

# Land Auction

**ACREAGE:**

**265.28 Acres, m/l**  
In 2 parcels  
Waseca County, MN

**DATE:**

**August 17, 2023**  
**10:00 a.m.**  
Register to Attend

**LOCATION:**

**In-Person**  
Pemberton, MN



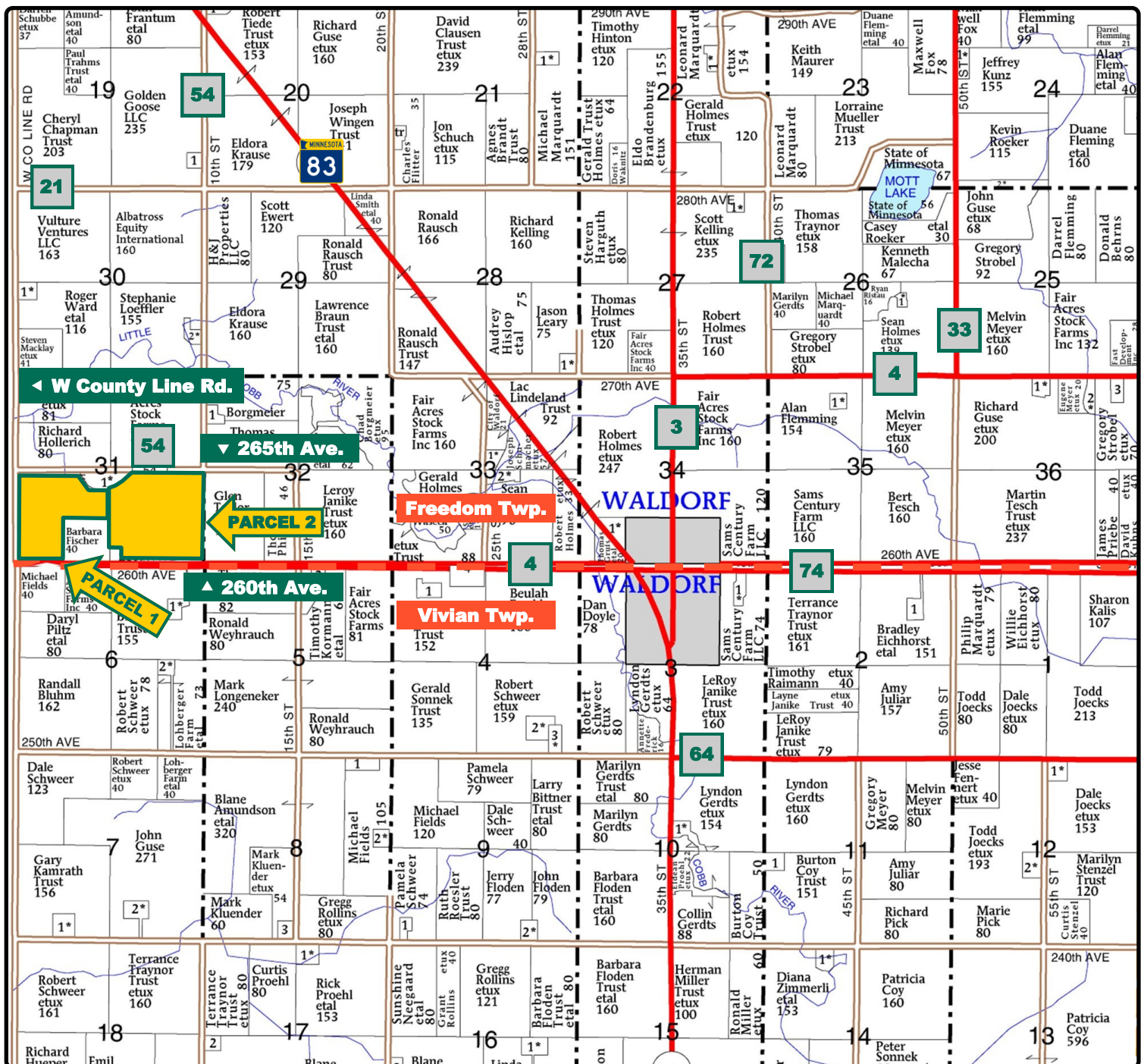
## Property Key Features

- Farmland Offered in Two Parcels and in Combination
- Quality Farmland with an Overall Average of 88.85 CPI
- Private Drainage Flowing into the Little Cobb River

