

# Land Auction

**ACREAGE:**

**234.15 Acres, m/l**

In 4 parcels

Nicollet & Sibley Co., MN

**DATE:**

Tuesday

**August 1, 2023**

**10:00 a.m.**

**AUCTION TYPE:**

**In-Person**

Gaylord, MN



## Property Key Features

- Roger Swenson Family Farm, LLC
- Multiple Parcels Available
- Quality Soils in Nicollet and Sibley Counties

**Nick Meixell**

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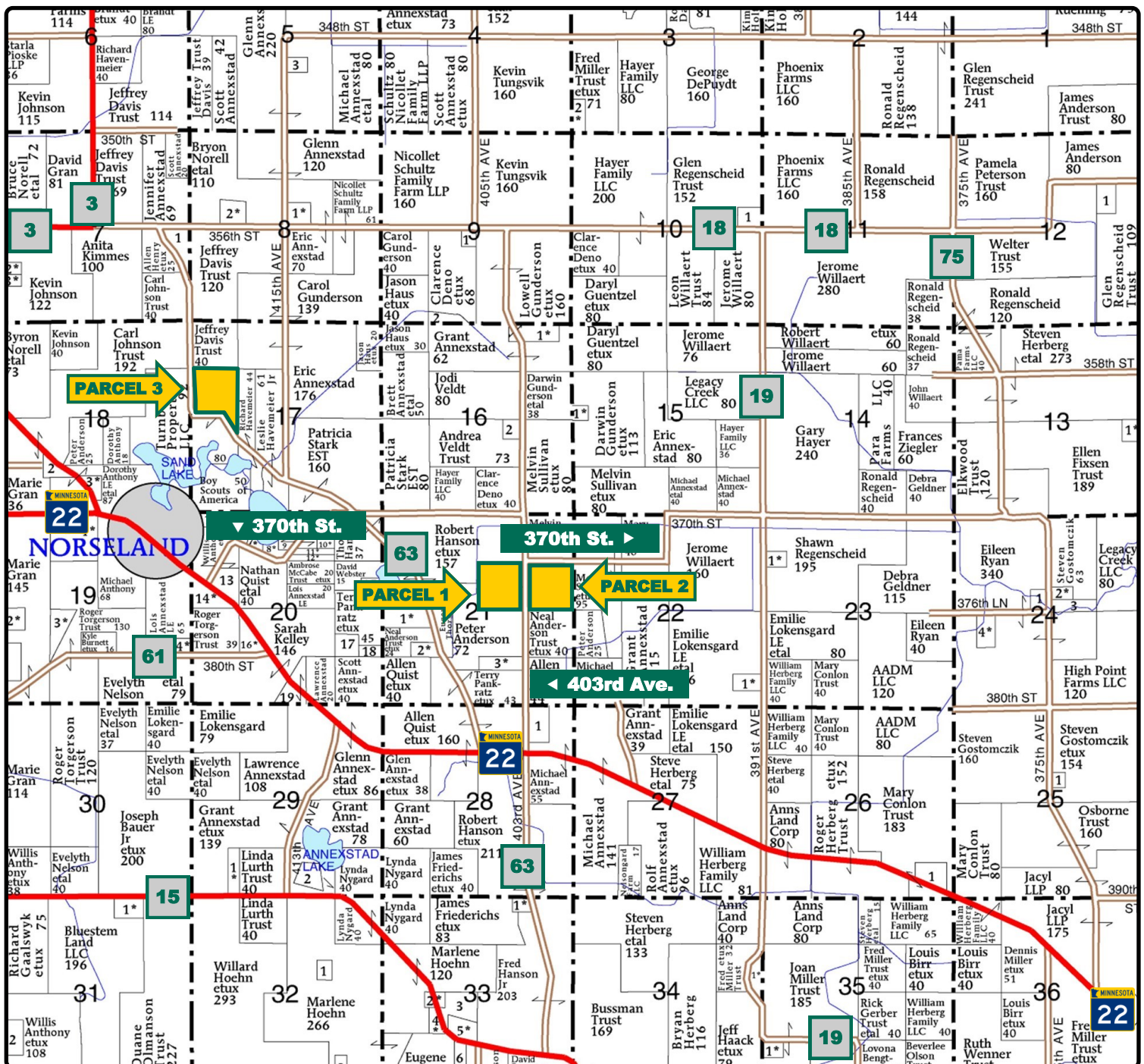
**Steve Hiniker**

