

Land Auction

ACREAGE:

120.00 Acres, m/l
Dakota County, MN

DATE:

August 4, 2023
11:00 a.m.
Register to Attend

LOCATION:

GrandStay Hotel
Cannon Falls, MN



Property Key Features

- Frandrup Estate & Frandrup Family Trust
- Three Building Rights; 1 Existing Right, Plus 2 Additional Rights
- Existing Irrigation Systems

Geoff Mead, ALC

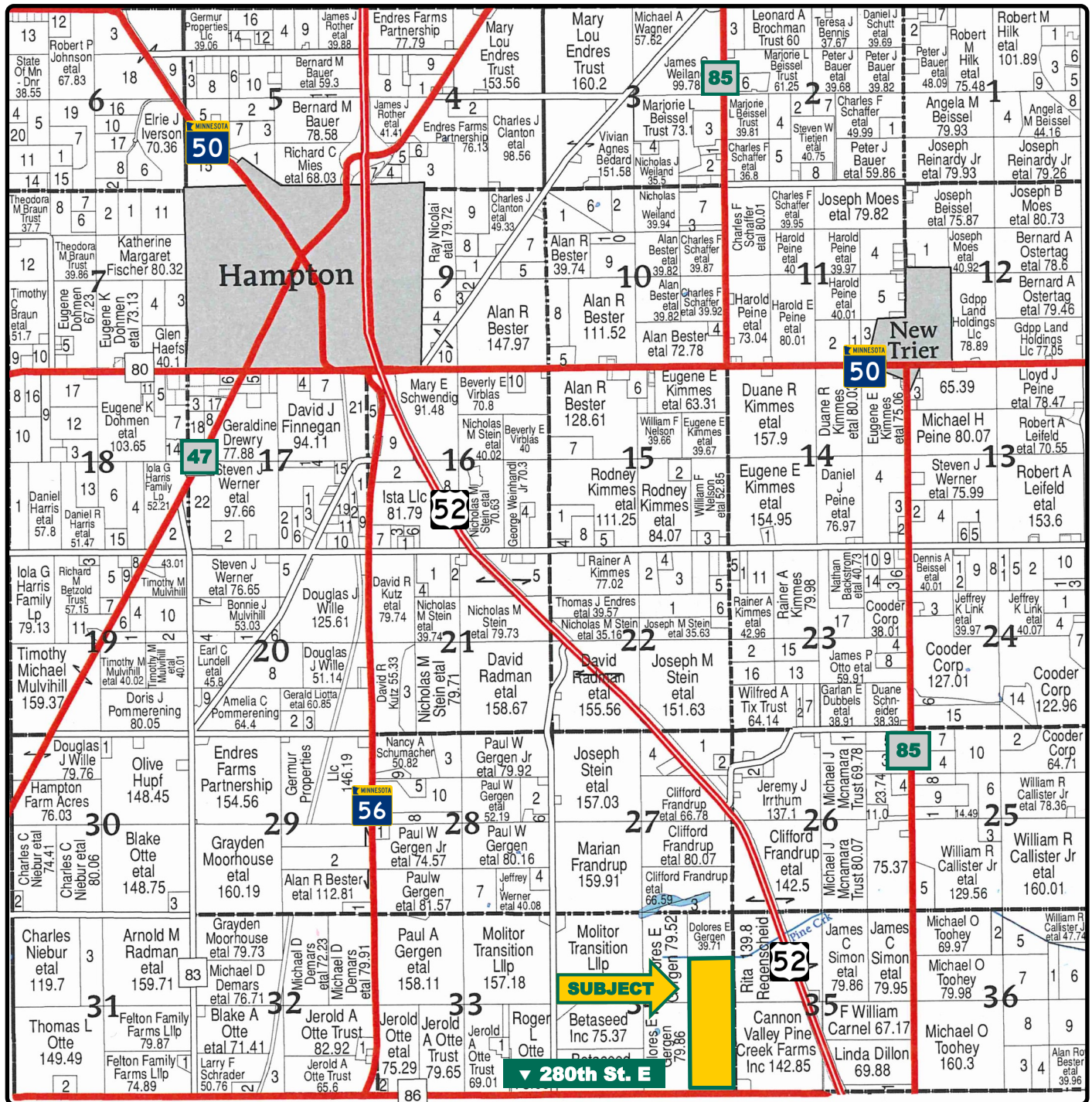
Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310
Mankato, MN 56001



