

Land Auction

ACREAGE:

166.98 Acres, m/l
Redwood County, MN

DATE:

August 9, 2023
11:00 a.m.
Register to Attend

LOCATION:

Wabasso
Community Center
Wabasso, MN



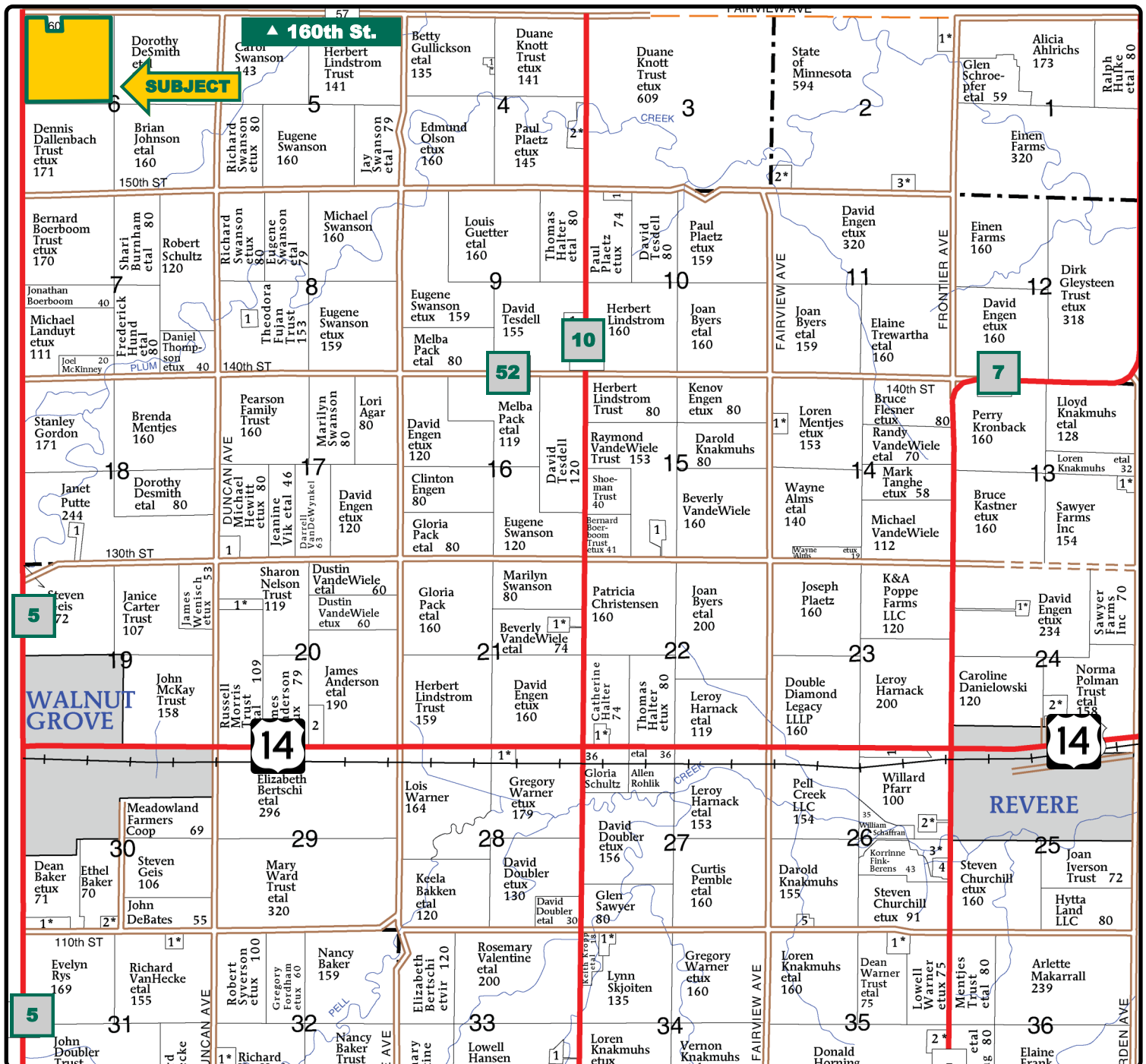
Property Key Features

- Quality Redwood County Farm
- Extensive Tiling Installed in 2012
- Open Lease for the 2024 Crop Year

