

Land Auction

ACREAGE:

320.00 Acres, m/l
In 3 parcels
Freeborn County, MN

DATE:

Thursday
October 26, 2023
1:00 p.m.

AUCTION TYPE:

Hybrid
Hayward, MN &
bid.hertz.ag



Property Key Features

- Hartmann Farms
- 320.00 Acres, m/l, Offered in 3 Parcels via Choice & Privilege
- Pattern Tiled Farmland, Quality Open Ditch Outlet

Nicole Rustad, AFM
Licensed Salesperson in IA & MN
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Mason City, IA 50401
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Geoff Mead, ALC
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Parcel 1

FSA/Eff. Crop Acres:	170.41
Corn Base Acres:	87.32*
Bean Base Acres:	41.59*
Oats Base Acres:	5.51*
Soil Productivity:	80.70 CPI

**Acres are estimated.*

Parcel 1 Property Information 184.00 Acres, m/l

Location

From the intersection of 200th St. and Hwy 26 on the south edge of Hayward, go 1½ miles east on 200th St. The farm is on the south side of the road.

Legal Description

W½ NE¼; W½ SE¼; SE¼ SE¼, lying west of drainage ditch, Section 15, Township 102 North, Range 20 West of the 5th P.M., Freeborn Co., MN

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Non-Hmstd Taxes: \$9,926.32*

Special Assessments: \$737.68*
Total 2023 Real Estate Taxes: \$10,664.00*
Net Taxable Acres: 184.00*
Tax per Net Taxable Acre: \$57.96*
Tax Parcel ID#s: 070150020 & part of 070150010

**Taxes estimated pending tax parcel split. Freeborn County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 9391
Tracts 55182 & Part of 55183
FSA/Eff. Crop Acres: 170.41
Corn Base Acres: 87.32*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 41.59*

Bean PLC Yield: 45 Bu.

Oats Base Acres: 5.51*

Oats PLC Yield: 68 Bu.

**Acres are estimated pending reconstitution of farm by the Freeborn County FSA Office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Mayer, Madelia and Spicer. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 80.70. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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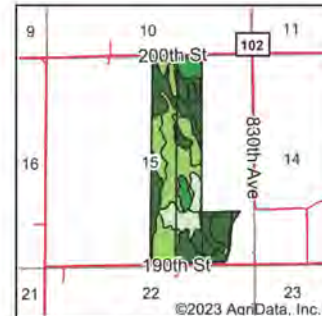
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State: **Minnesota**
County: **Freeborn**
Location: **15-102N-20W**
Township: **Hayward**
Acres: **170.41**
Date: **9/2/2023**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN047, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c
255	Mayer loam, 0 to 2 percent slopes	47.55	27.9%		IIw
136	Madelia silty clay loam, 0 to 2 percent slopes	30.44	17.9%		IIw
140	Spicer silty clay loam, 0 to 2 percent slopes	27.33	16.0%		IIw
392	Biscay clay loam, 0 to 2 percent slopes	17.80	10.4%		IIw
252	Marshan silt loam	11.58	6.8%		IIw
L83A	Webster clay loam, 0 to 2 percent slopes	8.87	5.2%		IIw
386	Wacousta mucky silt loam	7.10	4.2%		IIIw
377	Merton silt loam, 1 to 3 percent slopes	5.33	3.1%		Iw
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	5.25	3.1%		IIle
229	Waldorf silty clay loam, 0 to 2 percent slopes	4.51	2.6%		IIw
L13A	Klossner muck, 0 to 1 percent slopes	4.02	2.4%		IIIw
253	Maxcreek silty clay loam	0.40	0.2%		IIw
154	Blue Earth muck	0.23	0.1%		IIIw
Weighted Average					2.07
					80.7

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

Land Description

Level to gently rolling.

Drainage

Tile present, see tile map. Part of Freeborn County Drainage Ditch 62.

Water & Well Information

None.

Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed at Seller's expense and the final sale price will be adjusted up or down based on final surveyed acres.

Comments

Quality, pattern tiled Freeborn County farm.

