

Land Auction

ACREAGE:

204.00 Acres, m/l
In 3 parcels
Blue Earth County, MN

DATE:

November 2, 2023
10:00 a.m.
Register to Attend

LOCATION:

In-Person
Mankato, MN



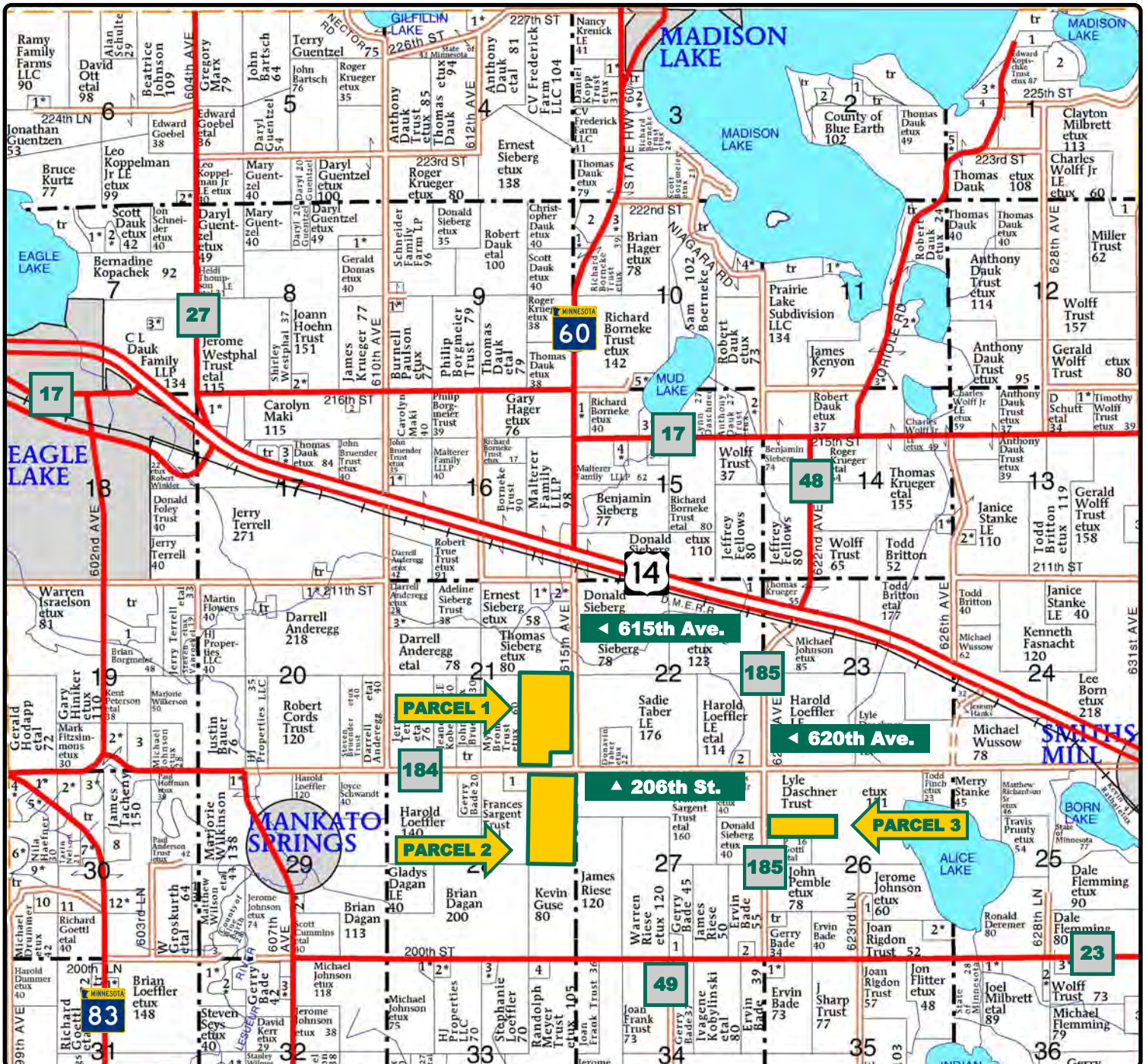
Property Key Features

- Quality Blue Earth County Farms, Offered in Three Parcels
- Available for 2024 Crop Year
- Average Soil Rating of 88.93 CPI, Amongst the Three Parcels