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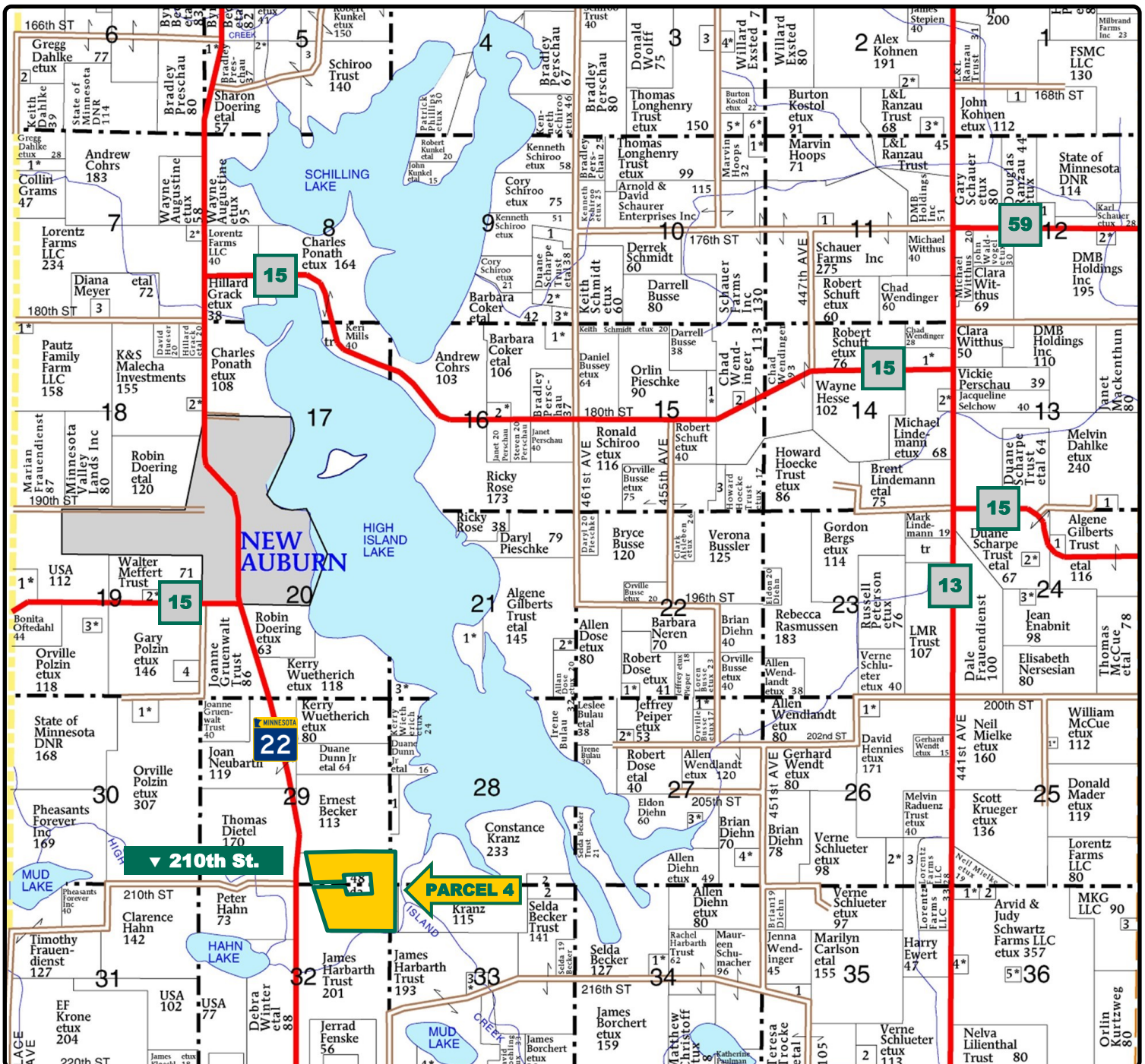
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## Parcel 1 - Nicollet Co.

<b>FSA/Eff. Crop Acres:</b>	<b>36.78*</b>
<b>CRP Acres:</b>	<b>0.88</b>
<b>Corn Base Acres:</b>	<b>18.07*</b>
<b>Bean Base Acres:</b>	<b>18.56*</b>
<b>Soil Productivity:</b>	<b>93.00 CPI</b>

*\*Acres are estimated.*

## Parcel 1 - Nicollet Co. Property Information 40.00 Acres, m/l

### Location

From Norseland: Go 2½ miles south on MN Hwy 22, then north ¾ mile on 403rd Ave. The farm is located on the west side of the road.

### Legal Description

SW¼ of the NE¼, Section 21, Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN.

### Real Estate Tax

2022 Values for Taxes Payable in 2023  
Rel Ag Hmstd Taxes: \$1,304.00\*  
Net Taxable Acres: 40.00\*  
Tax per Net Taxable Acre: \$32.60\*  
Tax Parcel ID#: 07.021.0400

*\*Taxes estimated pending tax parcel split. Nicollet County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased through the 2023 crop year.

### FSA Data

Part of Farm Number 7955  
Part of Tract 9918  
FSA/Eff. Crop Acres: 36.78\*  
CRP Acres: 0.88  
Corn Base Acres: 18.07\*  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 18.56\*  
Bean PLC Yield: 42 Bu.

*\*Acres are estimated pending reconstitution of farm by the Nicollet County FSA office. Sibley County FSA is currently the administrator of this farm.*

### NRCS Classification

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

### CRP Contracts

There are 0.88 acres enrolled in a CP-21 contract that pays \$330/acre - or \$290 annually - and expires 9/30/2030. The enrolled CRP acres are a buffer strip.

### Soil Types/Productivity

Main soil types are Cordova and Le Sueur. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 93.00. See soil map for details.

