

Land Auction

ACREAGE:

141.66 Acres, m/l
Martin County, MN

DATE:

Wednesday
June 28, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Fairmont, MN &
bid.hertz.ag

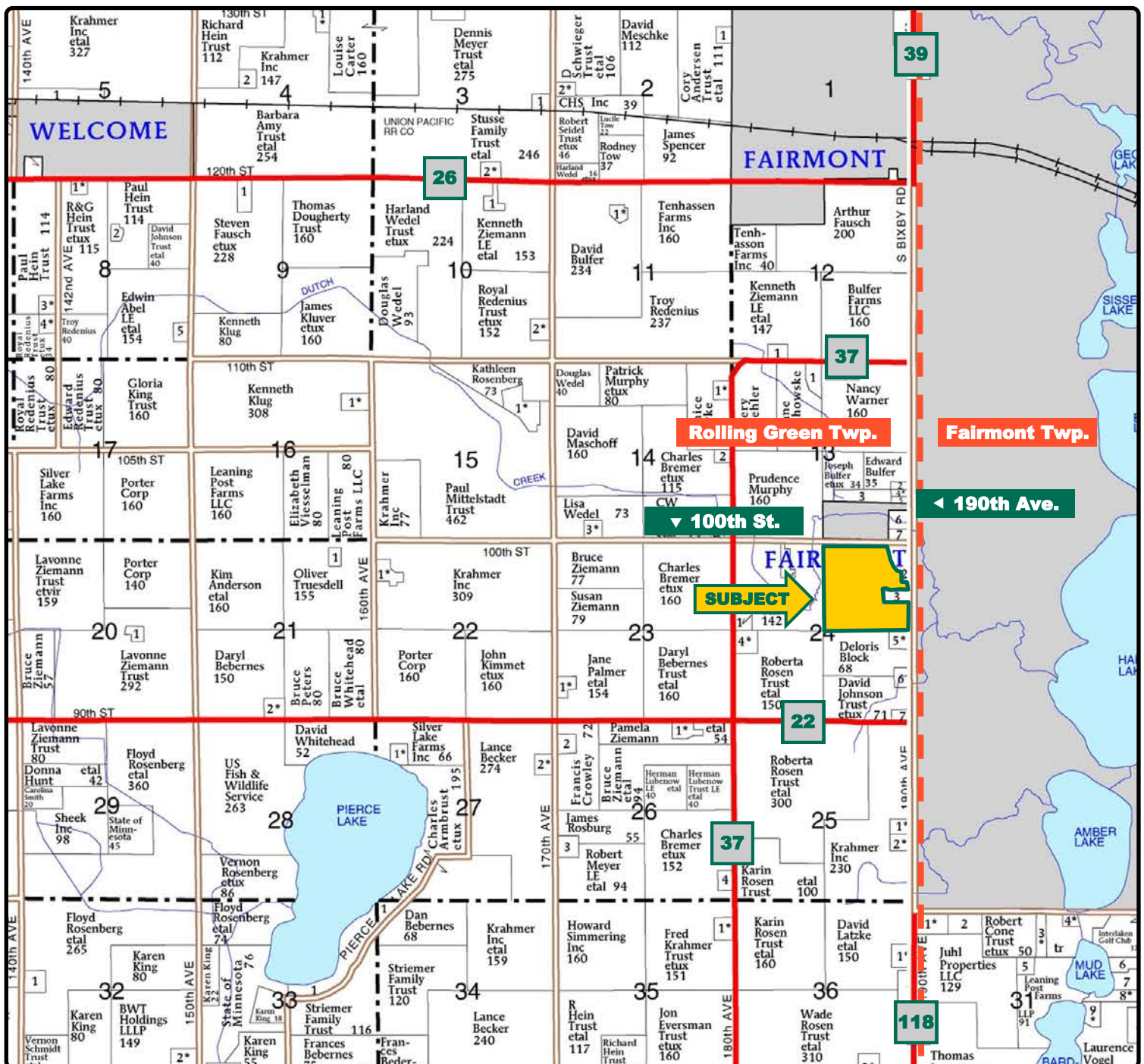


Property Key Features

- Located in a Strong Crop and Livestock Production Area
- High Soil Productivity with Natural Drainage
- Located 2 - 5 Miles from Corn, Ethanol, and Soybean Processing Facilities

Jerry Kopel
Licensed Salesperson in MN
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FSA/Eff. Crop Acres:	137.58
Corn Base Acres:	69.28
Bean Base Acres:	68.30
Soil Productivity:	83.80 CPI

Property Information

141.66 Acres, m/l

Location

Located 2 miles south of Fairmont on Co. Rd. 39 / 190th Ave. The farm is on the west side of the road.