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

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
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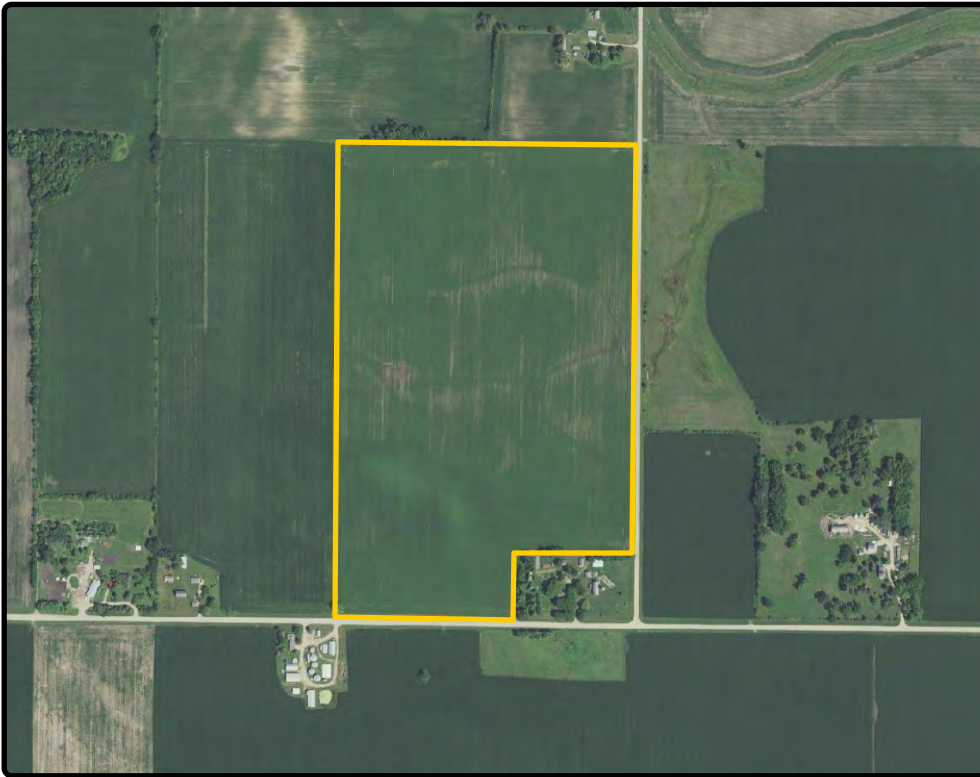
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Parcel 1

FSA/Eff. Crop Acres:	91.75
Corn Base Acres:	44.81
Bean Base Acres:	43.01
Soil Productivity:	93.80 CPI

Parcel 1 Property Information 94.00 Acres, m/l

Location

From Eagle Lake: Go east on US-14 for 2.1 miles, then south on 615th Ave. for ¾ mile. Property is on the west side of the road.

Legal Description

East 100 acres of SE¼, excluding acreage site in SE corner, Section 21, Township 108 North, Range 25 West of the 5th P.M., Blue Earth Co., MN. Updated abstract to govern.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Hmstd Taxes: \$2,814.00*

Special Assessments: \$23.89*
Total 2023 Real Estate Taxes: \$2,837.89*
Net Taxable Acres: 94.00*
Tax per Net Taxable Acre: \$30.19*
Tax Parcel ID #: Part of
R39.10.21.400.002
**Taxes estimated pending survey of building site. Blue Earth County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 10021, Tract 12306
FSA/Eff. Crop Acres: 91.75
Corn Base Acres: 44.81
Corn PLC Yield: 137 Bu.
Bean Base Acres: 43.01
Bean PLC Yield: 49 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster, Le Sueur, and Reedslake-Le Sueur. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.80. 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.

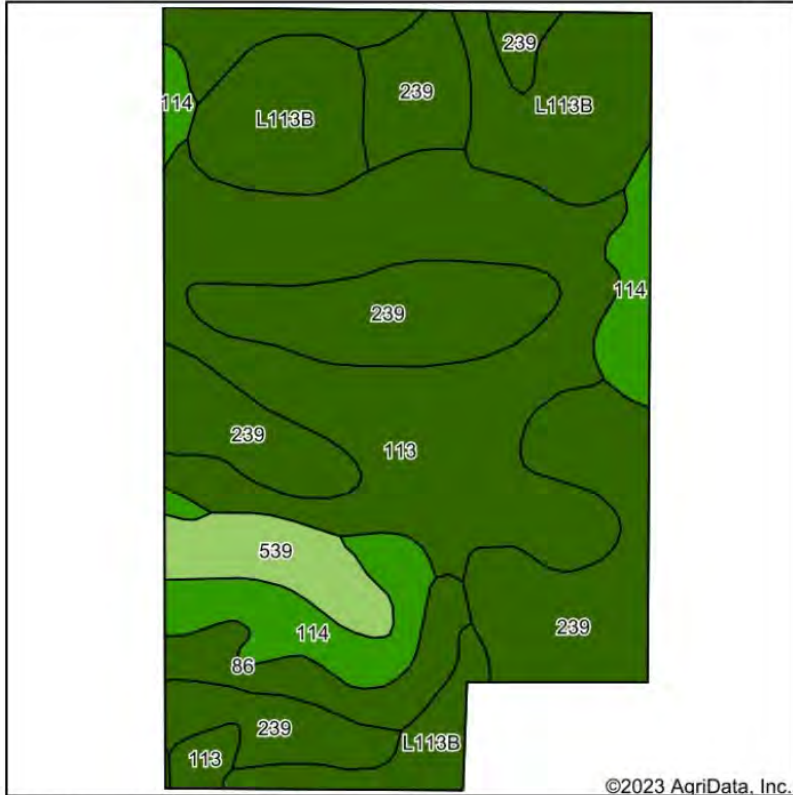
Drainage

Some tile. No maps available.