### Mineral Rights

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

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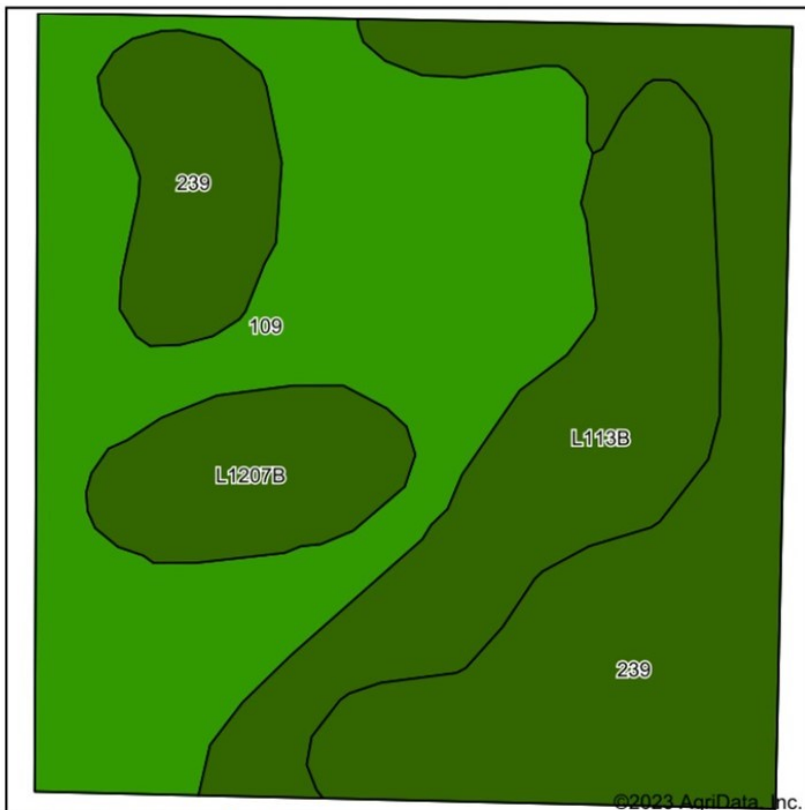
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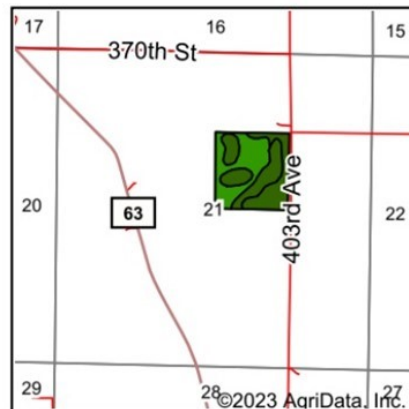
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Nicollet**  
Location: **21-111N-27W**  
Township: **Lake Prairie**  
Acres: **36.78**  
Date: **6/27/2023**



Maps Provided By:



Area Symbol: MN103, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	14.80	40.2%		IIw	87
239	Le Sueur loam, 1 to 3 percent slopes	12.45	33.8%		Iw	97
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	6.77	18.4%		Ile	98
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	2.76	7.5%		Ile	95
Weighted Average					1.66	93

## Land Description

Level to gently rolling.

## Buildings/Improvements

None.

## Drainage

Some tile. No tile maps available. Parcel is part of Drainage District CD-47.

## Water & Well Information

None.

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## Parcel 2 - Nicollet Co.

**FSA/Eff. Crop Acres:** 38.25\*  
**Corn Base Acres:** 18.51\*  
**Bean Base Acres:** 19.00\*  
**Soil Productivity:** 92.80 CPI

*\*Acres are estimated.*

## Parcel 2 - Nicollet Co. Property Information 40.00 Acres, m/l

### Location

From Norseland: Go 2½ miles south on MN Hwy 22, then north ¾ mile on 403rd Ave. The farm is located on the east side of the road.

### Legal Description

SE¼ of the NE¼, Section 21, Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN.

### Real Estate Tax

2022 Values for Taxes Payable in 2023  
 Rel Ag Hmstd Taxes: \$1,314.00\*  
 Net Taxable Acres: 40.00\*  
 Tax per Net Taxable Acre: \$32.85\*  
 Tax Parcel ID #: 07.021.0400

*\*Taxes estimated pending tax parcel split. Nicollet County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased through the 2023 crop year.

### FSA Data

Part of Farm Number 7955  
 Part of Tract 9918  
 FSA/Eff. Crop Acres: 38.25\*  
 Corn Base Acres: 18.51\*  
 Corn PLC Yield: 147 Bu.  
 Bean Base Acres: 19.00\*  
 Bean PLC Yield: 42 Bu.

*\*Acres are estimated pending reconstitution of farm by the Nicollet County FSA office. Sibley County FSA is currently the administrator of this farm.*

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Cordova, Le Sueur, and Reedslake-Le Sueur. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.80. 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 gently rolling.

### Drainage

Some tile. No tile maps available. Parcel is part of Drainage District CD-47.

