

Land Auction

ACREAGE:

82.80 Acres, m/l
Blue Earth County, MN

DATE:

Sept. 22, 2023
10:00 a.m.
Register to Attend

LOCATION:

In-Person
Mankato, MN

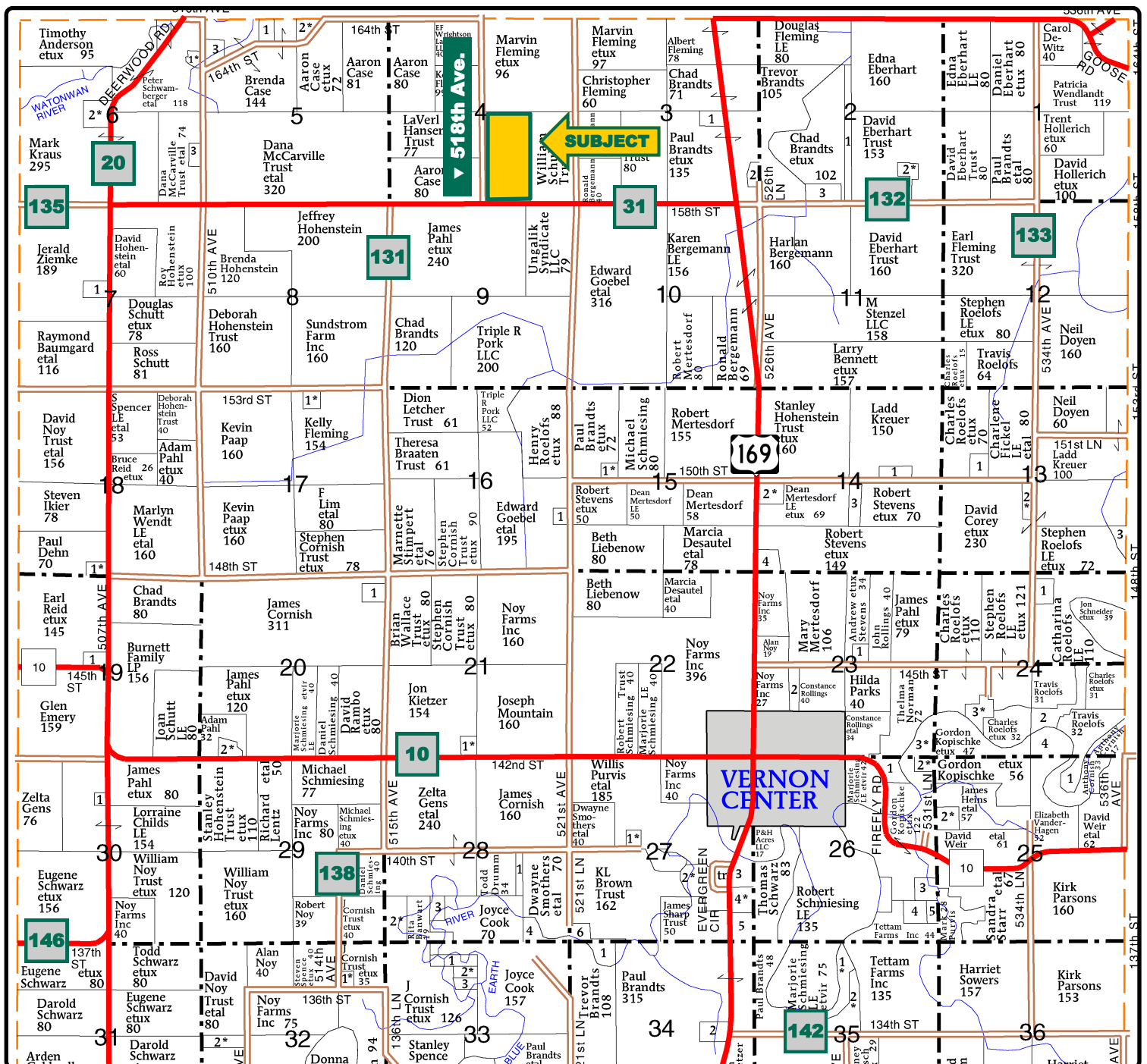


Property Key Features

- Quality Vernon Center Township Farm
- Soil CPI Rating of 93.40
- Open Lease for the 2024 Crop Year