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Parcel 2

FSA/Eff. Crop Acres:	52.15
Corn Base Acres:	26.48*
Bean Base Acres:	12.16*
Oats Base Acres:	1.69*
Soil Productivity:	85.00 CPI

**Acres are estimated.*

Parcel 2 Property Information 56.00 Acres, m/l

Location

From the intersection of 200th St. and Hwy 26 on the south edge of Hayward, go 1 mile east on 200th St., then 1 mile south 820th Ave., then 1 mile east on 190th St. The farm is on the north side of the road.

Legal Description

SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 14 and SE $\frac{1}{4}$ SE $\frac{1}{4}$, lying east of drainage ditch, Section 15 all in Township 102 North, Range 20 West of the 5th P.M., Freeborn Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Non-Hmstd Taxes: \$2,820.46*
Special Assessments: \$275.54*
Total 2023 Real Estate Taxes: \$3,096.00*
Net Taxable Acres: 56.00*
Tax per Net Taxable Acre: \$55.29
Tax Parcel ID #s: 070140030 & part of 070150010
**Taxes estimated pending tax parcel split. Freeborn County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 9391, Part of Tract 55183
FSA/Eff. Crop Acres: 52.15
Corn Base Acres: 26.48*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 12.16*
Bean PLC Yield: 45 Bu.
Oats Base Acres: 1.69*
Oats PLC Yield: 68 Bu.
**Acres are estimated pending reconstitution of farm by the Freeborn County FSA Office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Madelia, Havana and Linder. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 85.00. See soil map for details.

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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Freeborn**
Location: **14-102N-20W**
Township: **Hayward**
Acres: **52.15**
Date: **9/2/2023**



Area Symbol: MN047, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
136	Madelia silty clay loam, 0 to 2 percent slopes	17.57	33.7%		IIw	94
380	Havana silt loam	11.77	22.6%		IIw	94
247	Linder sandy loam, 0 to 3 percent slopes	9.23	17.7%		IIIs	60
140	Spicer silty clay loam, 0 to 2 percent slopes	5.97	11.4%		IIw	91
392	Biscay clay loam, 0 to 2 percent slopes	5.03	9.6%		IIw	70
134	Okoboji silty clay loam, 0 to 1 percent slopes	2.39	4.6%		IIIIw	86
381	Newry silt loam, 1 to 3 percent slopes	0.19	0.4%		Iw	95
Weighted Average					2.04	85

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

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Tile present, see tile map. Part of Freeborn County Drainage Ditch 62.

Water & Well Information

None.

Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed at Seller's expense and the final sale price will be adjusted up or down based on final surveyed acres.

Comments

Quality, pattern tiled farm in Freeborn County.

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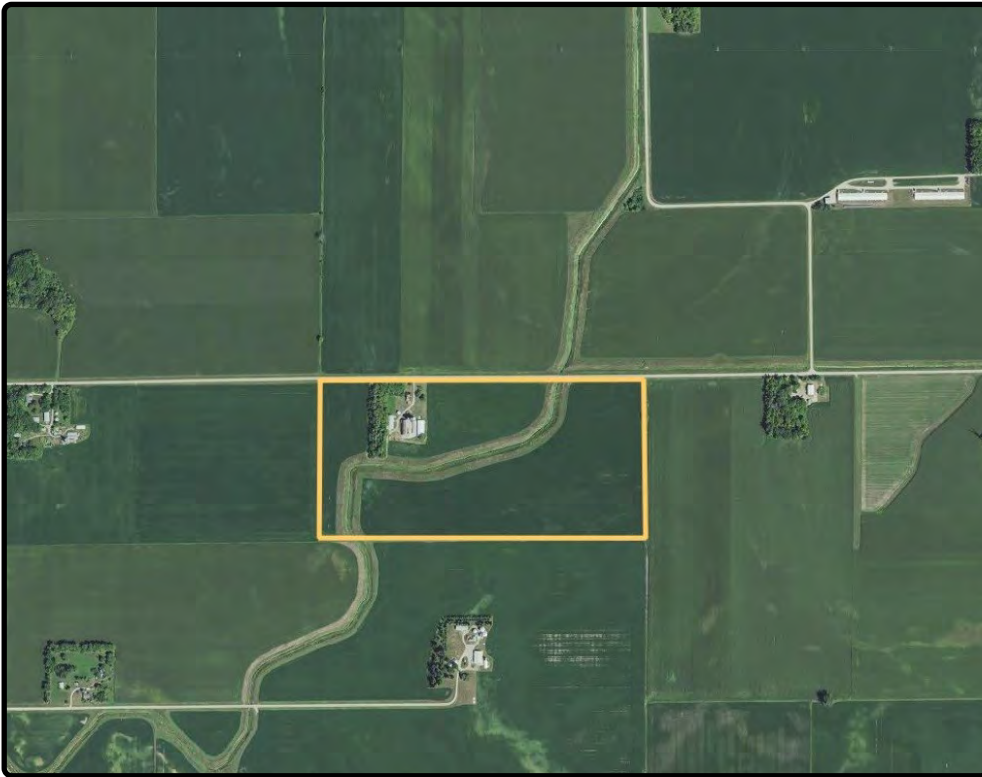
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Parcel 3

