

Land Auction

ACREAGE:

149.90 Acres, m/l
Brown County, MN

DATE:

September 6, 2023
10:30 a.m.
Register to Attend

LOCATION:

In-Person
Hanska, MN

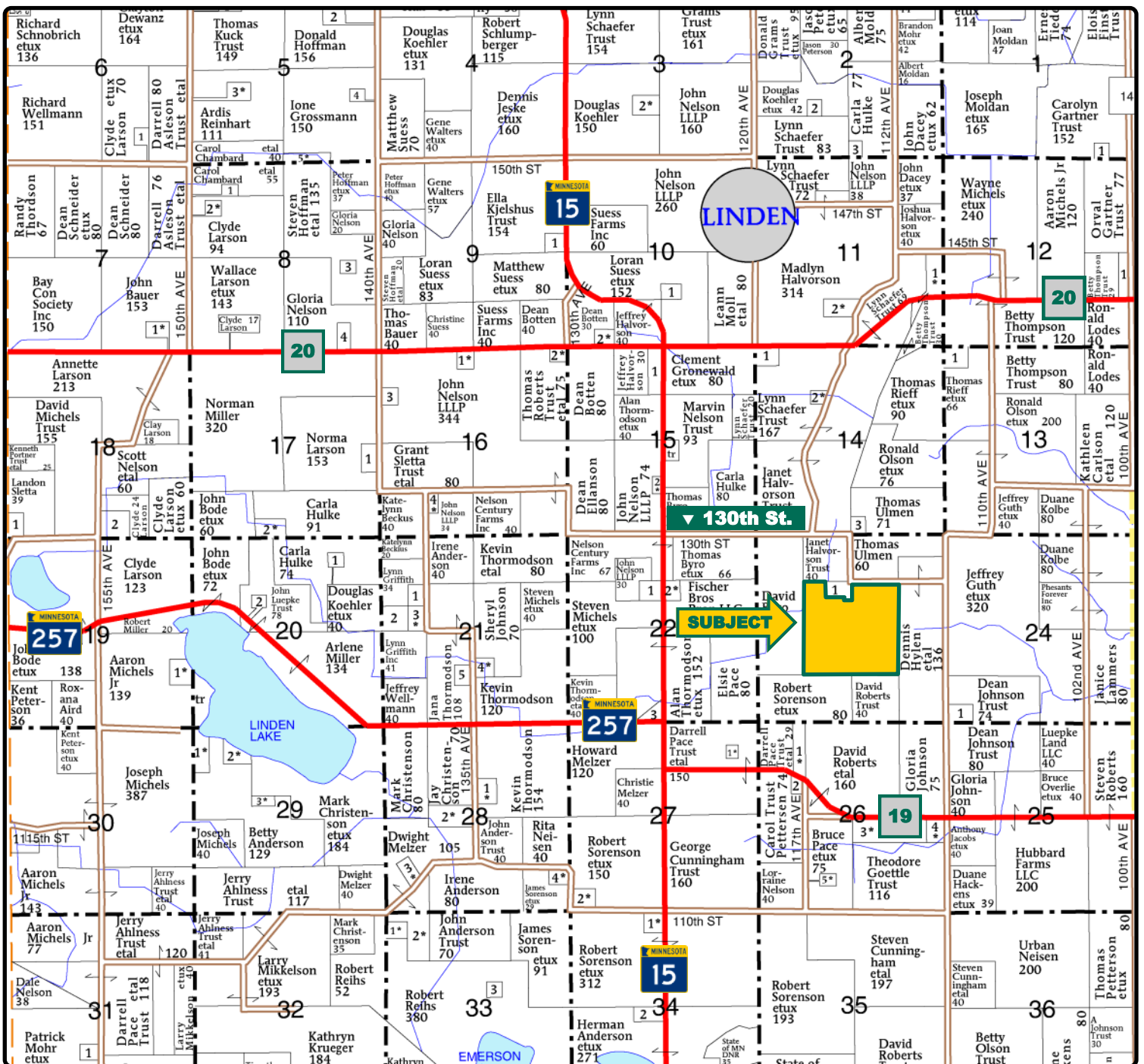


Property Key Features

- Quality Farm with a CPI of 94.60
- Private Tile Outlet and Outlet to Brown Co. CD #63
- Open Lease for the 2024 Crop Year

Darrell Hylén, ALC
Licensed Salesperson in MN
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FSA/Eff. Crop Acres: 148.32

Corn Base Acres: 74.21

Bean Base Acres: 73.51

Soil Productivity: 94.60 CPI

Property Information

149.90 Acres, m/l

Location

From Hanska: east on MN 257E for 3.9 miles to MN 15N, go north for 1 mile to 130th St., then east for 1.3 miles. The farm is on the south side of the road.