Legal Description

141.66 ac in the NE¼, excluding 11.94 ac in the NE Corner and 6.50 ac in the E½ NE¼, of Section 24, Township 102 North, Range 31 West of the 5th P.M., Martin Co., MN.

Real Estate Tax

2023 Values for Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$5,968.00
Net Taxable Acres: 141.66
Tax per Net Taxable Acre: \$42.13
Tax Parcel ID#: 150240450

Lease Status

The seller is currently farming the property and will retain the 2023 crop. Contact agent for details.

FSA Data

Farm Number 1330, Tract 17340
FSA/Eff. Crop Acres: 137.58
Corn Base Acres: 69.28
Corn PLC Yield: 142 Bu.
Bean Base Acres: 68.30
Bean PLC Yield: 45 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Clarion-Swanlake, Delft, and Omsrud-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 83.80. See soil map for details.

Land Description

Rolling to gently rolling.

Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

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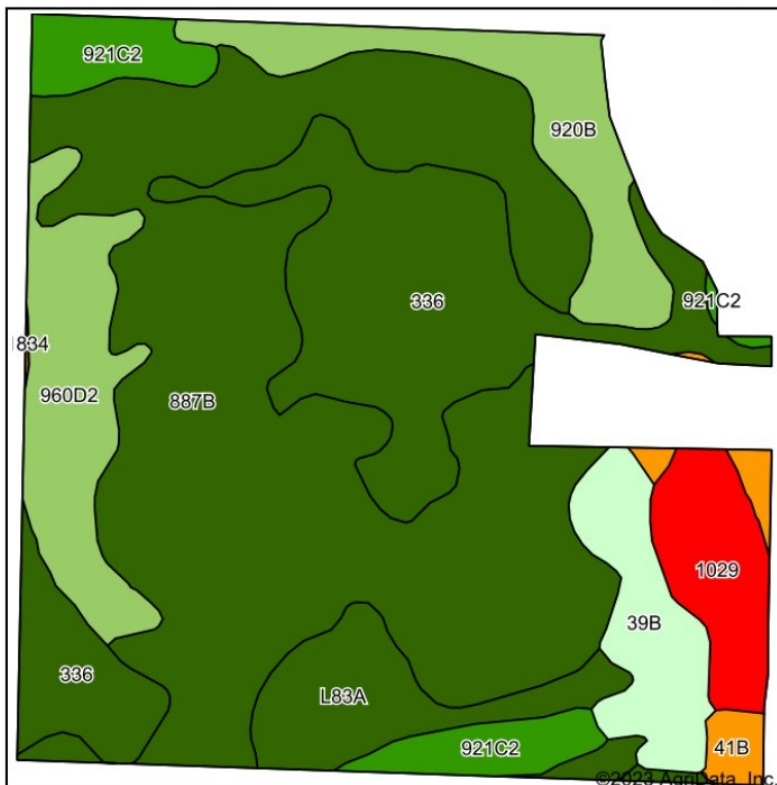
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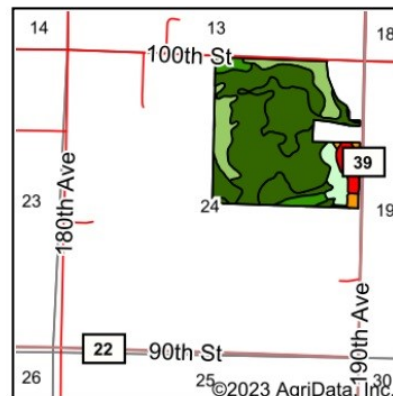
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Martin**
Location: **24-102N-31W**
Township: **Rolling Green**
Acres: **137.58**
Date: **5/23/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN091, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	62.23	45.2%		Ile	92
336	Delft clay loam, 0 to 2 percent slopes	26.15	19.0%		IIw	94
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.30	7.5%		IVe	76
920B	Clarion-Estherville complex, 2 to 6 percent slopes	9.38	6.8%		Ile	76
L83A	Webster clay loam, 0 to 2 percent slopes	7.99	5.8%		IIw	93
39B	Wadena loam, 2 to 6 percent slopes	6.94	5.0%		Ile	65
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.50	4.7%		IIIe	87
1029	Pits, gravel	5.96	4.3%			0
41B	Estherville sandy loam, 2 to 6 percent slopes	2.07	1.5%		IIIIs	44
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.06	0.0%		Vw	20
Weighted Average						83.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