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

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



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FSA/Eff. Crop Acres:	79.53
Corn Base Acres:	48.00
Bean Base Acres:	31.10
Soil Productivity:	93.40 CPI

Property Information

82.80 Acres, m/l

Location

From Vernon Center: north on Hwy 169 for 3 miles to Co. Rd. 31, then west for 1½ miles. The farm is on the north side of the road at 518th Ave.

Legal Description

W½ SE¼, Section 4, Township 106 North, Range 28 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2023
Ag Non-Hmstd Taxes: \$3,891.44
Special Assessments: \$250.56, CD #53
Total 2023 Real Estate Taxes: \$4,142.00
Net Taxable Acres: 82.80

Tax per Net Taxable Acre: \$50.02
Tax Parcel ID #: R52.17.04.400.002

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 14351, Tract 13625
FSA/Eff. Crop Acres: 79.53
Corn Base Acres: 48.00
Corn PLC Yield: 157 Bu.
Bean Base Acres: 31.10
Bean PLC Yield: 49 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Spicer and Kingston. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.40. 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 to rolling.

Drainage

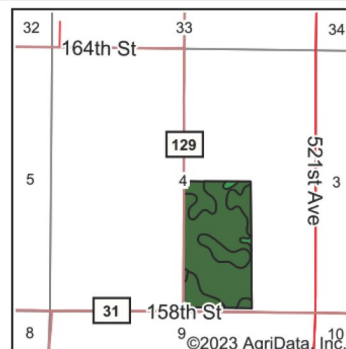
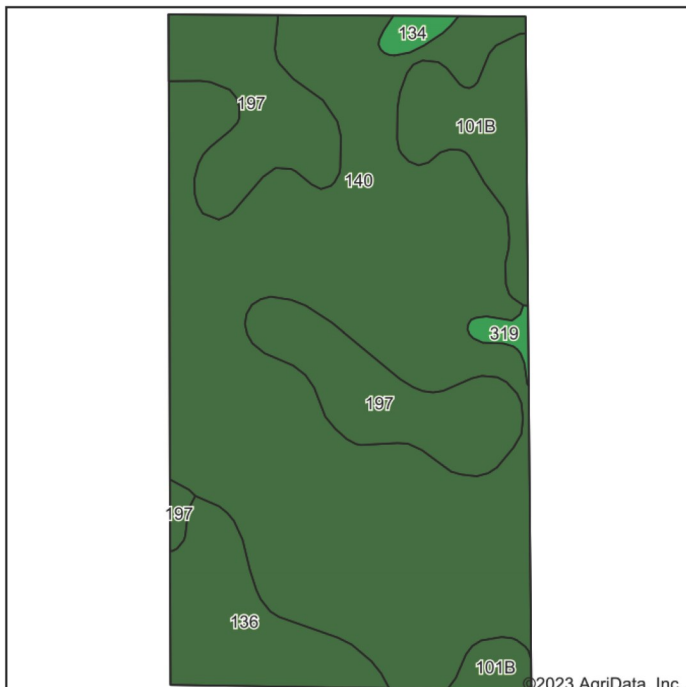
Some tile, no maps available. Part of CD #53.

Buildings/Improvements

None.