**Darrell Hylen, ALC**  
Licensed Salesperson in MN  
**507-381-3843**  
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**507-345-5263**  
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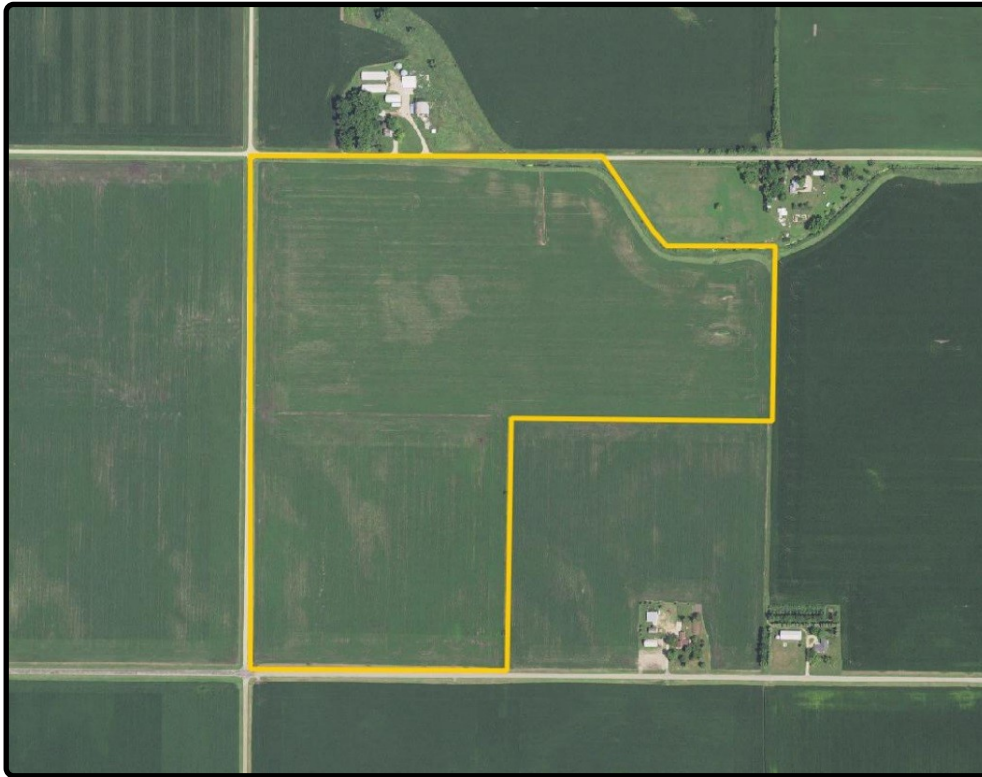
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## Parcel 1

**FSA/Eff. Crop Acres:** 105.38  
**Corn Base Acres:** 52.35\*  
**Bean Base Acres:** 52.31\*  
**Soil Productivity:** 89.10 CPI

*\*Acres are estimated.*

## Parcel 1 Property Information 113.24 Acres, m/l

### Location

From Waldorf: Go west on Co. Rd. 4 / 260th Ave. for 2¾ miles. The farm is located on the north side of the road.

### Legal Description

That part of the SW¼, Section 31, Township 106 North, Range 24 West of the 5th P.M., Waseca Co., MN.