FSA/Eff. Crop Acres:	66.65
Corn Base Acres:	32.90
Bean Base Acres:	15.70
Oats Base Acres:	2.10
Soil Productivity:	68.30 CPI

Parcel 3 Property Information 80.00 Acres, m/l

Location

From the intersection of 200th St. and Hwy 26 on the south edge of Hayward, go 1 mile east on 200th St., then 1 mile south 820th Ave., then ½ mile east on 190th St. The farm is on the south side of the road.

Legal Description

N½ NE¼, Section 22, Township 102 North, Range 20 West of the 5th P.M., Freeborn Co., MN.

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes and Special Assessments Payable in 2023
Ag Non-Hmstd Taxes: \$4,151.27
Special Assessments: \$476.73
Total 2023 Real Estate Taxes: \$4,628.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$57.85
Tax Parcel ID#s: 070220030

FSA Data

Farm Number 9390, Tract 54908
FSA/Eff. Crop Acres: 66.65
Corn Base Acres: 32.90
Corn PLC Yield: 140 Bu.
Bean Base Acres: 15.70
Bean PLC Yield: 43 Bu.
Oats Base Acres: 2.10
Oats PLC Yield: 68 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Mayer, Marshan and Linder. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 68.30. See soil map for details.

Mineral Rights

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Land Description

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Drainage

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Dwelling

There is a 4 bedroom, 2 bathroom, 1½-story home that has 1,679 square feet and was built in 1890. There is also a two-stall, attached garage. The house is currently uninhabitable.

Buildings/Improvements

- Pole Barn, 6,500 sq. ft, built in 1972
- Feed/livestock Barn, 3,360 sq. ft. built in 1972
- Dairy Barn, 4,080 sq. ft., built in 1953
- Milking Parlor, 384 sq. ft, built in 1961

- Grain Bin, 2,500 bushels, built in 1962
- Steel Silo, 17,672 sq. ft. built in 1970
- Steel Silo, 15,147 sq. ft. built in 1964
- Steel Silo, 12,623 sq. ft. built in 1964
- Steel Utility Bldg., 5,876 sq. ft, built in 1977

Water & Well Information

There is a well located south of the house.

Septic

Septic is not compliant. It will be Buyer's responsibility to update or abandon.

Comments

Quality, open ditch outlet with building site opportunities.

