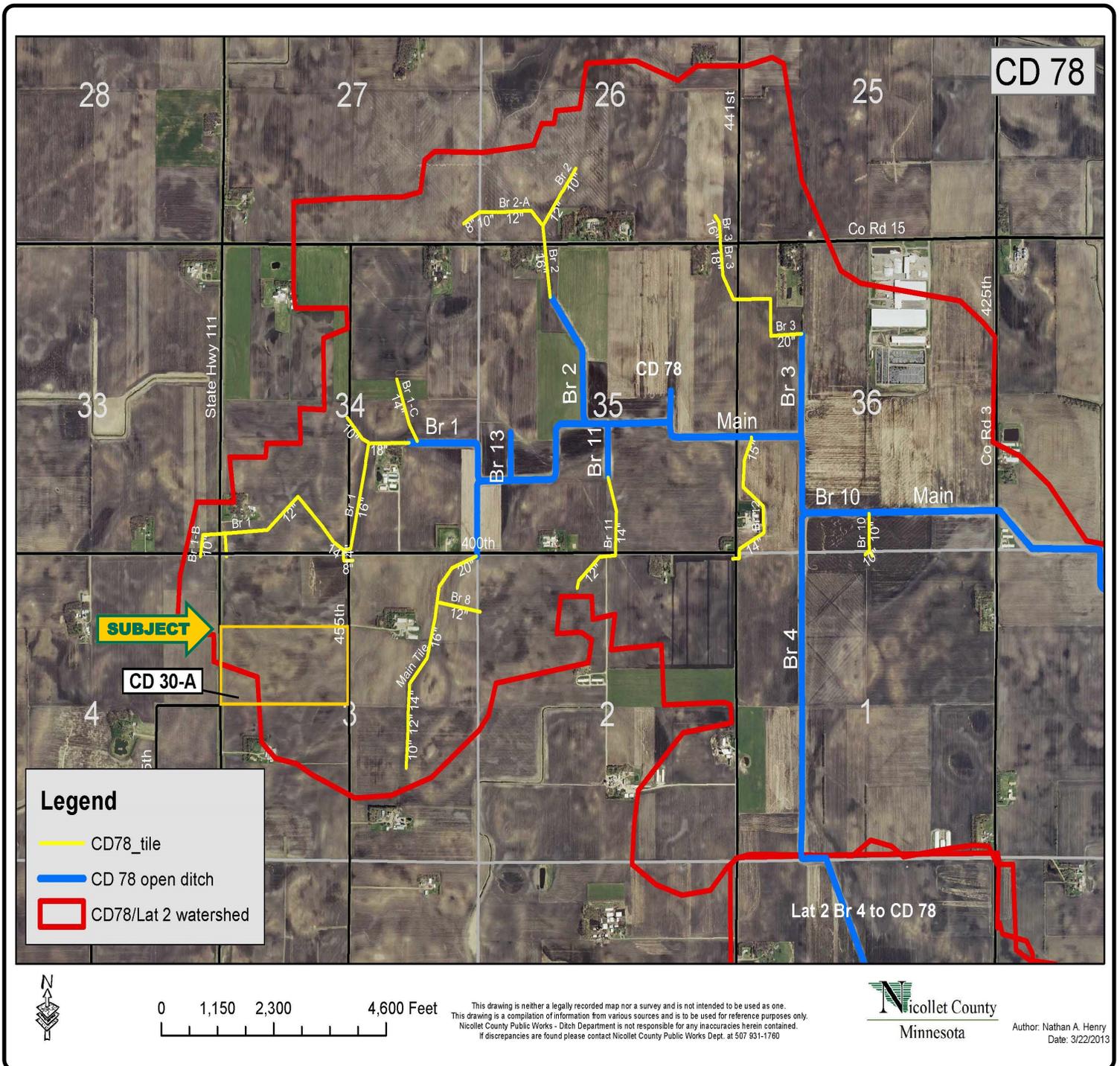
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 74.94 acres

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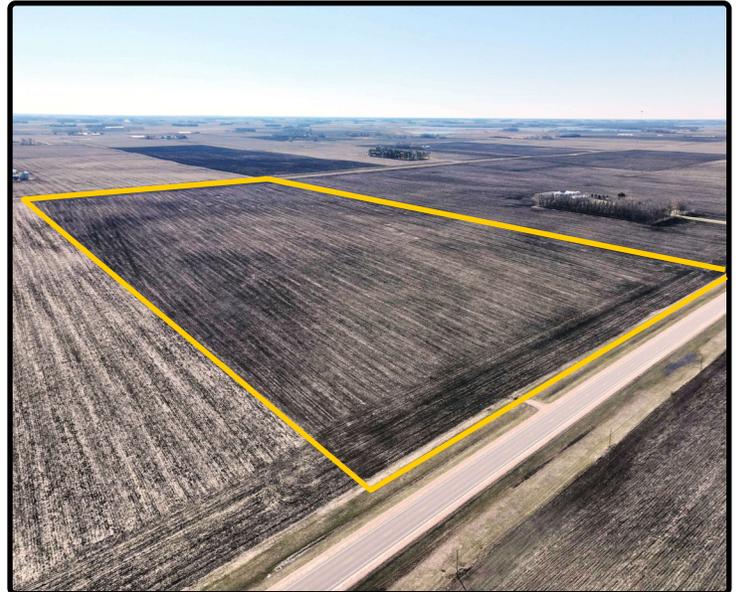
Northeast looking Southwest



Southeast looking Northwest



Northwest looking Southeast



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## Bid Deadline/Mailing Info:

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

Mail To:

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

## Auction Location Date:

Date: **Tues., June. 13, 2023**

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

Site: **Pioneer Bank  
1450 Adams St.  
Mankato, MN 56001**

## Auction Instructions

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

Gary R. & Ginger T. Meurer, Peggy S. & Chuck D. Gappa, Wayne K. & Shirley M. Meurer, Jody R. Woller, Julie A. Zimmerman

## Agency

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

## Auctioneer

Geoff Mead, ALC

## Attorney

Jim Brandt  
Brandt Law Office, St. Peter, MN

## 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 July 25, 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 will be prorated to closing. Buyer will receive a credit at closing for 2023 lease. 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

**80.00 Acres in 1 Parcel** - Nicollet County, MN

**INSTRUCTIONS:**

- Write in Bid Amount based on Price per Deeded Acre, below, 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 June 12, 2023** to attend auction.

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



**Acres**

Subject - 80.00 Ac., m/l

**Bid Amount  
(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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## **Make the Most of Your Farmland Investment**

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