Legal Description

SE¼ NW¼, Exc. 9.65 Ac., NE¼ SW¼, SW¼ NE¼, Exc. 0.45 Ac., NW¼ SE¼, all in Section 23, Township 108 North, Range 30 West of the 5th P.M., Brown Co., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$7,338.00
Net Taxable Acres: 149.90
Tax per Net Taxable Acre: \$48.95
Tax Parcel ID #s: R180.023.002.06.060

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 8813, Tract 14581
FSA/Eff. Crop Acres: 148.32
Corn Base Acres: 74.21
Corn PLC Yield: 163 Bu.
Bean Base Acres: 73.51
Bean PLC Yield: 50 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster and Nicollet.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.60. 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, no maps available. Part of Brown Co. Ditch #63 and private group agreement. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

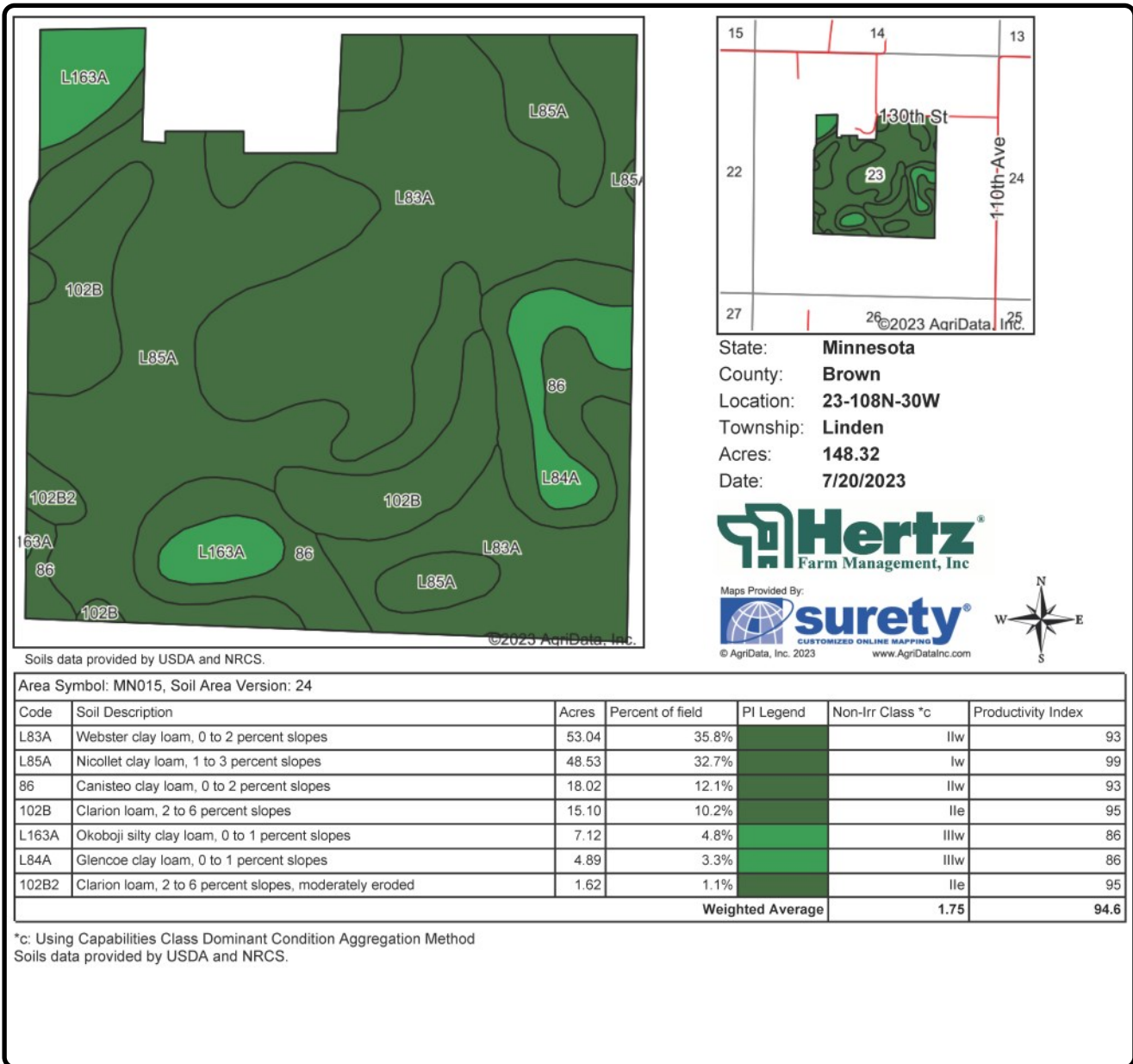
None.

Comments

Quality farm with a CPI of 94.60. A great addition to an existing farm operation.