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State: **Minnesota**
County: **Blue Earth**
Location: **4-106N-28W**
Township: **Vernon Center**
Acres: **79.53**
Date: **8/10/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
140	Spicer silty clay loam, 0 to 2 percent slopes	51.20	64.4%		IIw	91
197	Kingston silty clay loam, 1 to 3 percent slopes	13.86	17.4%		Iw	100
136	Madelia silty clay loam, 0 to 2 percent slopes	6.83	8.6%		IIw	94
101B	Truman silt loam, 2 to 6 percent slopes	6.39	8.0%		Ile	99
134	Okoboji silty clay loam, 0 to 1 percent slopes	0.67	0.8%		IIIw	86
319	Barbert silt loam	0.58	0.7%		IIIw	86
Weighted Average					1.84	93.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Water & Well Information

None.

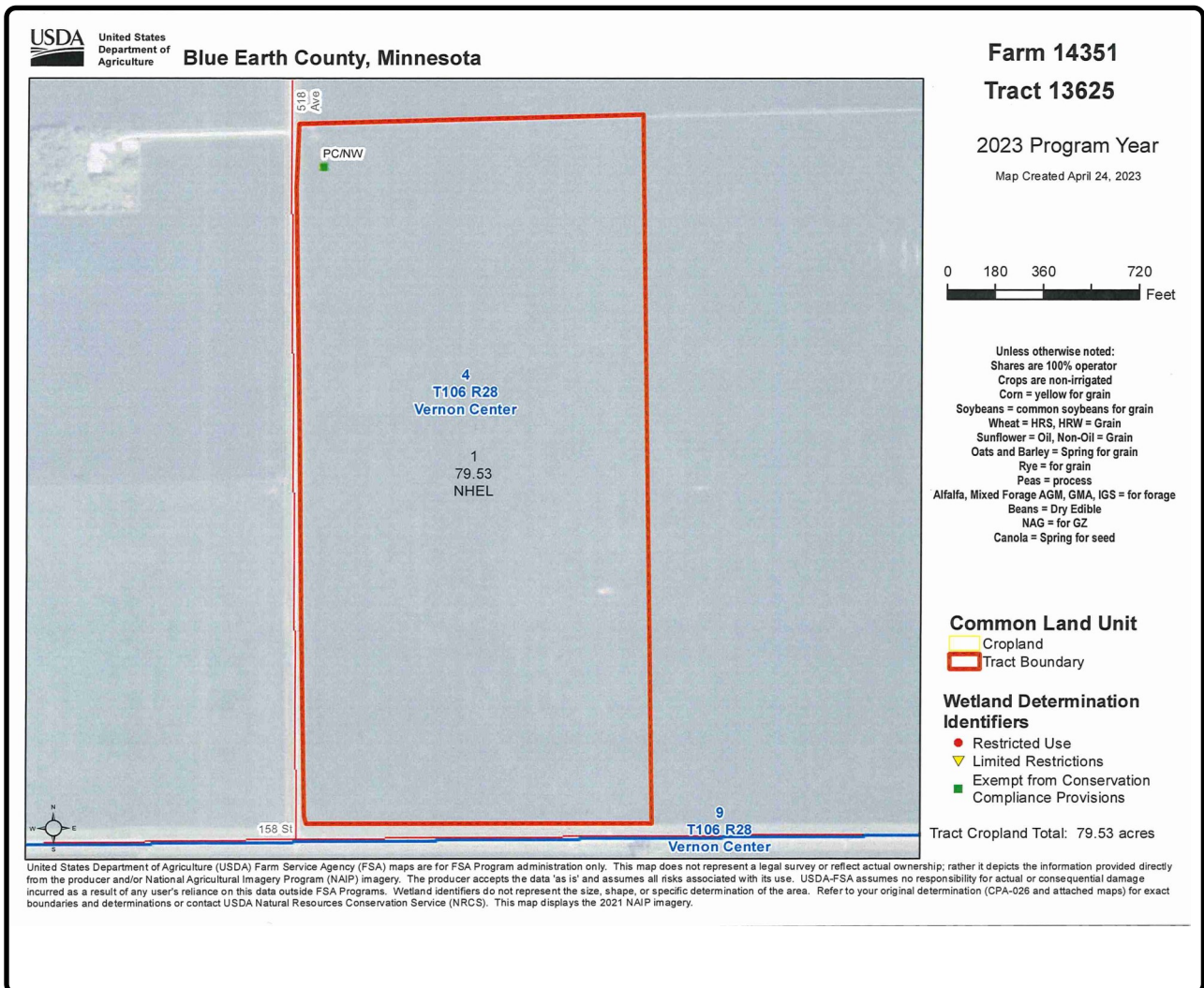
Comments

Quality Blue Earth County farm with a CPI rating of 93.40 and an open lease for the 2024 crop year.

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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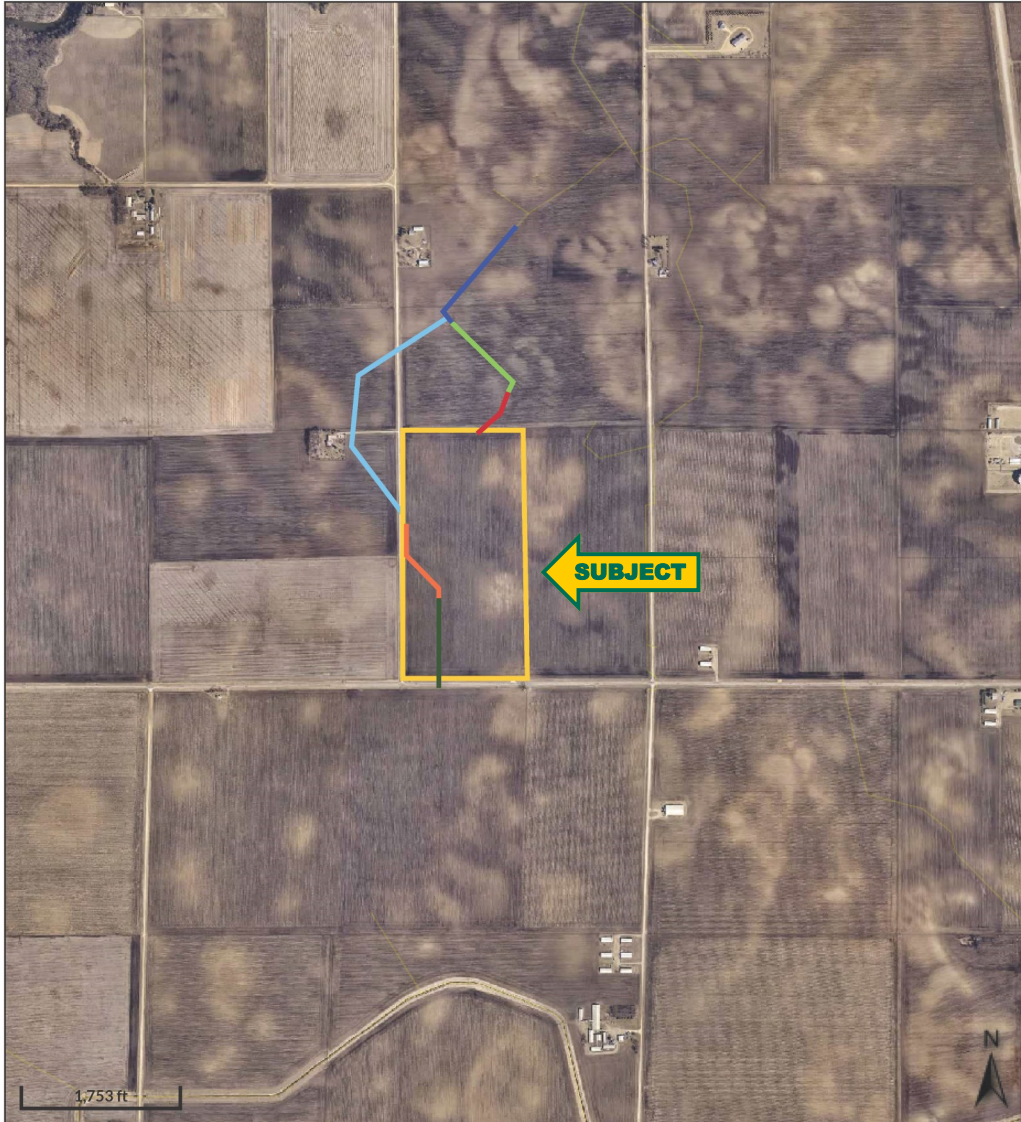