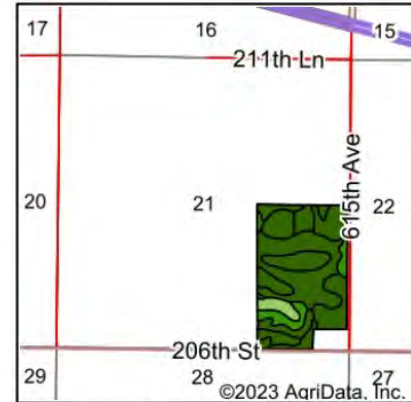
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Blue Earth**
Location: **21-108N-25W**
Township: **Le Ray**
Acres: **91.75**
Date: **9/20/2023**



Maps Provided By:



Area Symbol: MN013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
113	Webster clay loam, 0 to 2 percent slopes	31.76	34.6%		IIw	93
239	Le Sueur loam, 1 to 3 percent slopes	27.59	30.1%		Iw	97
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	16.21	17.7%		Ile	98
114	Glencoe silty clay loam, 0 to 1 percent slopes	8.20	8.9%		IIlw	86
86	Canisteo clay loam, 0 to 2 percent slopes	4.06	4.4%		IIw	93
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	3.93	4.3%		IIlw	77
Weighted Average					1.83	93.8

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Property will be surveyed at the Seller's expense to remove acreage site prior to closing. Final sale price will be adjusted up/down based on final surveyed acres.

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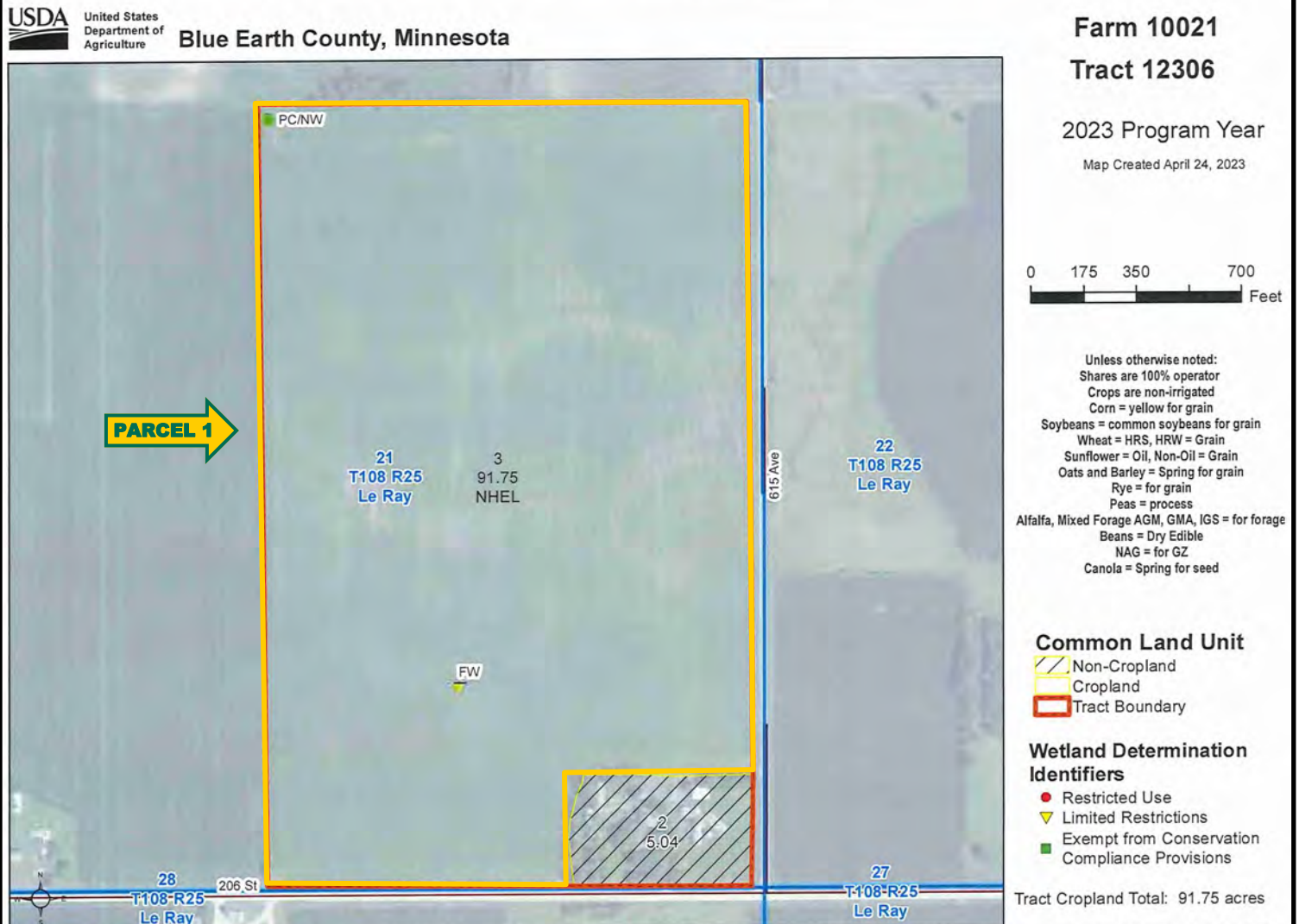
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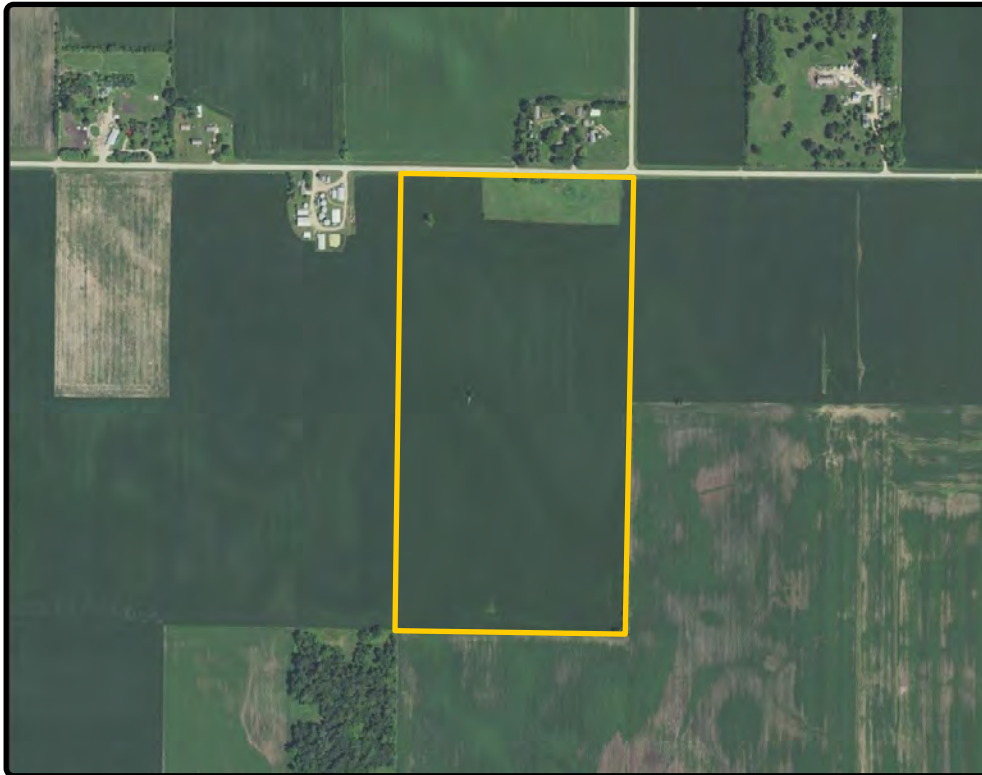