Darrell Hylén, ALC
Licensed Salesperson in MN
507-381-3843
DarrellH@Hertz.ag

507-345-5263
151 St. Andrews Ct. Ste., 1310
Mankato, MN 56001

Nick Meixell
Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag



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FSA/Eff. Crop Acres:	159.02
RIM Acres:	8.90
Corn Base Acres:	83.10
Bean Base Acres:	75.90
Soil Productivity:	89.00 CPI

Property Information

166.98 Acres, m/l

Location

From Walnut Grove: take Hwy 5 north for 4 miles to 160th St. The farm is on the east side of the road and south side of 160th.

Legal Description

NW FRL ¼, except 4-acre tract, Section 6, Township 109 North, Range 38 West of the 5th P.M., Redwood Co., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$4,362.00
Net Taxable Acres: 166.98
Tax per Net Taxable Acre: \$26.12
Tax Parcel ID #s: 61-006-2040

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 938, Tract 14760
FSA/Eff. Crop Acres: 159.02
RIM Acres: 8.90
Corn Base Acres: 83.10
Corn PLC Yield: 130 Bu.
Bean Base Acres: 75.90
Bean PLC Yield: 36 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a farmable wetland.

Perpetual Easement

There are 8.90 acres enrolled in a perpetual RIM easement. All payments have been made.

Soil Types/Productivity

Main soil types are Revere and Okoboji. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.00. 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.

Drainage

Some tile. See tile maps. Drainage easement available upon request,

Water & Well Information

None.

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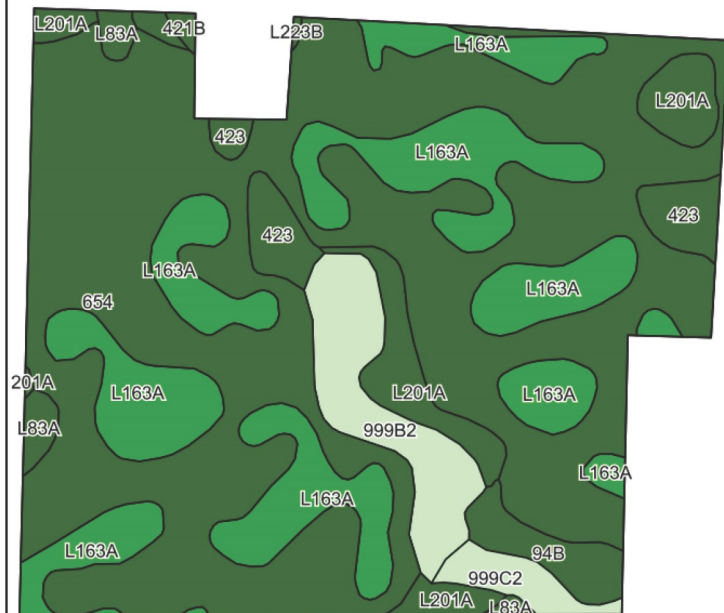
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Redwood**
Location: **6-109N-38W**
Township: **North Hero**
Acres: **159.02**
Date: **6/30/2023**



Maps Provided By:



Area Symbol: MN127, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
654	Revere clay loam	92.02	57.9%		IIw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	36.65	23.0%		IIIw	86
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	8.61	5.4%		IIe	69
L201A	Normania loam, 1 to 3 percent slopes	8.41	5.3%		Ie	99
423	Seaforth loam, 1 to 3 percent slopes	4.95	3.1%		IIIs	95
94B	Terril loam, 2 to 6 percent slopes	3.66	2.3%		IIe	99
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	2.45	1.5%		IIIe	63
L83A	Webster clay loam, 0 to 2 percent slopes	1.85	1.2%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	0.32	0.2%		IIe	98
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	0.10	0.1%		IIe	92
Weighted Average					2.19	89

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Comments

Quality farm with tile and 89.00 CPI.