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CD #53 Tile



Overview



Legend

- ☐ Tax Parcels
- Public Ditch
 - Open
 - Tile
 - <all other values>
- Cartography
 - Mon Carto
 - <all other values>

- 16"
- 18"
- 8"
- 12"
- 14"
- 10"

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Northeast Looking Southwest



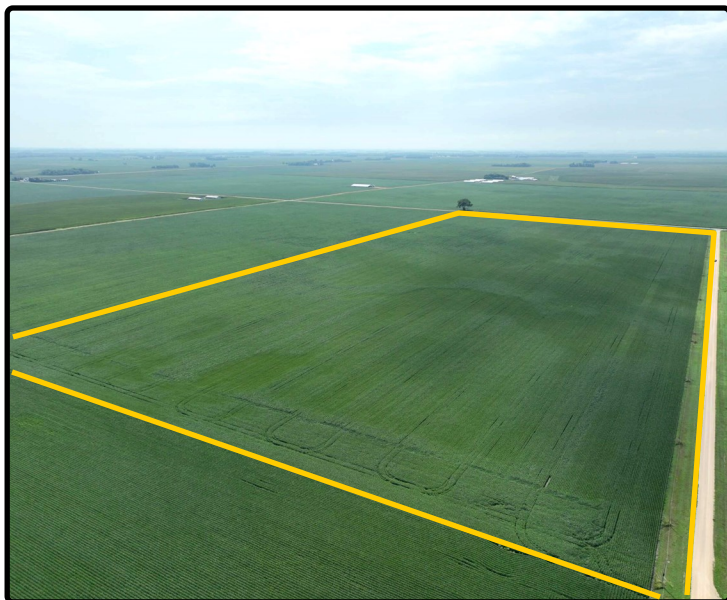
South Looking North



Southwest Looking Northeast



Northwest Looking Southeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Sept. 21, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Fri., Sept. 22, 2023**

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

Site: **Pioneer Bank**
1450 Adams St.
Mankato, MN 56001

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thur., Sept. 21, 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

The Willis A. Boynton Revocable Living Trust, Dated June 6, 2023

Agency

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

Auctioneer

Darrell Hylen, ALC

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 25, 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

82.80 Acres in 1 Parcel - Blue Earth 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.

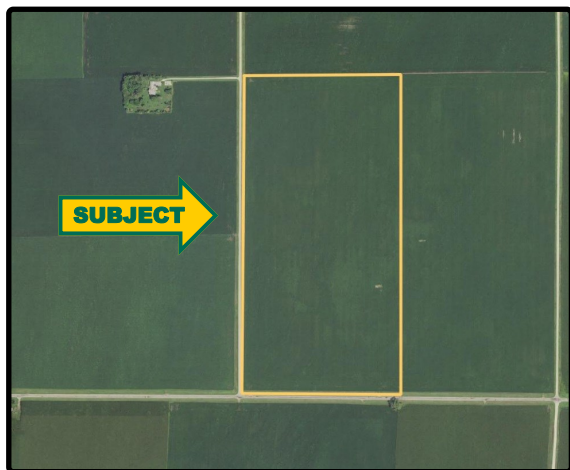
X _____
Signature

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 Thursday, September 21, 2023**, to attend auction.

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



Acres

Subject - 82.80 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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