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Parcel 2

FSA/Eff. Crop Acres: 78.99*
Corn Base Acres: 34.61
Bean Base Acres: 33.12
Soil Productivity: 86.30 CPI

**Acres are estimated.*

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Eagle Lake: Go east on US-14 for 2.1 miles, then south on 615th Ave. for 1.1 miles, then west on 206th St. Farm is on the south side of 206th St.

Legal Description

E½ NE¼, Section 28, Township 108 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2023
 Ag Hmstd & HST Rur Vac. Land Taxes: \$1,830.20
 Special Assessments: \$103.80

Total 2023 Real Estate Taxes: \$1,934.00
 Net Taxable Acres: 80.00
 Tax per Net Taxable Acre: \$24.18
 Tax Parcel ID #: R39.10.28.200.002

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 10021, Tract 12307
 FSA/Eff. Crop Acres: 78.99*
 Corn Base Acres: 34.61
 Corn PLC Yield: 137 Bu.
 Bean Base Acres: 33.12
 Bean PLC Yield: 49 Bu.
**Acres estimated to reflect additional 4.75 acres in the northern part of farm that were cropped in 2023. The 4.75 acres in field 3, referenced by the FSA Map, have been put into crop production in 2023 per the Blue Earth County FSA office. Farm*

will be subject to reconstitution by the Blue Earth County FSA office.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Muskego, Klossner, and Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 86.30. See soil map for details.

Mineral Rights

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

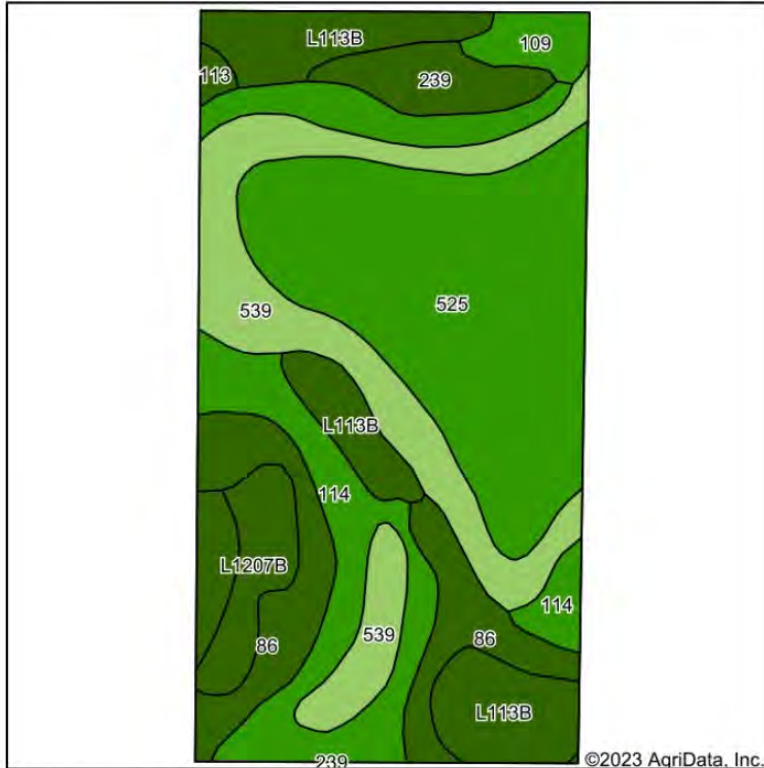
Land Description

Level to slight roll.