Map reproduced with permission of Farm & Home Publishers, Ltd.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310

Mankato, MN 56001



FSA/Eff. Crop Acres: 111.93
Corn Base Acres: 78.94
Bean Base Acres: 11.56
Soil Productivity: 65.40 CPI

Total Living SF: 1,023
Bedrooms: 3
Bathrooms: 1
Year Built: 1935

ADDRESS:
7401 280th St. E
Randolph, MN 55065

Property Information

120.00 Acres, m/l

Location

From Cannon Falls: north on Hwy 52 to Rochester Blvd., then west at Rochester Blvd., which turns into 280th St. E, and go 0.9 miles. The property is on the north side of the road.

Legal Description

SE¼ NE¼ and E½ SE¼, all in Section 34, Township 113 North, Range 18 West of the 5th P.M., Dakota CO., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$3,190.00
Ag Hmstd Taxes: \$568.00
Total 2023 Real Estate Taxes: \$3,758.00
Net Taxable Acres: 120.00

Tax per Net Taxable Acre: \$31.32
Tax Parcel ID #s: 17-03400-75-010 & 17-03400-03-010

Dwelling

There is a 1¼ story home on this property with 3 bedrooms, 1 bathroom that contains 1,023 square feet and an unfinished basement that was built in 1935. The home is in good condition. There is also a 2-stall, detached garage. Contact agent to schedule a viewing of the home.

House Lease

The house is currently occupied with a renter through a 12-month lease that will end in May 2024.

Building Rights

There are building rights on this property,

however, the property is in Ag Preserve until May 15, 2026. Property cannot be developed or used outside of agriculture until this time.

Crop Lease Status

Farmland is leased through the 2023 crop year.

FSA Data

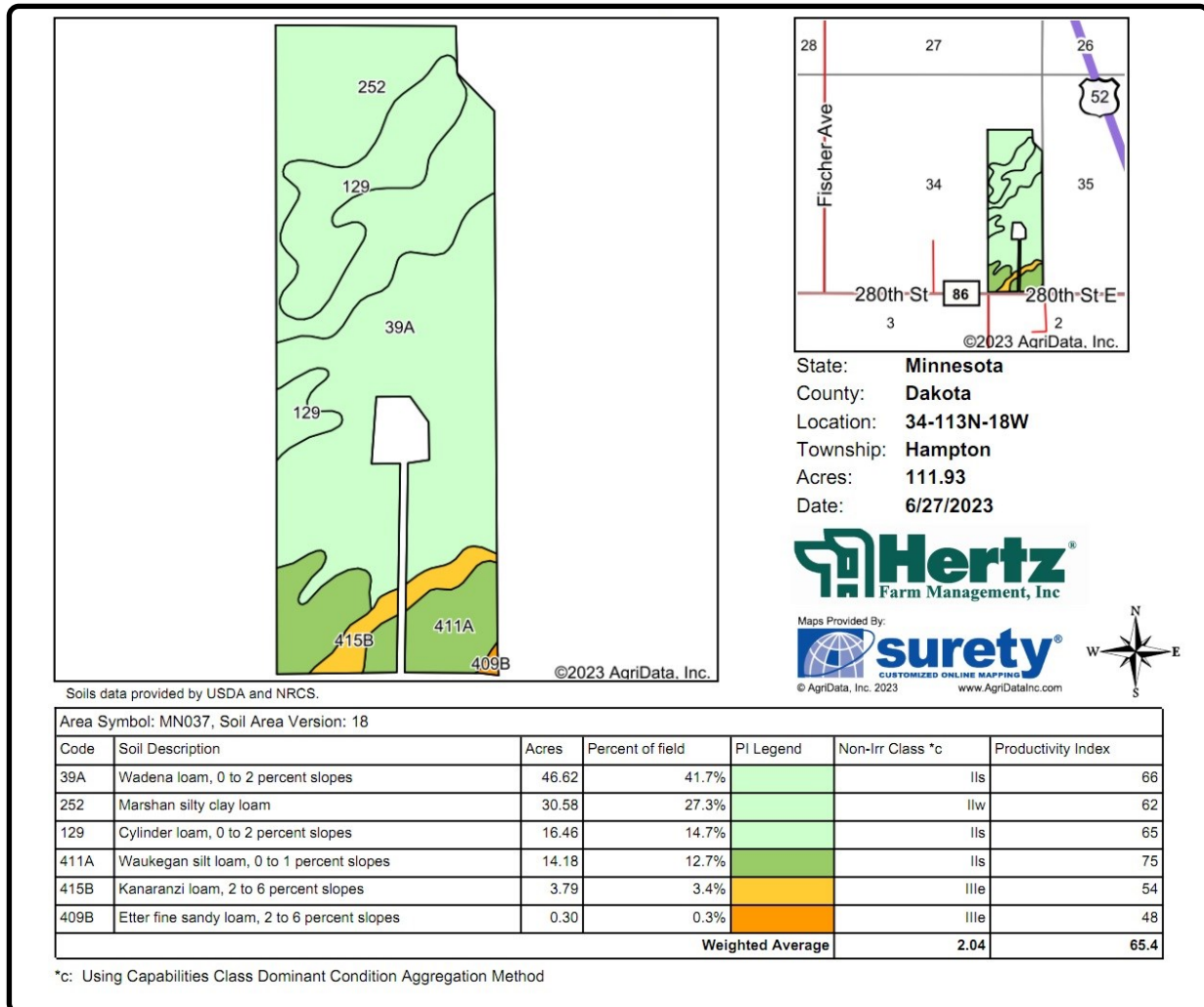
Farm Number 8206, Tract 430
FSA/Eff. Crop Acres: 111.93
Corn Base Acres: 78.94
Corn PLC Yield: 177 Bu.
Bean Base Acres: 11.56
Bean PLC Yield: 44 Bu.