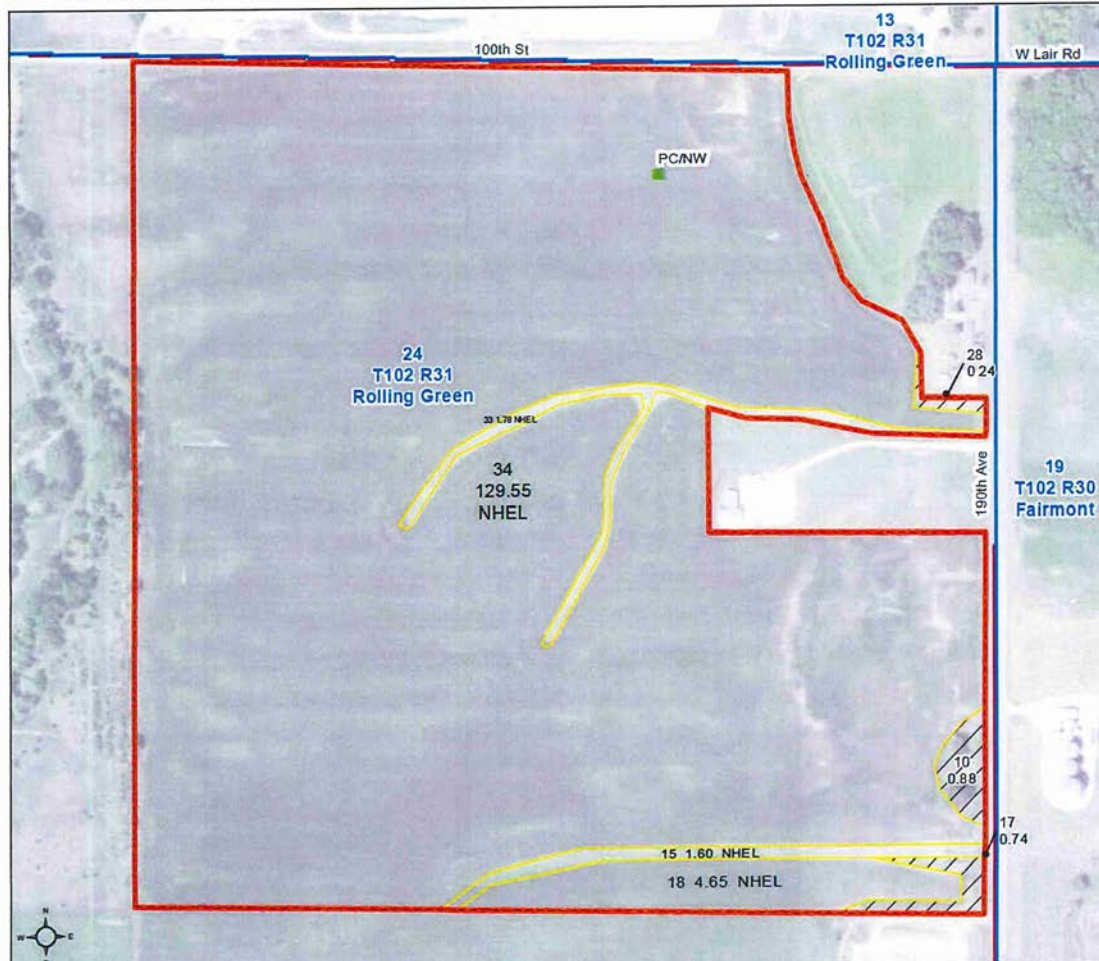
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Martin County, Minnesota