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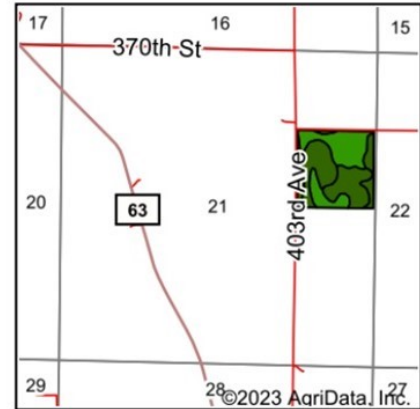
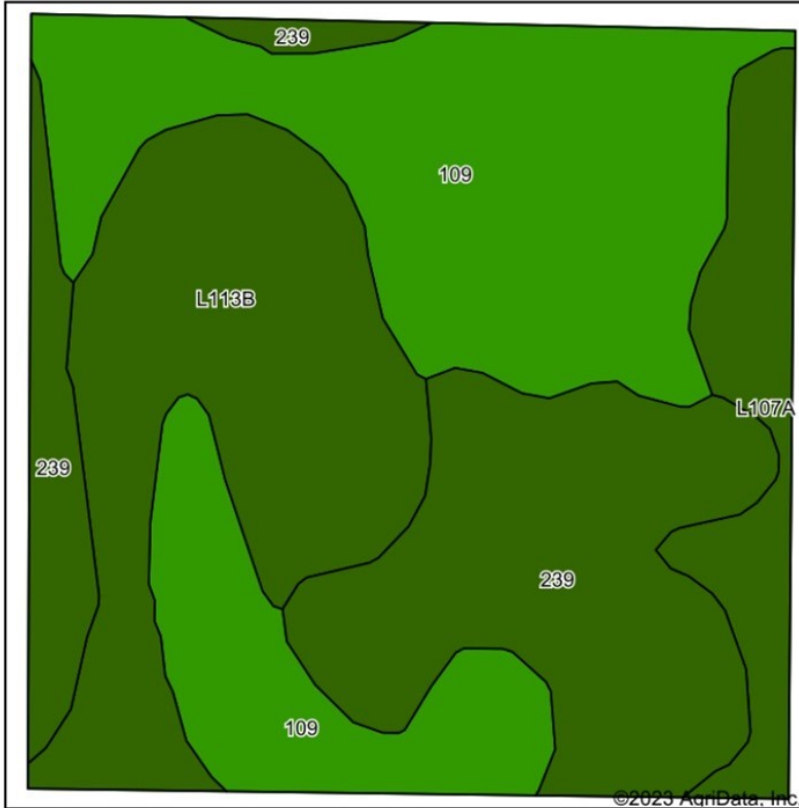
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State: **Minnesota**  
County: **Nicollet**  
Location: **21-111N-27W**  
Township: **Lake Prairie**  
Acres: **38.25**  
Date: **6/27/2023**



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Area Symbol: MN103, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	15.15	39.6%		IIw	87
239	Le Sueur loam, 1 to 3 percent slopes	10.52	27.5%		Iw	97
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	9.33	24.4%		Ile	98
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	3.25	8.5%		IIw	91
Weighted Average					1.72	92.8

## Buildings/Improvements

None.

## Water & Well Information

None.

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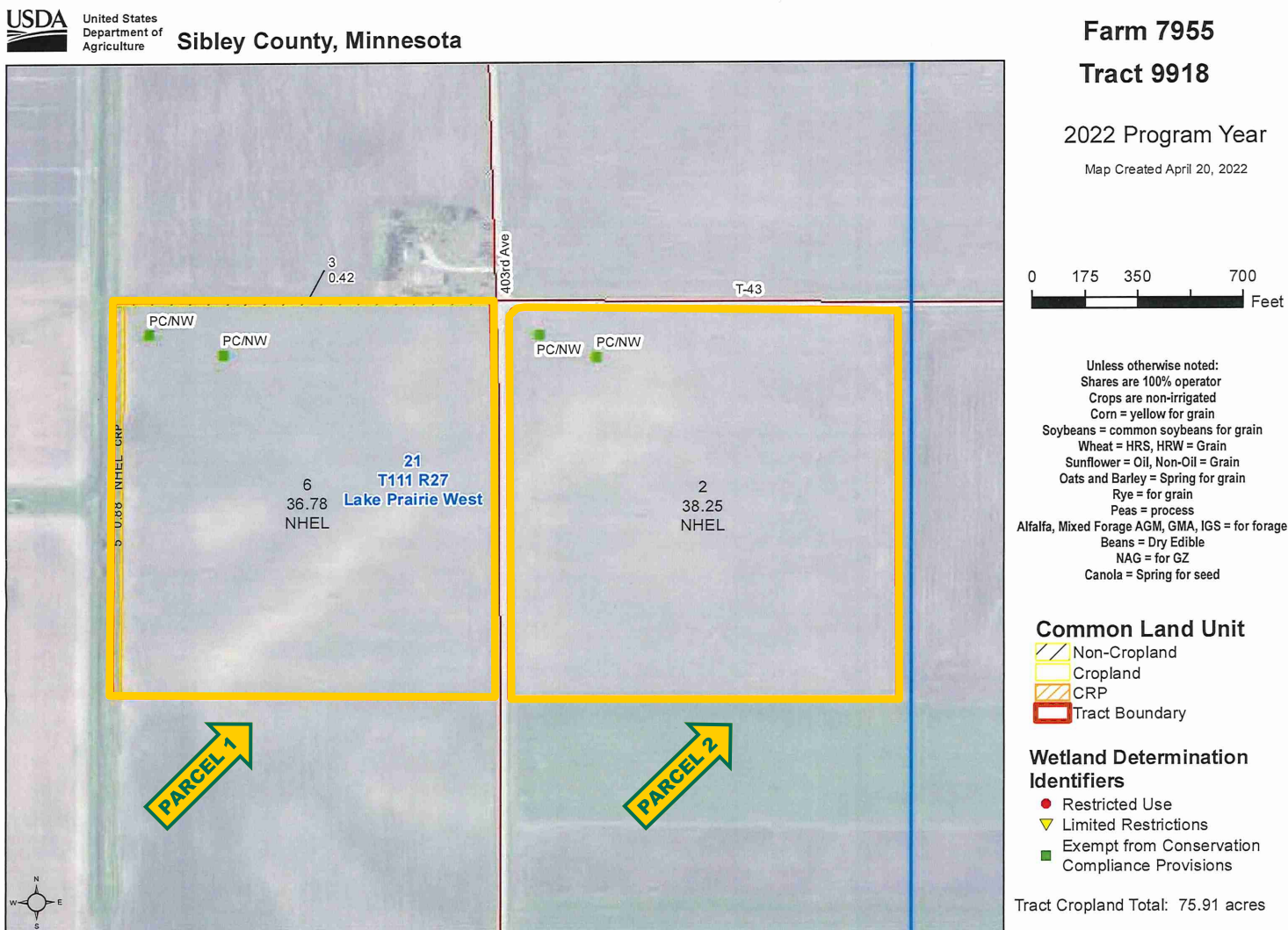
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**Parcel 1** - 36.78 Estimated FSA/Eff. Crop Acres