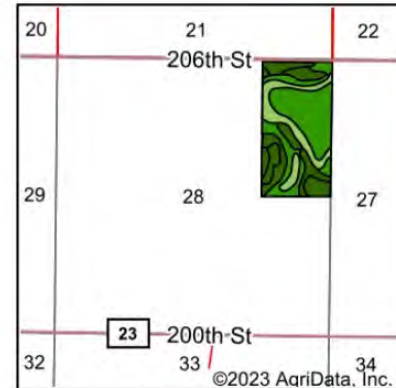
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Blue Earth**
Location: **27-108N-25W**
Township: **Le Ray**
Acres: **78.99**
Date: **9/20/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
525	Muskego soils, 0 to 1 percent slopes	23.24	29.4%		IIIw	81
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	13.96	17.7%		IIIw	77
114	Glencoe silty clay loam, 0 to 1 percent slopes	13.24	16.8%		IIIw	86
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	9.76	12.4%		Ile	98
86	Canisteo clay loam, 0 to 2 percent slopes	8.83	11.2%		IIw	93
239	Le Sueur loam, 1 to 3 percent slopes	4.57	5.8%		Iw	97
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	3.21	4.1%		Ile	95
109	Cordova clay loam, 0 to 2 percent slopes	1.78	2.3%		IIw	87
113	Webster clay loam, 0 to 2 percent slopes	0.40	0.5%		IIw	93
Weighted Average					2.58	86.3

Drainage

Some tile. See map. Parcel is part of
Drainage District JD #22.

Buildings/Improvements

None.

Water & Well Information

None.