### Real Estate Tax

Taxes Payable in 2023  
Ag Non-Hmstd Taxes: \$3,496.00\*  
Net Taxable Acres: 113.24\*  
Tax per Net Taxable Acre: \$30.87\*  
Tax Parcel ID #: 04.031.0410  
*\*Taxes estimated pending tax parcel split.*

*Waseca County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Part of Farm Number 339  
Part of Tract 1866  
FSA/Eff. Crop Acres: 105.38  
Corn Base Acres: 52.35\*  
Corn PLC Yield: 190 Bu.  
Bean Base Acres: 52.31\*  
Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending reconstitution of farm by the Waseca County FSA office.*

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Marna and Guckeen. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.10. 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

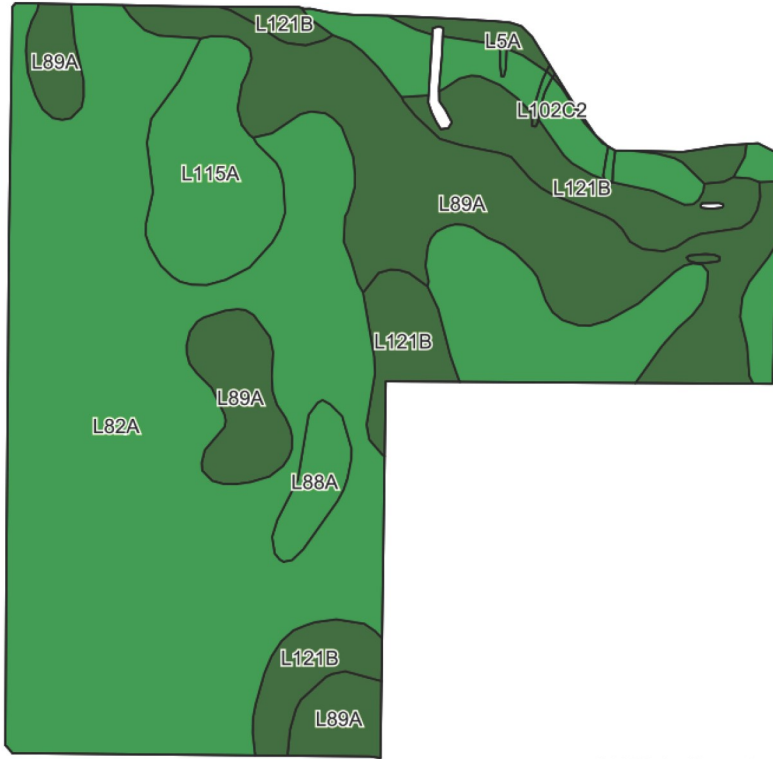
Level to slightly rolling.

### Drainage

Some tile. See map. Contact agent for additional details. Drainage outlets flow into Little Cobb River.

### Buildings/Improvements

None.



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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Waseca**  
Location: **31-106N-24W**  
Township: **Freedom**  
Acres: **105.38**  
Date: **7/3/2023**



Maps Provided By:



Area Symbol: MN161, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L82A	Marna silty clay loam, 0 to 2 percent slopes	58.58	55.6%		IIw	87
L89A	Guckeen silty clay loam, 1 to 3 percent slopes	22.87	21.7%		IIw	95
L121B	Clarion clay loam, 2 to 5 percent slopes	9.93	9.4%		Ile	95
L115A	Brownton-Lura, depressional, complex, 0 to 2 percent slopes	6.49	6.2%		IIw	81
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.41	4.2%		IIIe	87
L88A	Lura silty clay, 0 to 1 percent slopes	1.77	1.7%		IIIw	81
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.35	1.3%		IIw	96
Weighted Average					2.06	89.1

## Water & Well Information

None.