**Parcel 2** - 38.25 Estimated FSA/Eff. Crop Acres



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## Parcel 3 - Nicollet Co.

FSA/Eff. Crop Acres:	37.99
CRP Acres:	0.87
Corn Base Acres:	19.05
Bean Base Acres:	18.94
Soil Productivity:	91.10 CPI

## Parcel 3 - Nicollet Co. Property Information 42.00 Acres, m/l

### Location

From Norseland: Go 1 mile south on MN Hwy 22, then 1 mile northeast on 370th St., then ¾ mile north on Co. Rd. 63. The farm is located on the north side of the road.

### Legal Description

SW¼ of the NW¼ and Part of the NW¼ of the SW¼, Section 17, Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN. Updated abstract to govern.

### Real Estate Tax

2022 Values for Taxes Payable in 2023  
Rel Hmstd Rur Vac Land Exempt Taxes:  
\$1,170.00\*

Net Taxable Acres: 42.00\*

Tax per Net Taxable Acre: \$27.86\*

Tax Parcel ID#: 07.017.0200

\*Taxes estimated pending tax parcel split.

Nicollet County Treasurer/Assessor will determine final tax figures.

### Lease Status

Leased through the 2023 crop year.

### FSA Data

Part of Farm Number 7955, Tract 9917

FSA/Eff. Crop Acres: 37.99

CRP Acres: 0.87

Corn Base Acres: 19.05

Corn PLC Yield: 147 Bu.

Bean Base Acres: 18.94

Bean PLC Yield: 42 Bu.

Sibley County FSA is currently the administrator of this farm.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

### CRP Contracts

There are 0.87 acres enrolled in a CP-21 contract that pays \$283.65/acre - or \$247 annually - and expires 9/30/2030.

### Soil Types/Productivity

Main soil type is Reeds-Lake Le Sueur.

Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.10. See soil map for details.

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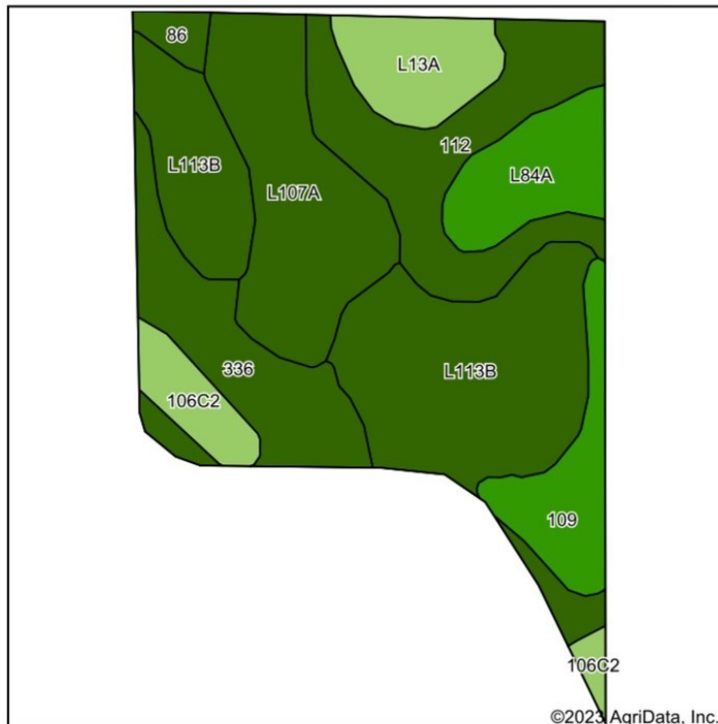
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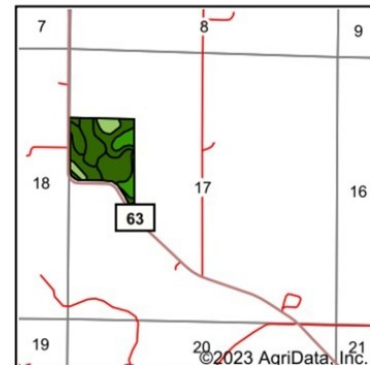
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Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	11.30	29.7%		IIe	98
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	6.30	16.6%		IIw	91
112	Harps clay loam, 0 to 2 percent slopes	5.87	15.5%		IIw	90
336	Delft clay loam, 0 to 2 percent slopes	4.46	11.7%		IIw	94
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.80	7.4%		IIIw	86
109	Cordova clay loam, 0 to 2 percent slopes	2.58	6.8%		IIw	87
L13A	Klossner muck, 0 to 1 percent slopes	2.45	6.4%		IIIw	77
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.70	4.5%		IIIe	76
86	Canisteo clay loam, 0 to 2 percent slopes	0.53	1.4%		IIw	93
Weighted Average					2.18	91.1



State: **Minnesota**  
County: **Nicollet**  
Location: **17-111N-27W**  
Township: **Lake Prairie**  
Acres: **37.99**  
Date: **6/27/2023**



Maps Provided By:  
**surety**  
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).