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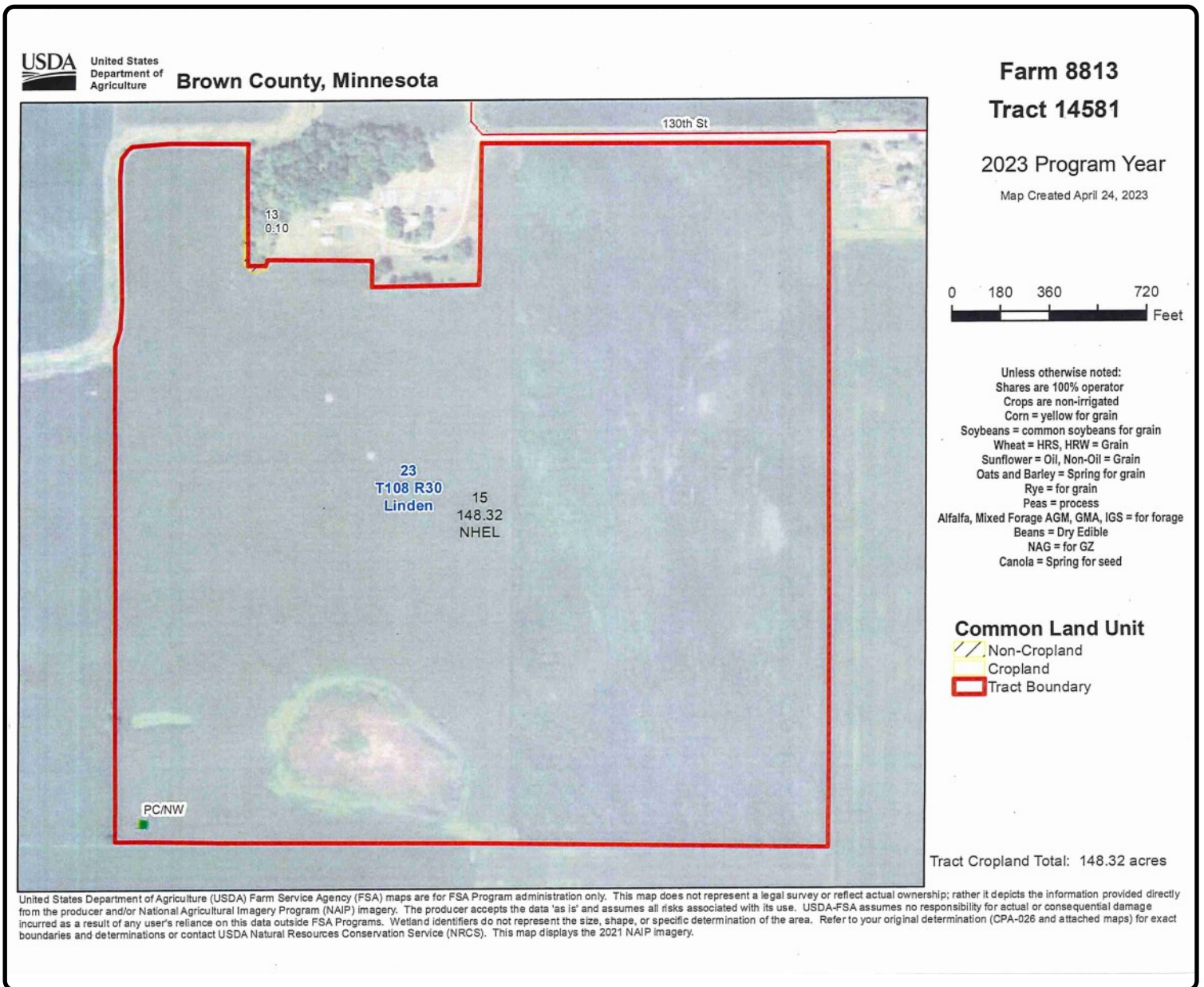
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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North Looking South



Northwest Looking Southeast



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Southwest Looking Northeast



Northwest Corner: CD #63



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Sept. 5, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., Sept. 6, 2023**

Time: **10:30 a.m.**

Site: **Hanska Comm. Center**
201 Broadway St.
Hanska, MN 56041

Auction Instructions

- **Only registered bidders may attend auction.**
- All bidders must submit bid by **12:00 Noon, CST on Tues., Sept. 5, 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

Florine B. Aspelund Living Trust dated May 18, 2016

Agency

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

Auctioneer

Darell Hylen

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 October 11, 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

149.90 Acres in 1 Parcel - Brown 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.

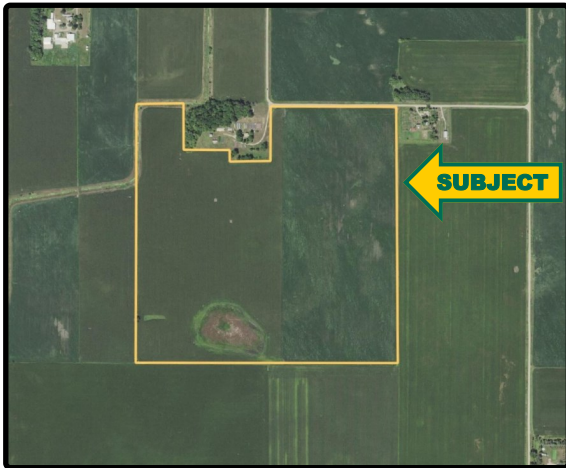
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Tuesday, September 5, 2023** to attend auction.

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



Acres

Subject - 149.90 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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