NRCS Classification

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

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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



Soil Types/Productivity

Main soil types are Wadena and Marshan. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 65.40. 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

Natural.

Water & Well Information

There are 2 wells on this property. One well is located along the driveway west of the home, and the second well is located near the southwest corner of the grove.

Irrigation Information

There are 3 irrigator systems on this property. All 3 irrigators have 4 towers with electric power and well depth of 382'. All 3 irrigators are served by the same well.

Geoff Mead, ALC

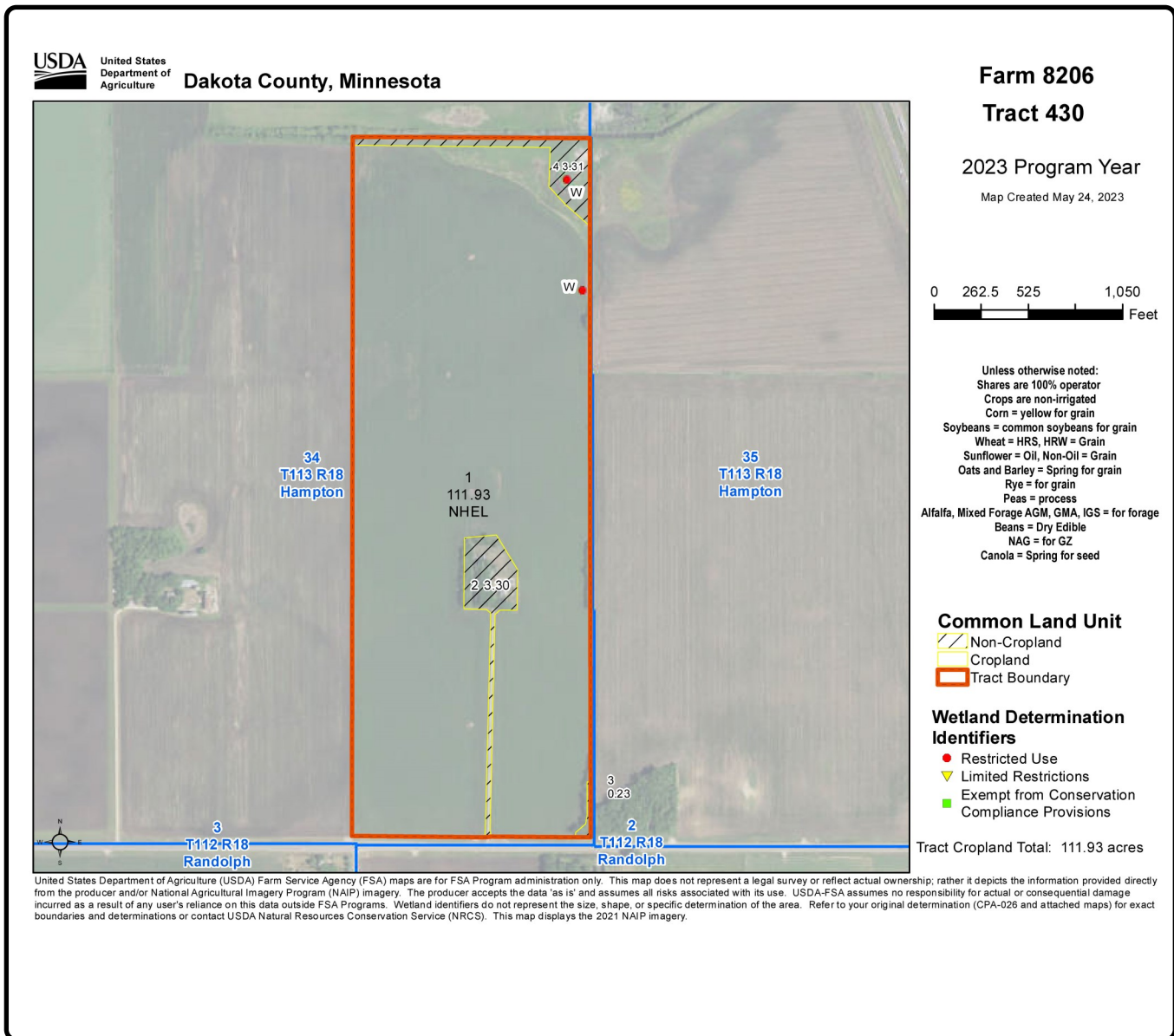
Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310
Mankato, MN 56001



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.

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Southwest Looking Northeast



Northwest Looking Southeast



Northeast Looking Southwest



Homesite - East Looking west



Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

North Irrigator



South Irrigator



Central Irrigator



Southeast Looking Northwest



Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Aug. 3, 2023