## Drainage

Some tile. No tile maps available. Parcel is part of Drainage District CD-82.

## Water & Well Information

None.

## Land Description

Level to gentling rolling.

## Buildings/Improvements

None.

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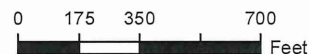
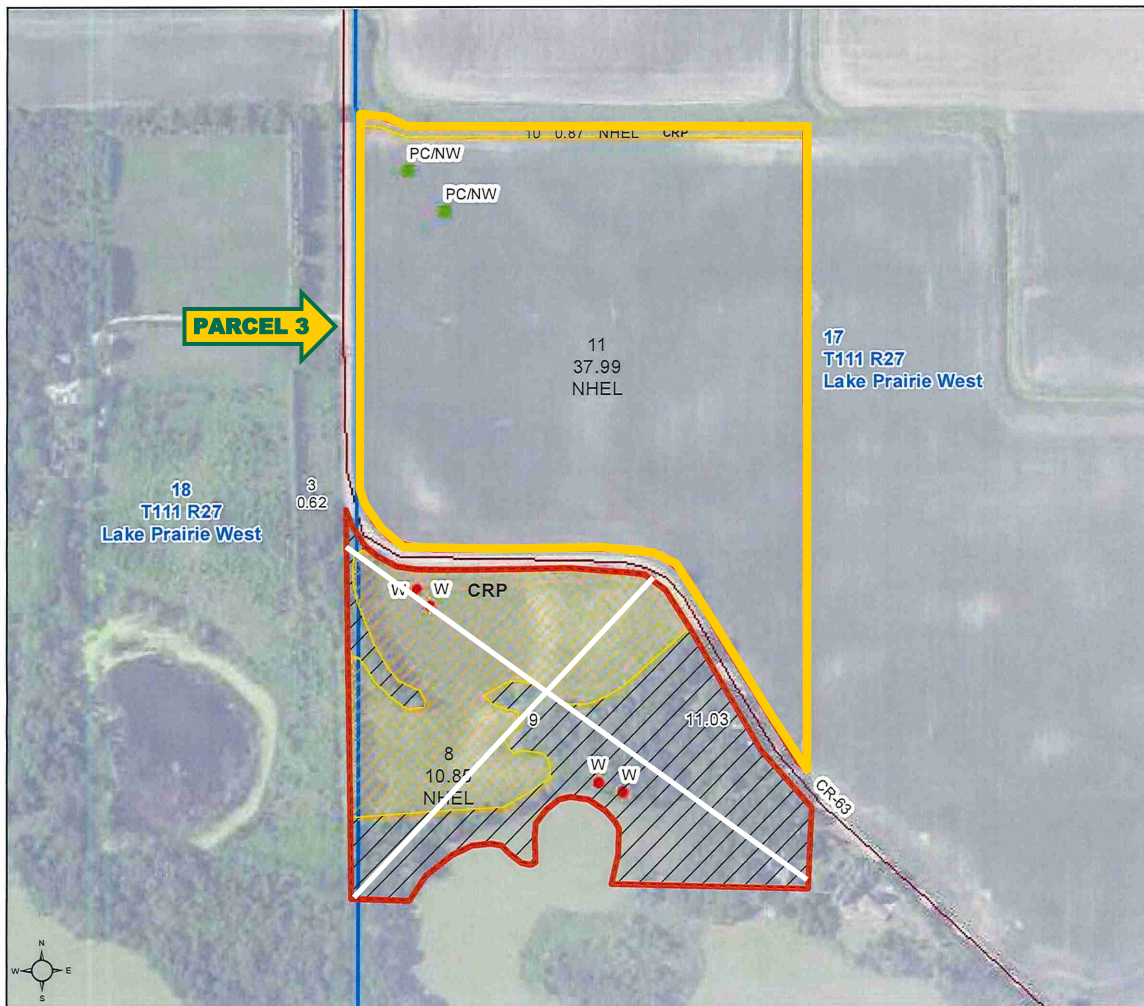
**Sibley County, Minnesota**

**Farm 7955**

**Tract 9917**

**2022 Program Year**

Map Created April 20, 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
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 49.71 acres