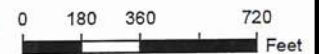


Farm 1330

Tract 17340

2022 Program Year

Map Created April 05, 2022



Unless otherwise noted:
Shares are 100% operator
Crops are non-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 = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
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: 137.58 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 determination of the area. Refer to your original determination (CPA-026 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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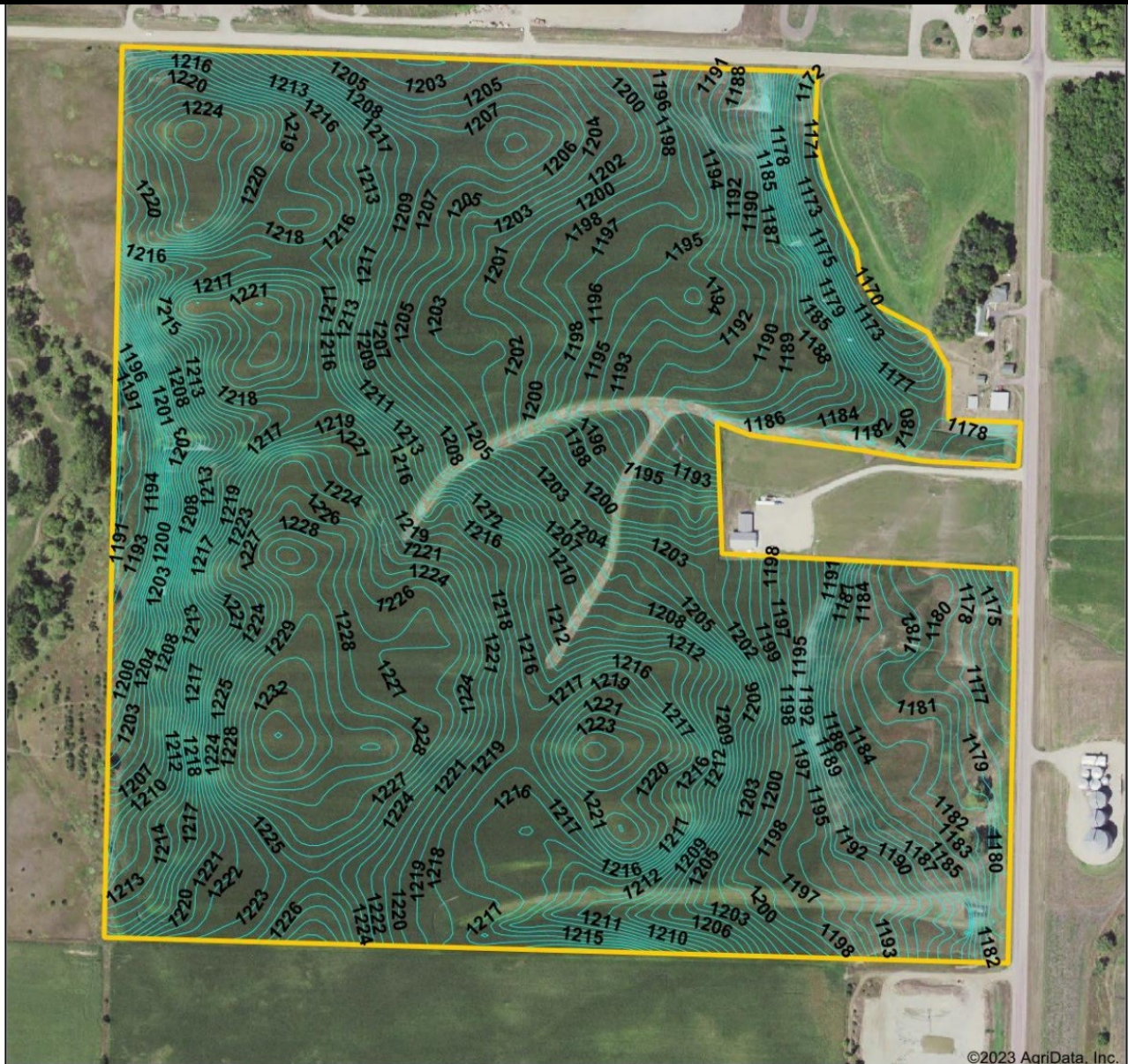
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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 1.0

Min: 1,169.8

Max: 1,234.2

Range: 64.4

Average: 1,206.8

Standard Deviation: 15.03 ft

0ft 464ft 928ft



5/24/2023

24-102N-31W
Martin County
Minnesota

Map Center: 43° 37' 35.67, -94° 29' 46.26

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Northeast Corner looking Southwest



Northwest Corner looking Southeast



Southwest Corner looking Northeast



Southeast Corner looking Northwest



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Date: **Wed., June 28, 2023**

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

Site: **Knights of Columbus
920 E 10th St.
Fairmont, MN 56031**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Jerry Kopel at 507-514-0674 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Greg Mikkelsen

Agency

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

Auctioneer

Nick Meixell

Attorney

Steve Fink
Farrish Johnson 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

10% down payment required 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 August 15, 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 harvest of the 2023 crop. Contact agent for details. The Seller will pay real estate taxes due and payable in 2023; Buyer will pay real estate taxes due and payable in 2024 and beyond.

Contract & Title

Immediately upon conclusion of the auction, the high bidder 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.