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Fri., Aug. 4, 2023**

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

Site: **GrandStay
32027 Alexander Ct.
Cannon Falls, MN 55009**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thurs., Aug. 3, 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

Marian Frandrup Estate &
Arthur H. Frandrup Family Trust

Agency

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

Auctioneer

Geoff Mead

Attorney

Dan Fluegel
Fluegel Law Firm, P.A.

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 8, 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 date.

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.

Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

GeoffM@Hertz.ag

507-345-5263

151 Saint Andrews Ct. Ste., 1310
Mankato, MN 56001

Bidder Registration Form

120.00 Acres in 1 Parcel - Dakota 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.

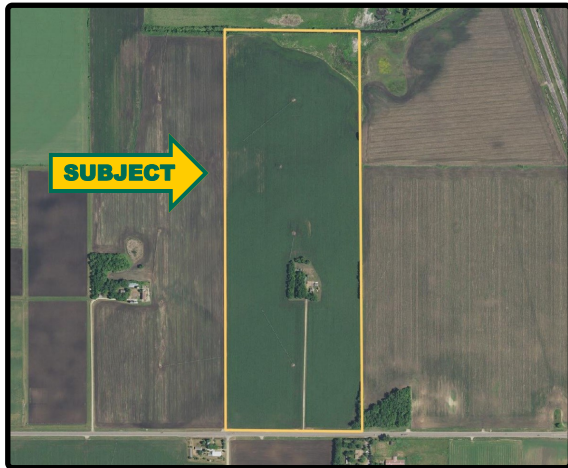
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Thurs., Aug. 3, 2023** to attend auction.

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



Acres

Subject - 120.00 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).

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

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

Make the Most of Your Farmland Investment

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