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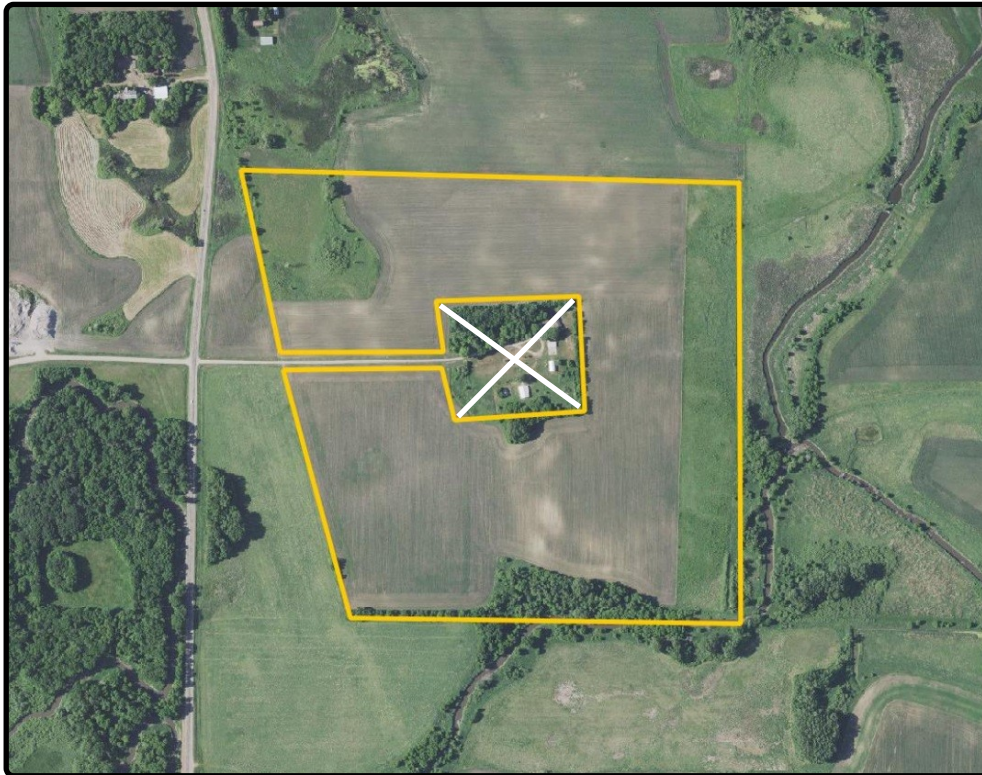
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## Parcel 4 - Sibley Co.

<b>FSA/Eff. Crop Acres:</b>	<b>88.21</b>
<b>CRP Acres:</b>	<b>18.95</b>
<b>Corn Base Acres:</b>	<b>44.56</b>
<b>Bean Base Acres:</b>	<b>43.65</b>
<b>Soil Productivity:</b>	<b>85.00 CPI</b>

## Parcel 4 - Sibley Co. Property Information 112.15 Acres, m/l

### Location

From New Auburn: Go south on MN Hwy 22 for 1½ miles. Head east down the driveway at the intersection of MN Hwy 22 and 210th St. The farm is located on the north and south sides of the driveway.

### Legal Description

Part of S½ of SE¼ in Section 29, part of N½ NE¼ in Section 32, Part of W½ SW¼ SW¼ in Section 28, Part of W½ NW¼ NW¼ in Section 33, all in Township 114 North, Range 28 West of the 5th P.M., Sibley Co., MN.

### Real Estate Tax

2022 Values for Taxes Payable in 2023  
Ag Non-Hmstd Taxes: \$5,442.00  
Net Taxable Acres: 112.15  
Tax per Net Taxable Acre: \$48.52  
Tax Parcel ID#s: 20.2808.000, 20.3301.000, 20.2909.000, & 20.3204.000

### Lease Status

Leased through the 2023 crop year.

### FSA Data

Part of Farm Number 7955, Tract 9919  
FSA/Eff. Crop Acres: 88.21  
CRP Acres: 18.95  
Corn Base Acres: 44.56  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 43.65  
Bean PLC Yield: 42 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a wetland. There are several converted wetlands on this parcel that can not be cropped. Contact agent for details.

### CRP Contracts

There are 18.95 acres enrolled in a CP-23A contract that pays \$338.87/acre - or \$6,422 annually - and expires 9/30/2030.

### Soil Types/Productivity

Main soil types are Clarion-Hawick, Webster, Nicollet-Linder, and Canisteo-Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 85.00. See soil map for details.

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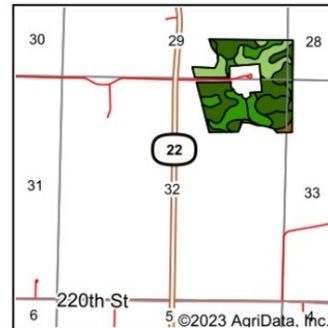
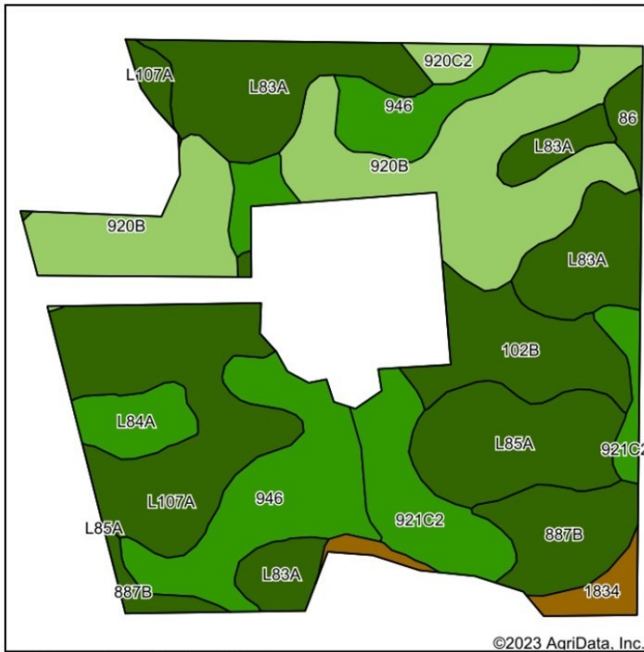
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State: **Minnesota**  
County: **Sibley**  
Location: **29-114N-28W**  
Township: **New Auburn**  
Acres: **88.21**  
Date: **6/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
920B	Clarion-Hawick complex, 3 to 6 percent slopes	18.01	20.4%		Ile	71
L83A	Webster clay loam, 0 to 2 percent slopes	13.91	15.8%		IIw	93
946	Nicollet-Linder complex	13.66	15.5%		Is	84
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	12.45	14.1%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.85	7.8%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.41	7.3%		IIIe	87
102B	Clarion loam, 2 to 6 percent slopes	5.79	6.6%		Ile	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.19	5.9%		Ile	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.33	2.6%		IIlw	86
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	1.83	2.1%		Vw	20
86	Canisteo clay loam, 0 to 2 percent slopes	0.93	1.1%		IIw	93
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	0.85	1.0%		IIIe	73
Weighted Average					1.94	85

## Mineral Rights

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

## Land Description

Level to gentling rolling.