## Comments

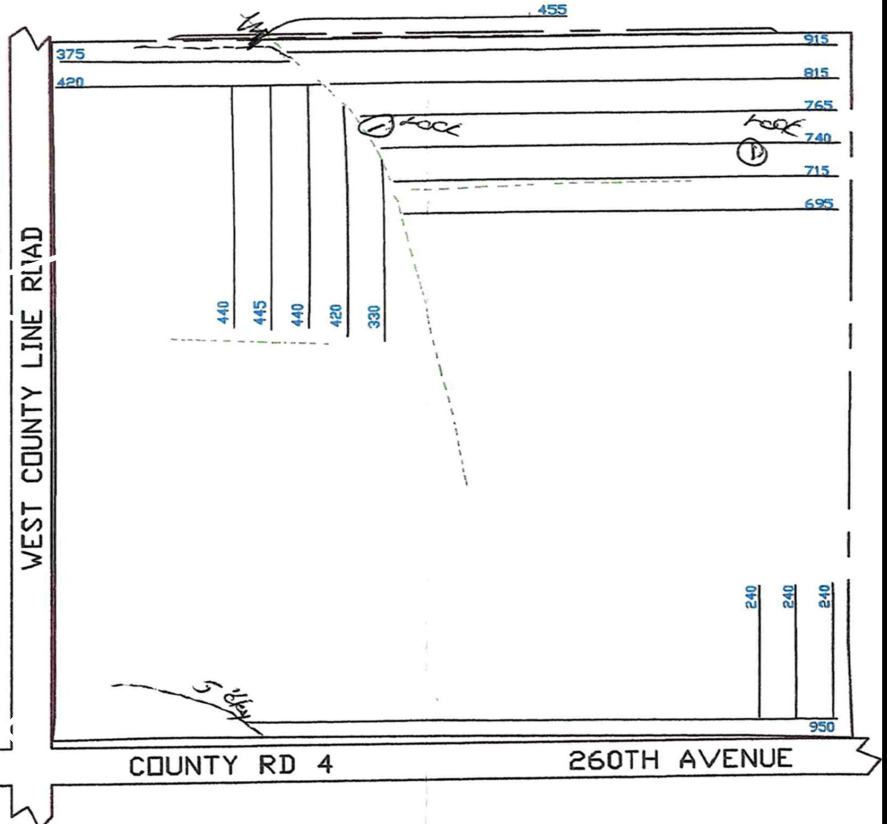
Quality Waseca County farm with a soil rating of 89.10 CPI.

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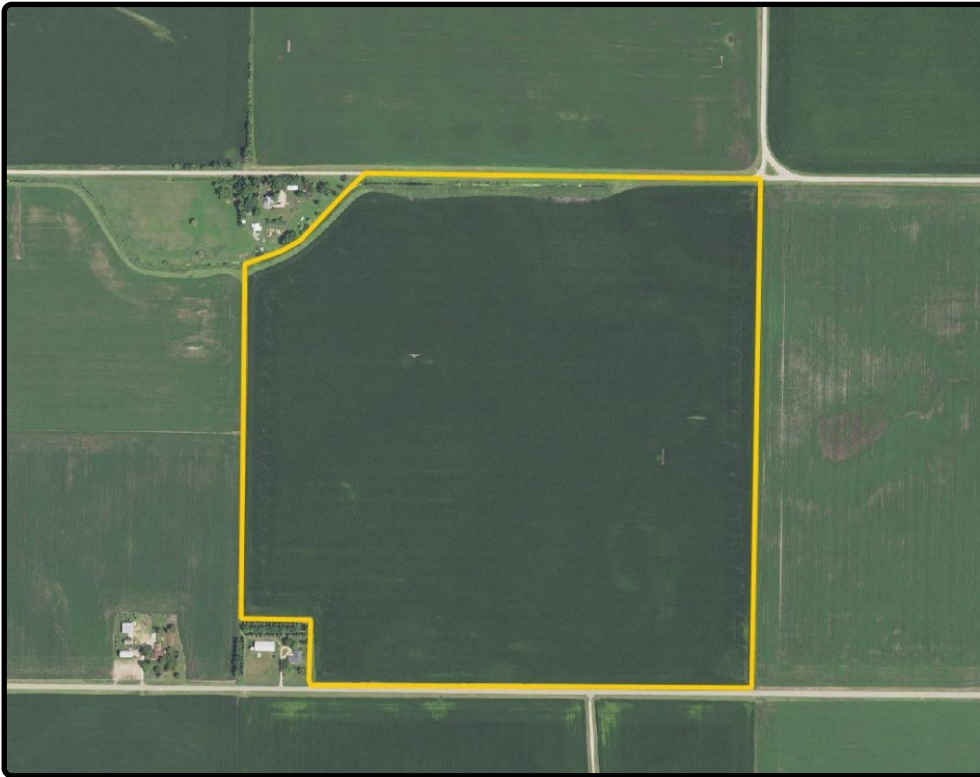