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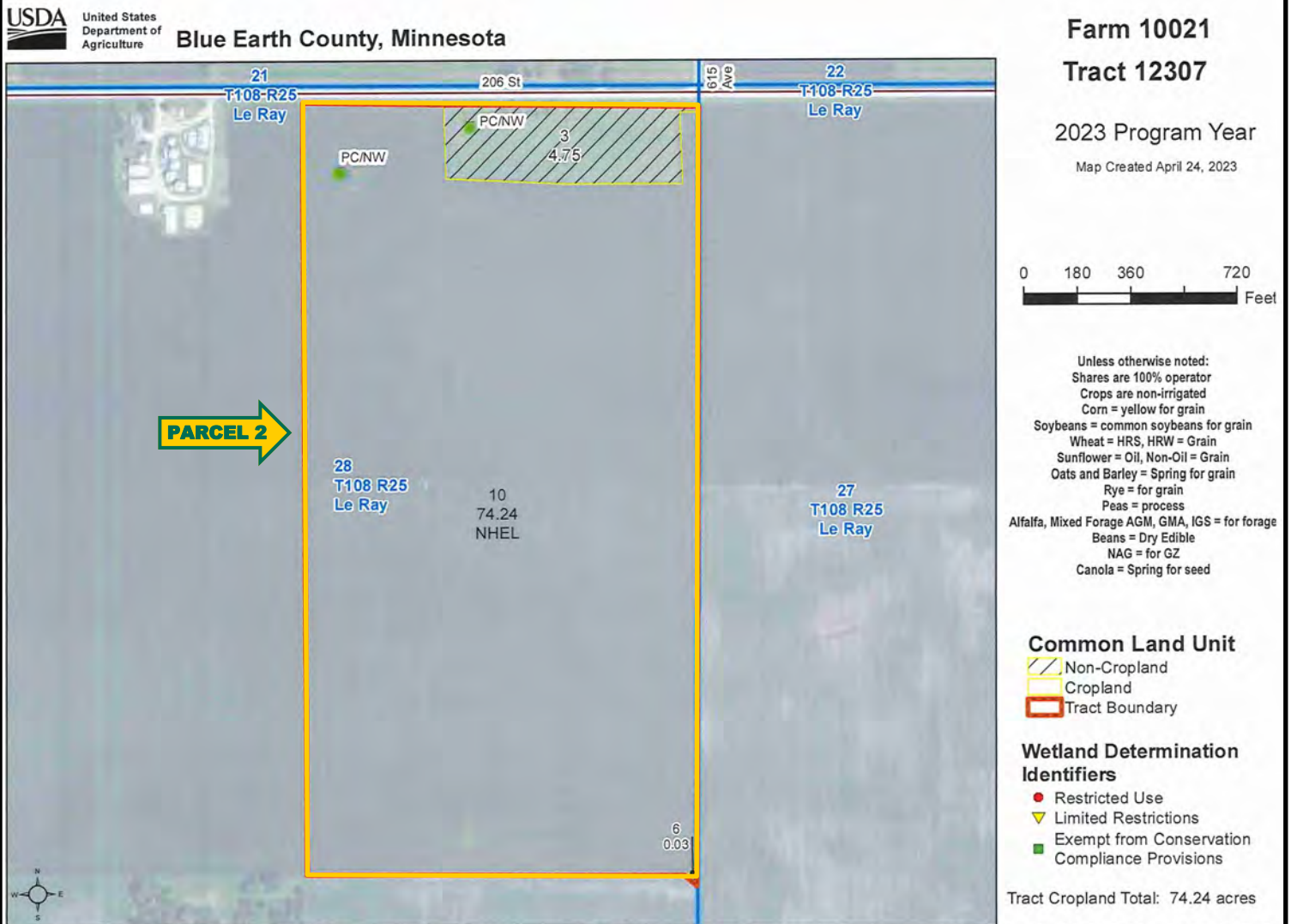
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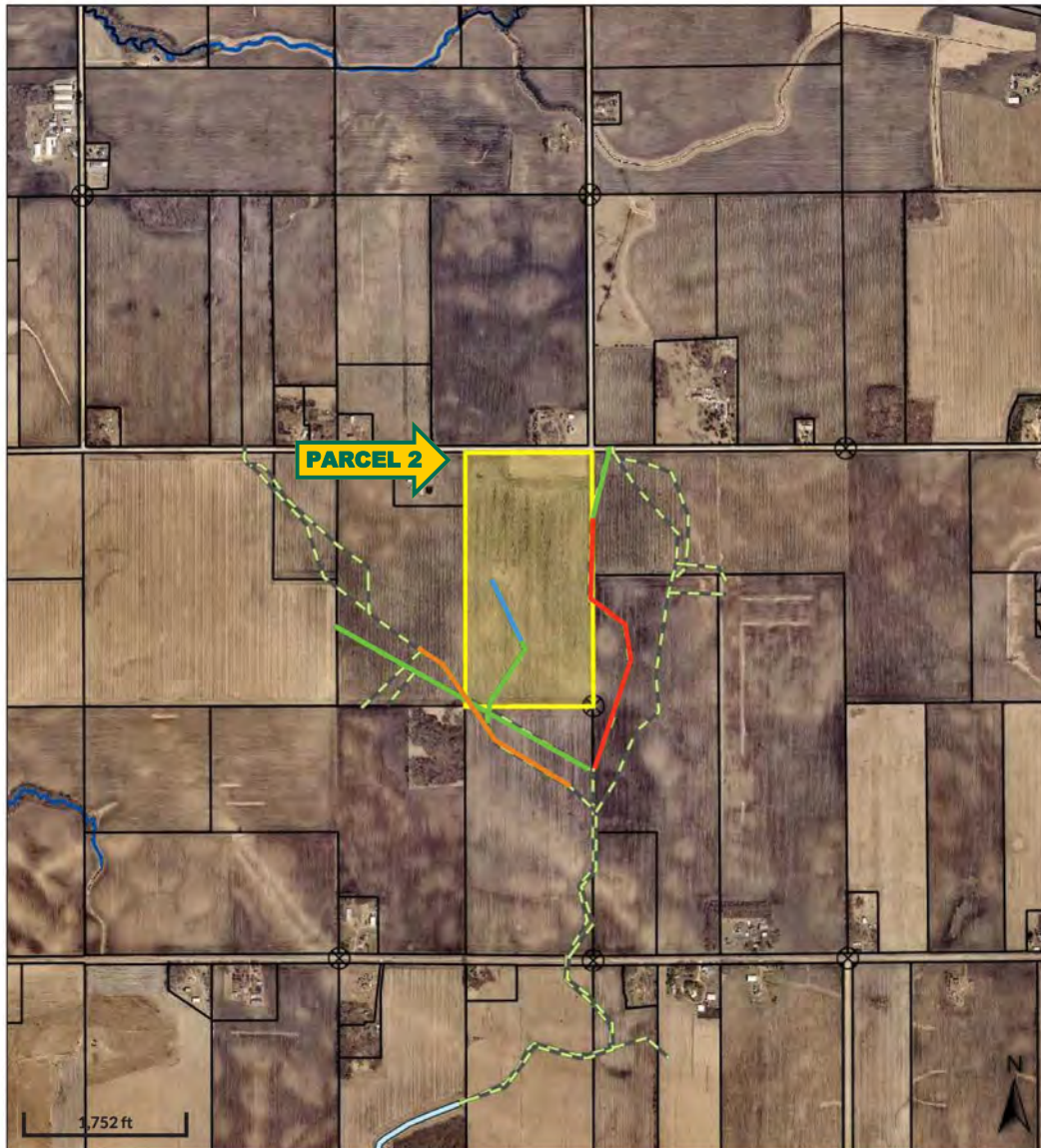
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Parcel 2
Judicial Ditch #22



Overview



Legend

- ☐ Tax Parcels
- ☒ Monument
- Public Ditch**
 - Open
 - Other
- Tile
- Streams
- ☒ MN-County

- 10" tile
- 14" tile
- 12" tile
- 18" tile

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Parcel 3

FSA/Eff. Crop Acres:	30.12
Corn Base Acres:	15.37
Bean Base Acres:	14.75
Soil Productivity:	86.70 CPI

Parcel 3 Property Information 30.00 Acres, m/l

Location

From Eagle Lake: Go east on US-14 for 2.1 miles, then south on 615th Ave. for 1.1 miles, then west on 206th St. for 1 mile, then south on Co. Rd. 185 / 620th Ave. for 0.3 mile. Farm is on the east side of the road.

Legal Description

N½ of NW¼ of SE¼ of NW¼ and N½ of N½ of SW¼ of NW¼, Section 26, And the S½ of NW¼ of SE¼ of NW¼, and S½ of N½ of SW¼ of NW¼, Section 26, all in Township 108 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Hmstd Taxes: \$1,137.08
Special Assessments: \$38.92
Total 2023 Real Estate Taxes: \$1,176.00
Net Taxable Acres: 30.00
Tax per Net Taxable Acre: \$39.20
Tax Parcel ID #: R39.10.26.100.002 & R39.10.26.100.003

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 10021
Tracts 2311 & 2319
FSA/Eff. Crop Acres: 30.12
Corn Base Acres: 15.37
Corn PLC Yield: 137 Bu.