## Drainage

Some tile. No tile maps available.

## 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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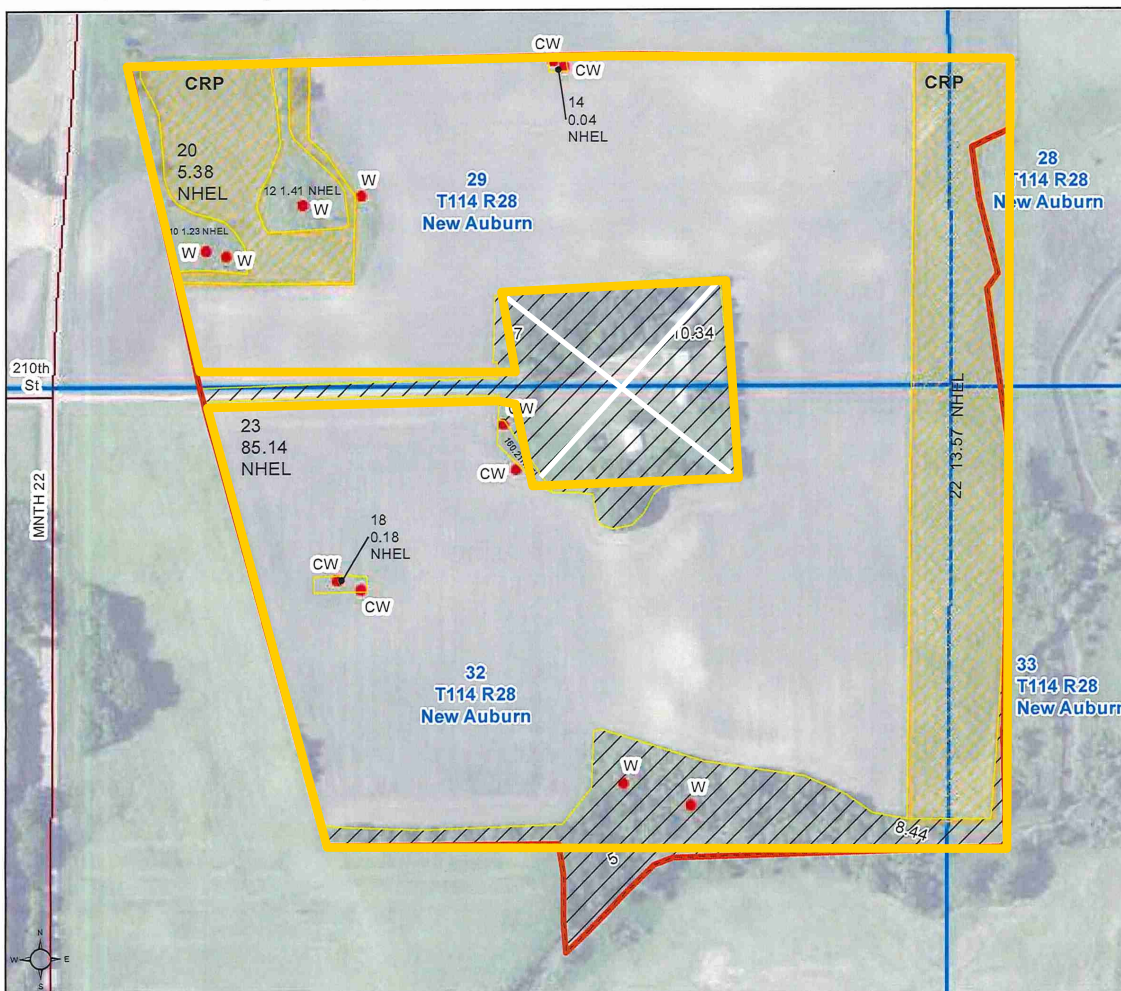
USDA United States Department of Agriculture  
Sibley County, Minnesota

**Farm 7955**

**Tract 9919**

2022 Program Year

Map Created April 20, 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
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 107.16 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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**Parcel 1** - Northeast looking Southwest



**Parcel 2** - Northwest looking Southeast



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**Parcel 3** - South looking North



**Parcel 4** - Northeast looking Southwest



**Parcel 4** - Southwest looking Northeast



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Date: **Tues., August 1, 2023**

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

Site: **American Legion  
Post 433  
329 Main Ave.  
Gaylord, MN 55334**

### **Seller**

Roger Swenson Family Farm, LLC

### **Agency**

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

### **Auctioneer**

Nick Meixell

### **Attorney**

Robert Chesley  
Chesley Law Firm

### **Method of Sale**

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

### **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 September 12, 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 February 28, 2024. 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.

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- Professional Farm Management
- Certified Farm Appraisals

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