OWNER: BEV LUDEMAN  
RENTER: CALEB AMUNDSON  
LOCATION: SW4 SW4  
SECTION: 31  
TOWNSHIP: FREEDOM  
COUNTY: WASECA  
CONTRACTOR: MORTENSEN DRAINAGE  
SURVEYOR: AIR-ROW SURVEYING, LLC  
TILE SPACINGS = 60'  
FOOTAGE = 9,640'



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## Parcel 2

**FSA/Eff. Crop Acres:** 147.20  
**Corn Base Acres:** 73.12\*  
**Bean Base Acres:** 73.07\*  
**Soil Productivity:** 88.60 CPI

*\*Acres are estimated.*

## Parcel 2 Property Information 152.04 Acres, m/l

### Location

From Waldorf: Go west on Co. Rd. 4 / 260th Ave. for 2½ miles. The farm is located on the north side of the road.

### Legal Description

That part of the SE¼, Section 31, Township 106 North, Range 24 West of the 5th P.M., Waseca Co., MN.

### Real Estate Tax

Taxes Payable in 2023  
Ag Non-Hmstd Taxes: \$4,828.00\*  
Net Taxable Acres: 152.04\*  
Tax per Net Taxable Acre: \$31.75\*  
Tax Parcel ID #: 04.031.0410  
*\*Taxes estimated pending tax parcel split.*

*Waseca County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Part of Farm Number 339  
Part of Tract 1866  
FSA/Eff. Crop Acres: 147.20  
Corn Base Acres: 73.12\*  
Corn PLC Yield: 190 Bu.  
Bean Base Acres: 73.07\*  
Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending reconstitution of farm by the Waseca County FSA office.*

### NRCS Classification

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

### Soil Types/Productivity

Main soil type is Marna. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.60. 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 map. Contact agent for additional details. Drainage outlets flow into Little Cobb River.

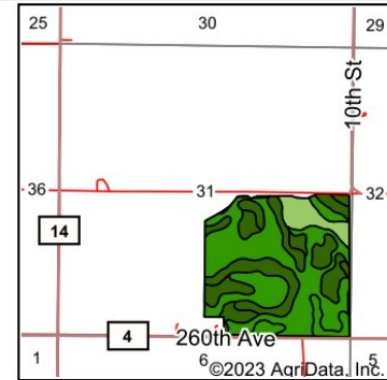
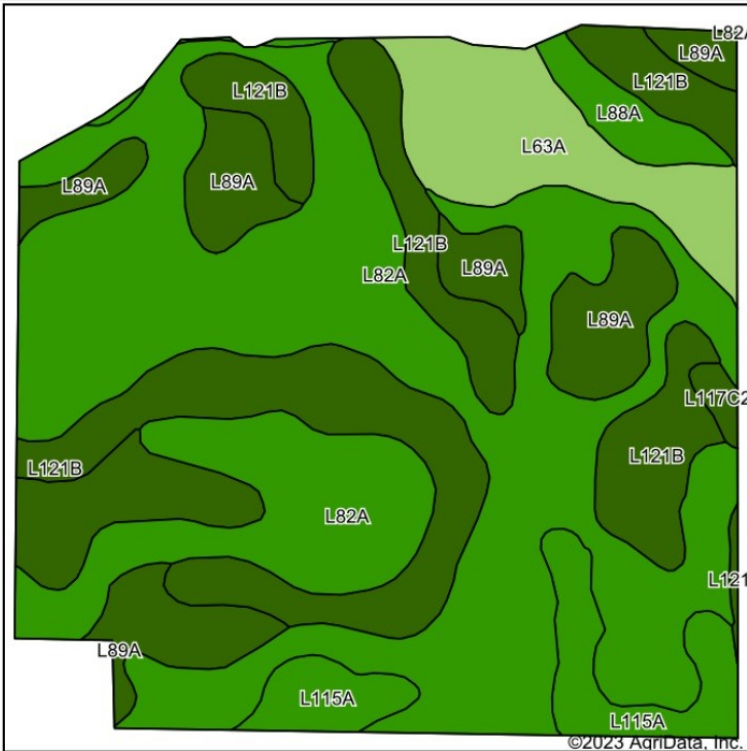
### Drainage Easement