Bean Base Acres: 14.75
Bean PLC Yield: 49 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Cordova-Rolfe, Shorewood, Kilkenny. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 86.70. 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 slight roll.

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State: **Minnesota**
County: **Blue Earth**
Location: **26-108N-25W**
Township: **Le Ray**
Acres: **30.12**
Date: **9/14/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MN013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
978	Cordova-Rolfe complex, 0 to 2 percent slopes	10.53	35.0%		IIw	86
286	Shorewood silty clay loam, 1 to 6 percent slopes	9.76	32.4%		IIe	95
238B	Kilkenny clay loam, 2 to 6 percent slopes	7.31	24.3%		IIe	79
287	Minnetonka silty clay loam	1.67	5.5%		IIw	77
414	Hamel loam, 0 to 2 percent slopes	0.45	1.5%		IIw	94
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	0.40	1.3%		IIIe	74
Weighted Average					2.01	86.7

Drainage

Some tile. No tile maps available. Parcel is part of County Ditch #2.

Water & Well Information

None.

Buildings/Improvements

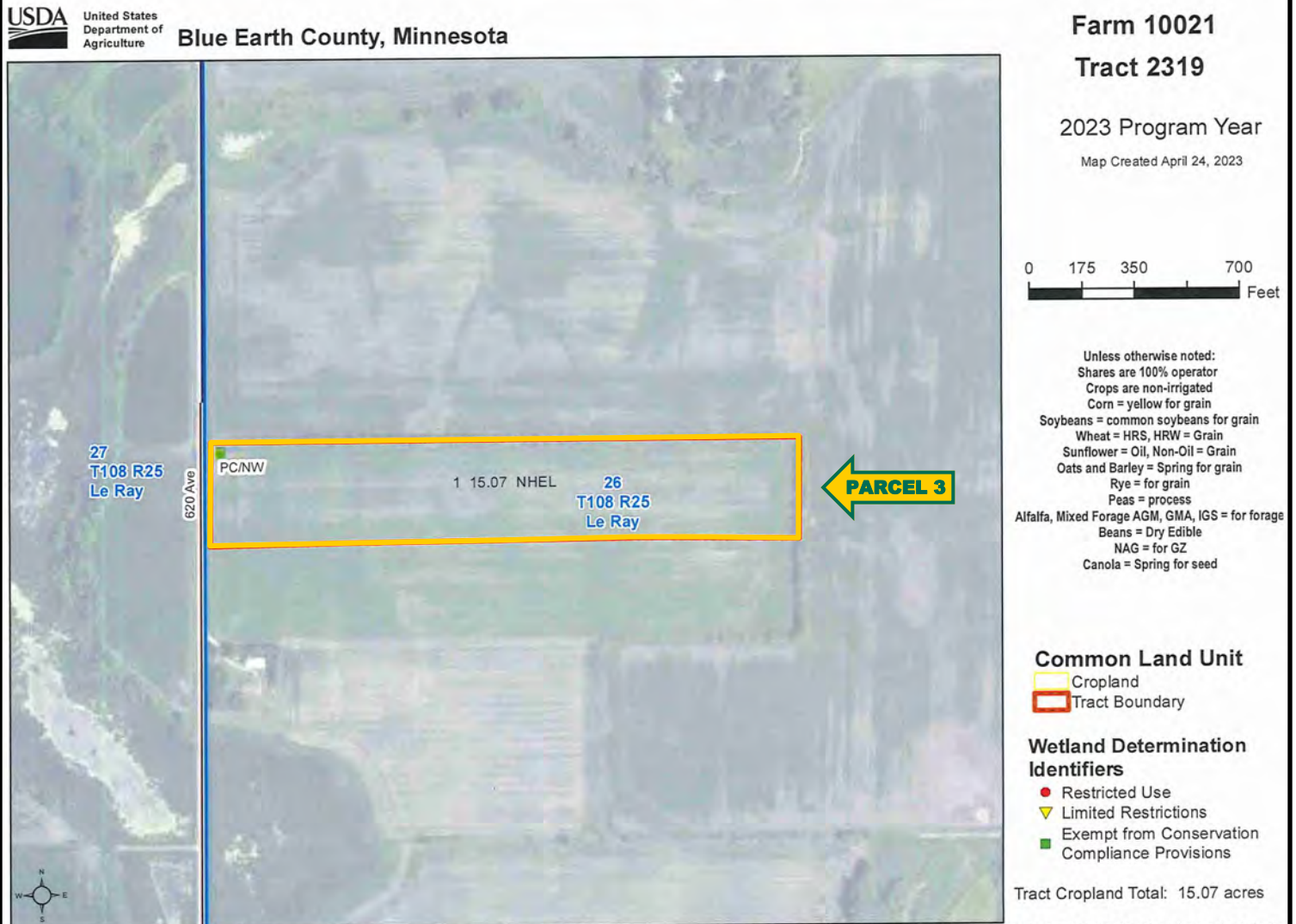
None.