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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Common Land Unit
 Cropland
 Non-cropland
 CRP

Farm 938
Tract 14760

Wetland Determination Identifiers

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



Tract 1 of 2

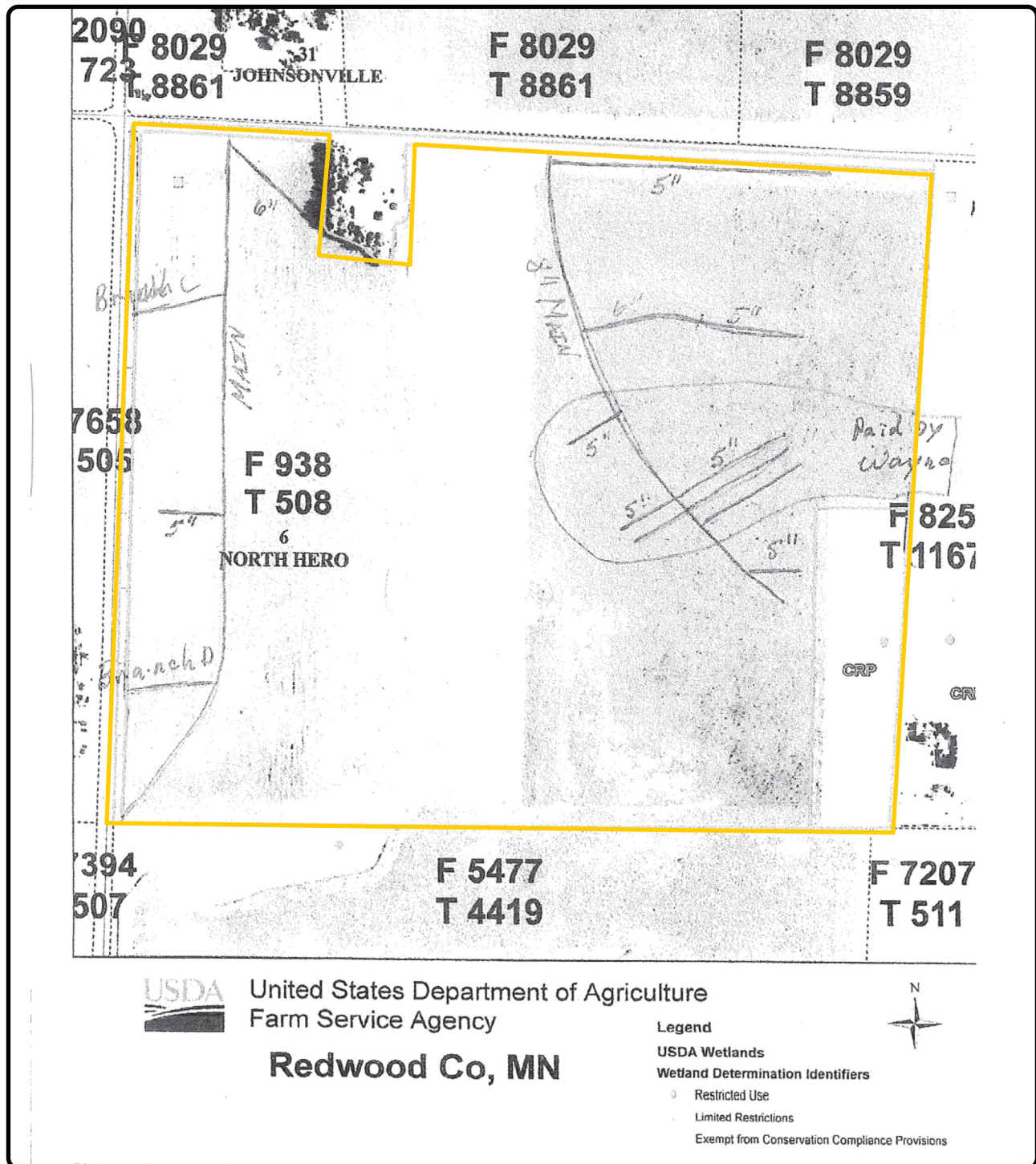
2023 Crop Year

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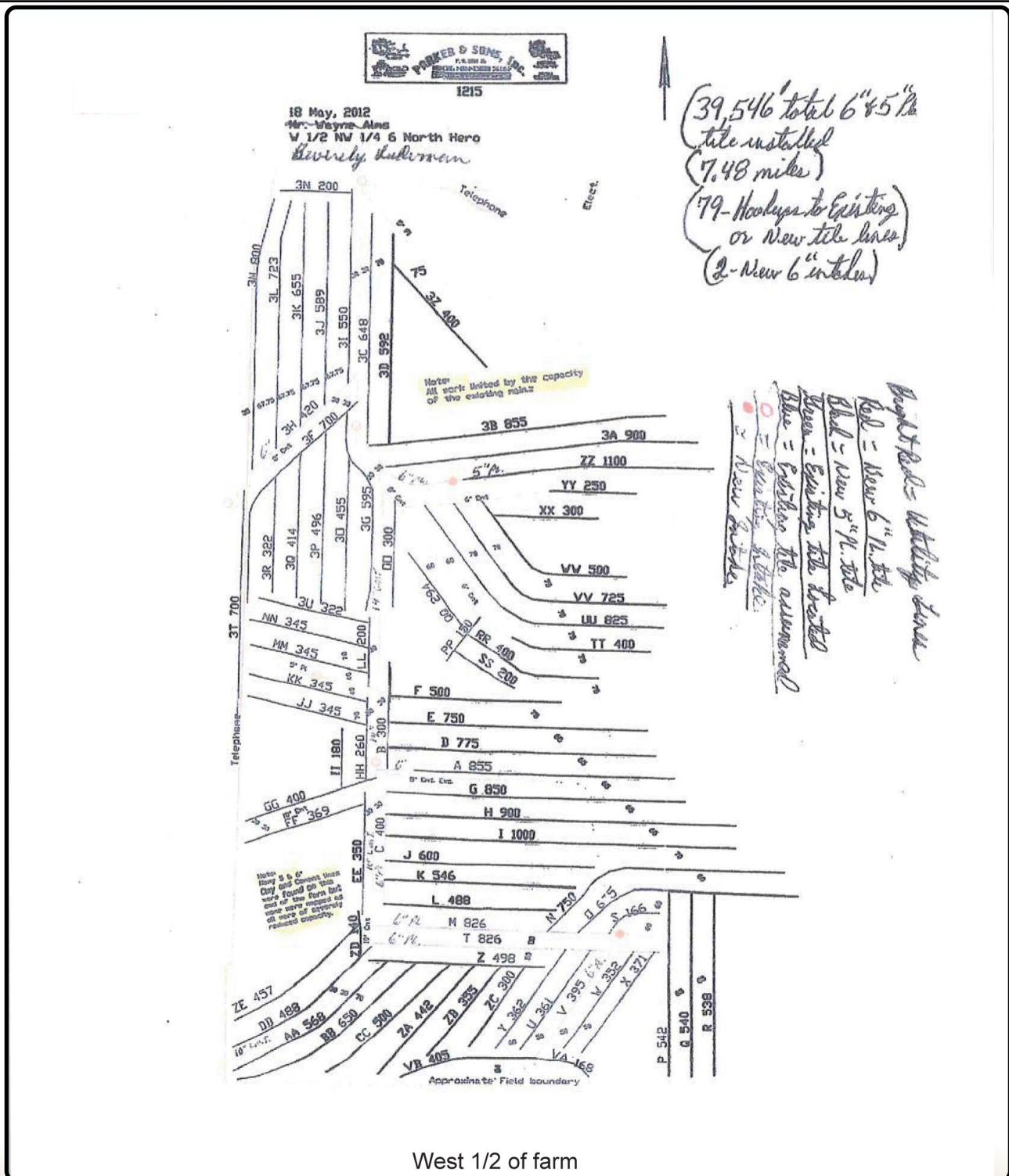
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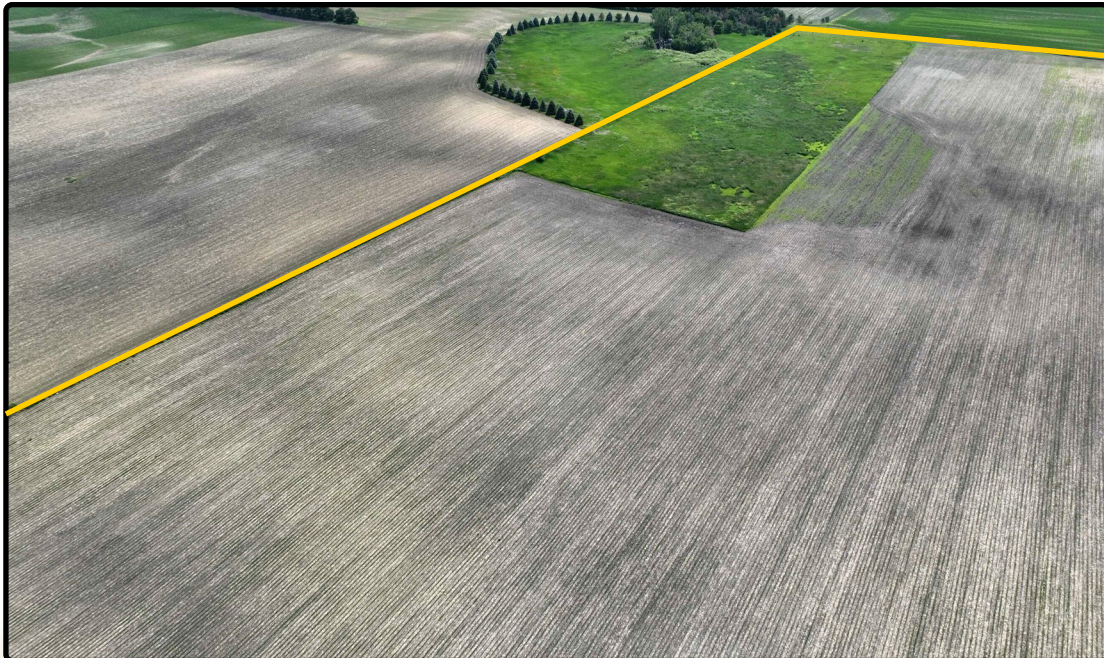
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South Looking North



SE Corner; RIM Acres



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Northeast Looking Southwest



West looking East



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Aug. 8, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., August 9, 2023**

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

Site: **Wabasso Comm. Center**
1429 Front St.
Wabasso, MN 56293

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tues., Aug. 8, 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

Beverly A. Ludeman Irrevocable Trust -
Linda L. Kluender & Loren G. Ludeman
Irrevocable Trust - Larry G. Ludeman

Agency

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

Auctioneer

Darrell Hylen

Attorney

Kristin Gunsolus
Jones Law Firm

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 September 23, 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. 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 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

166.98 Acres in 1 Parcel - Redwood 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 Tues., August 8, 2023** to attend auction.

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



Acres

Subject - 166.98 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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