There is a drainage easement for this parcel. Contact agent for details.

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State: **Minnesota**  
County: **Waseca**  
Location: **31-106N-24W**  
Township: **Freedom**  
Acres: **147.2**  
Date: **7/3/2023**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN161, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L82A	Marna silty clay loam, 0 to 2 percent slopes	71.63	48.7%		IIw	87
L121B	Clarion clay loam, 2 to 5 percent slopes	30.46	20.7%		Ile	95
L89A	Guckeen silty clay loam, 1 to 3 percent slopes	21.64	14.7%		IIw	95
L63A	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	11.51	7.8%		IIIw	77
L115A	Brownton-Lura, depressional, complex, 0 to 2 percent slopes	8.07	5.5%		IIw	81
L88A	Lura silty clay, 0 to 1 percent slopes	3.16	2.1%		IIIw	81
L117C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.73	0.5%		Ile	92
Weighted Average					2.10	88.6

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

Quality Waseca County farm with a soil rating of 88.60 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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**Parcel 1** - 105.38 FSA/Eff. Crop Acres

**Parcel 2** - 147.20 FSA/Eff. Crop Acres

USDA United States Department of Agriculture  
Waseca County, Minnesota

**Farm 339**

**Tract 1866**

**2023 Program Year**

Map Created January 10, 2023

0 310 620 1,240  
Feet

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

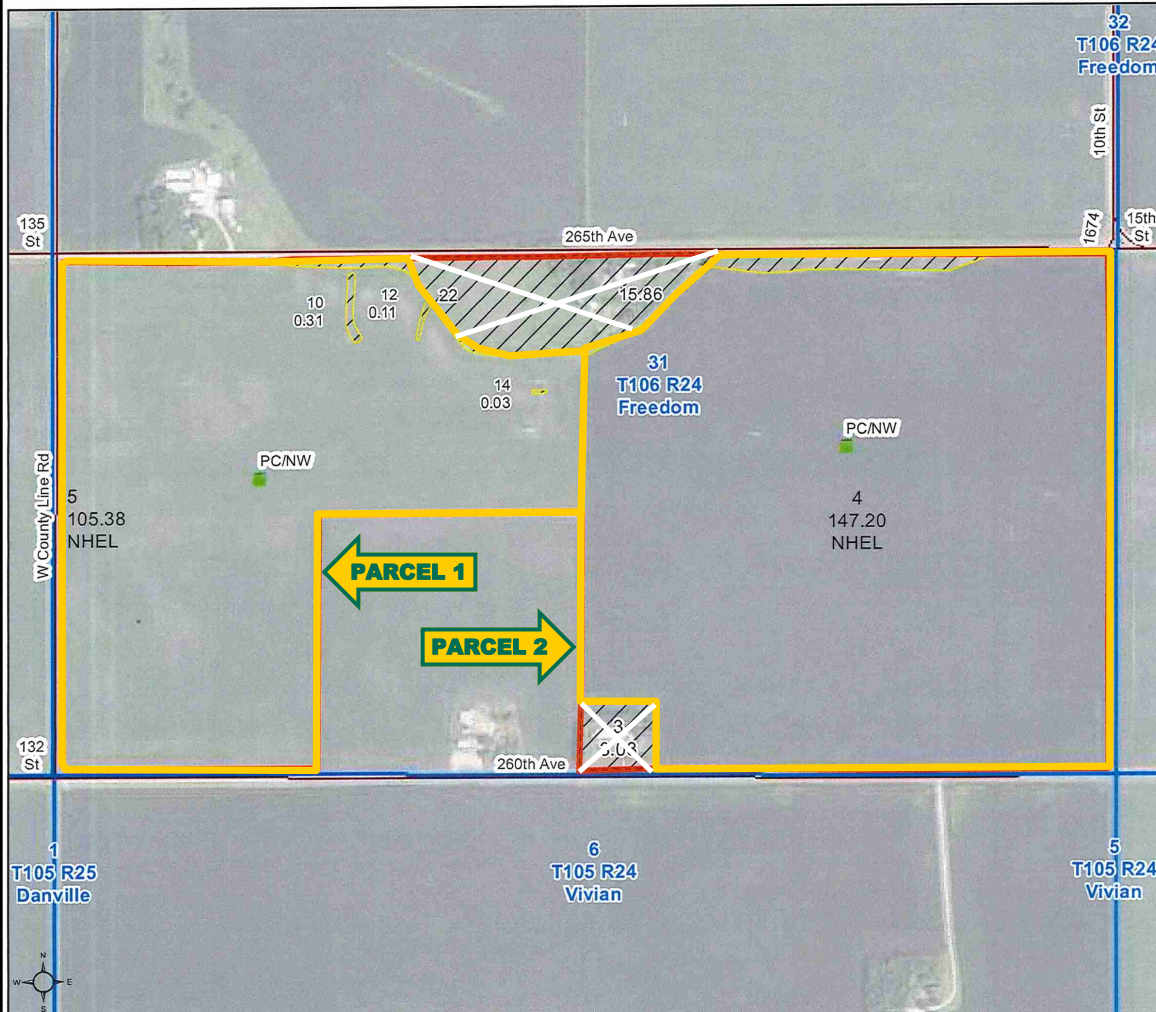
### Common Land Unit

Non-Cropland  
Cropland  
Tract Boundary

### Wetland Determination Identifiers

Restricted  
Limited  
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 252.58 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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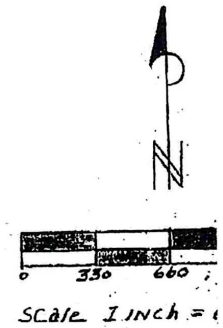
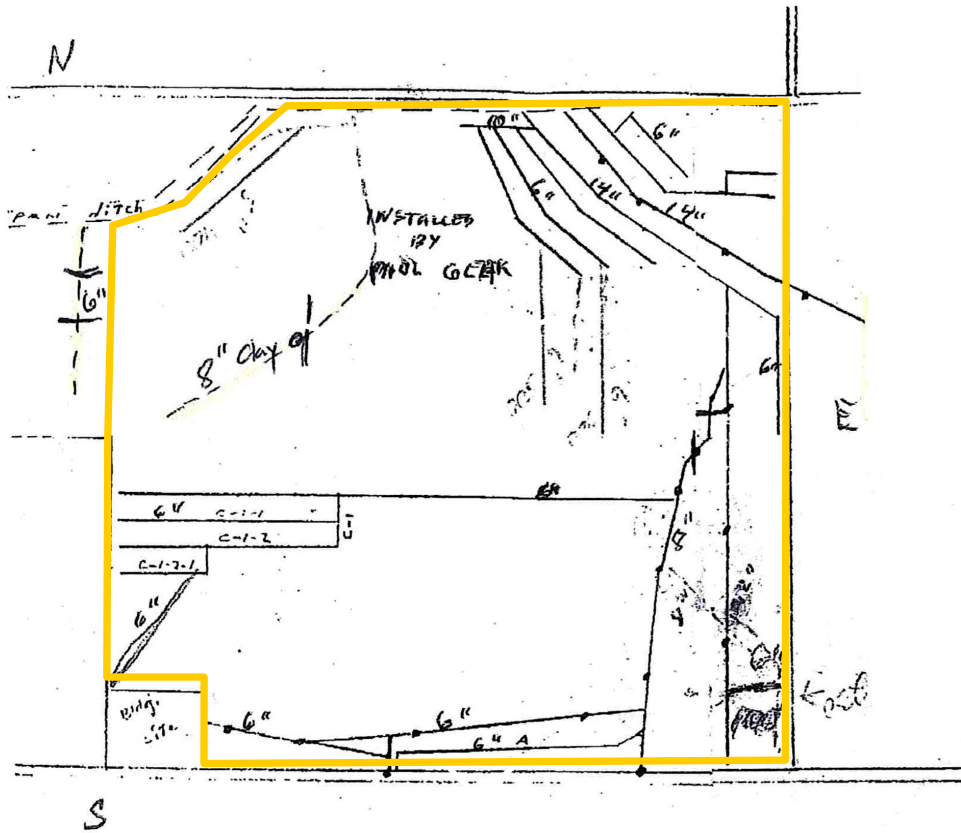
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L. Oliver