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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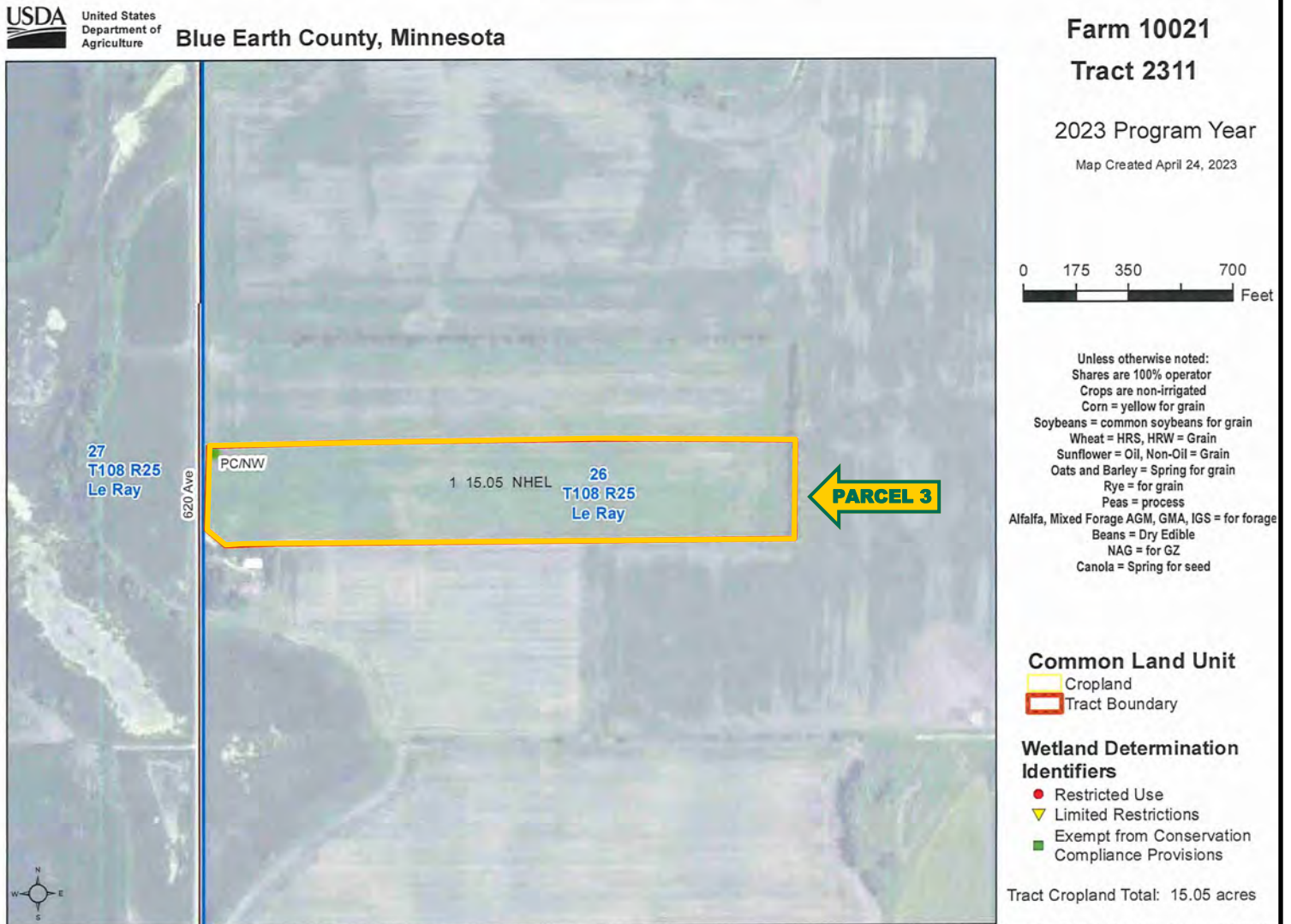


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Parcel 1 - Northwest looking Southeast



Parcel 1 - Southwest looking Northeast



Parcel 2 - Northeast looking Southwest



Parcel 3 - West looking East



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Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Nov. 1, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Thurs., Nov. 2, 2023**

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

Site: **Pioneer Bank**
1450 Adams Street
Mankato, MN 56001

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, November 1, 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

- Parcels will be offered individually and not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Adeline C. Sieberg Living Trust Dated May 27, 2008 - John C. Sieberg - Co. Trustee & David P. Sieberg - Co. Trustee

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 December 15, 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

204.00 Acres in 3 Parcels - Blue Earth 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.

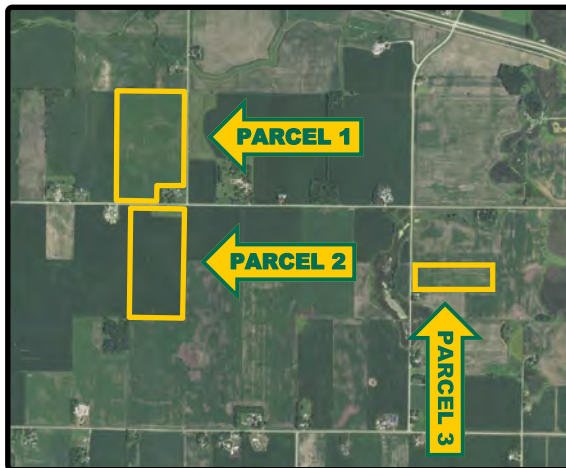
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, November 1, 2023**, to attend auction.

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



Acres

Parcel 1 - 94.00 Ac., m/l
Parcel 2 - 80.00 Ac., m/l
Parcel 3 - 30.00 Ac., m/l

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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