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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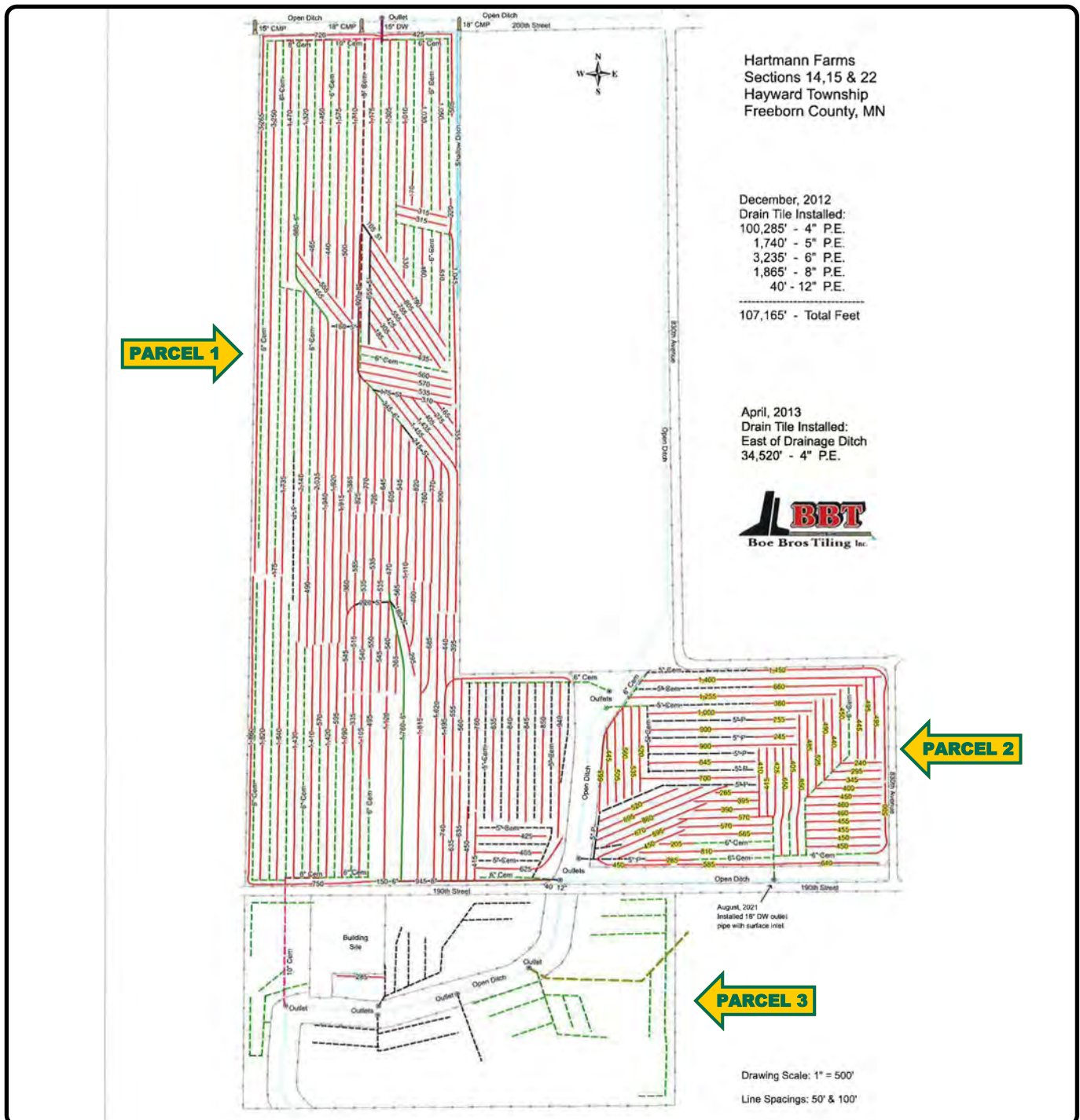
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Parcel 1 - 2022; Southeast Looking Northwest



Parcel 1 - 2023; Southwest Looking Northeast



Parcel 1 - 2023; North Looking South



Parcel 1 - Corn (Left); Beans (Right) Looking South



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Parcel 2 - 2022; Southwest Looking Northeast



Parcel 2 - 2023; Northwest Looking Southeast



Parcel 2 - 2023; Northeast Looking Southwest



Parcel 2 - 2023 Corn; Looking West



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Parcel 3 - 2022; Southeast Looking Northwest



Parcel 3 - 2023; Northwest Looking Southeast



Parcel 3 - 2023; East Looking West



Parcel 3 - 2023; Northeast Looking Southwest



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Date: **Thurs., October 26, 2023**

Time: **1:00 p.m.**

Site: **Hayward Comm. Center
201 Main St.
Hayward, MN 56043**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Nicole Rustad at 641-220-5510 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via **bid.hertz.ag** (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the

privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.

- Seller reserves the right to refuse any and all bids.

Seller

Hartmann Family

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Cole A. Hickman
Hellmuth & Johnson

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

10% down payment required the day of sale. A 1% Buyer's Premium will be added to the final sale 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 December 14, 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 March 1, 2024. Taxes will be prorated to closing date.

Survey

If parcels 1 and 2 sell to different buyers, a survey will be completed at Seller's expense and the final sale price will be adjusted up or down based on final surveyed acres.

Contract & Title

Immediately upon conclusion of the auction, the high bidder 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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