5500 Ft

1983



COOPERATOR Loren Ludeman  
COOPERATING WITH \_\_\_\_\_  
COUNTY Lake STATE \_\_\_\_\_  
SURVEYED Feb 15 - Kajewski

U. S. DEPARTMENT OF  
SOIL CONSERVATION

Designed _____	Date _____	Approved _____
Drawn <u>Kajewski</u>		Title _____
Traced _____		Sheet _____
Checked _____		No. _____
		of _____

ORDER THIS BLANK DATA SHEET BY DRAWING

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**Parcels 1 & 2**– Northeast Looking Southwest



**Parcel 1** - Southwest looking Northeast



**Parcel 1** - Northeast looking Southwest



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**Parcel 2** - Northwest looking Southeast



**Parcel 2** - Southwest looking Northeast



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Aug. 16, 2023**  
**12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Thurs., Aug. 17, 2023**

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

Site: **Pemberton City Hall**  
**141 4th Street**  
**Pemberton, MN 56078**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, August 16, 2023** to the 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

- Parcels will be offered Individually and then in Combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

## Sellers

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 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

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 27, 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. 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 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

**265.28 Acres in 2 Parcels** - Waseca County, MN

## INSTRUCTIONS:

- Write in your 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.

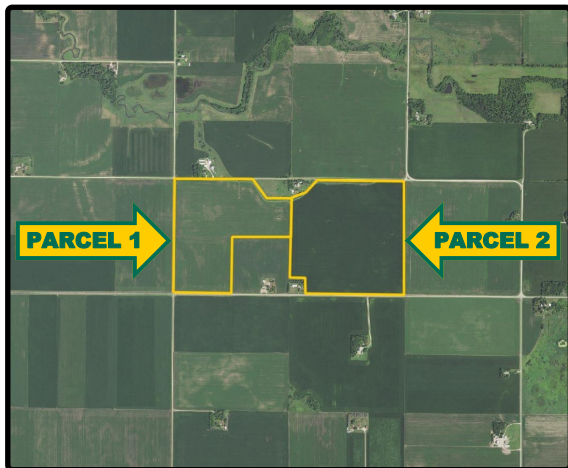
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 Wednesday, August 16, 2023** to attend auction.

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



## Acres

Parcel 1 - 113.24 Ac., m/l

Parcel 2 - 152.04 Ac., m/l

Parcels 1 & 2 - 265.28 Ac., m/l

Combination

## Total 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
- Certified Farm Appraisals

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