

Land Auction

ACREAGE:

152.99 Acres, m/l
Martin County, MN

DATE:

November 14, 2023
11:00 a.m.
Register to Attend

LOCATION:

In Person
Winnebago, MN



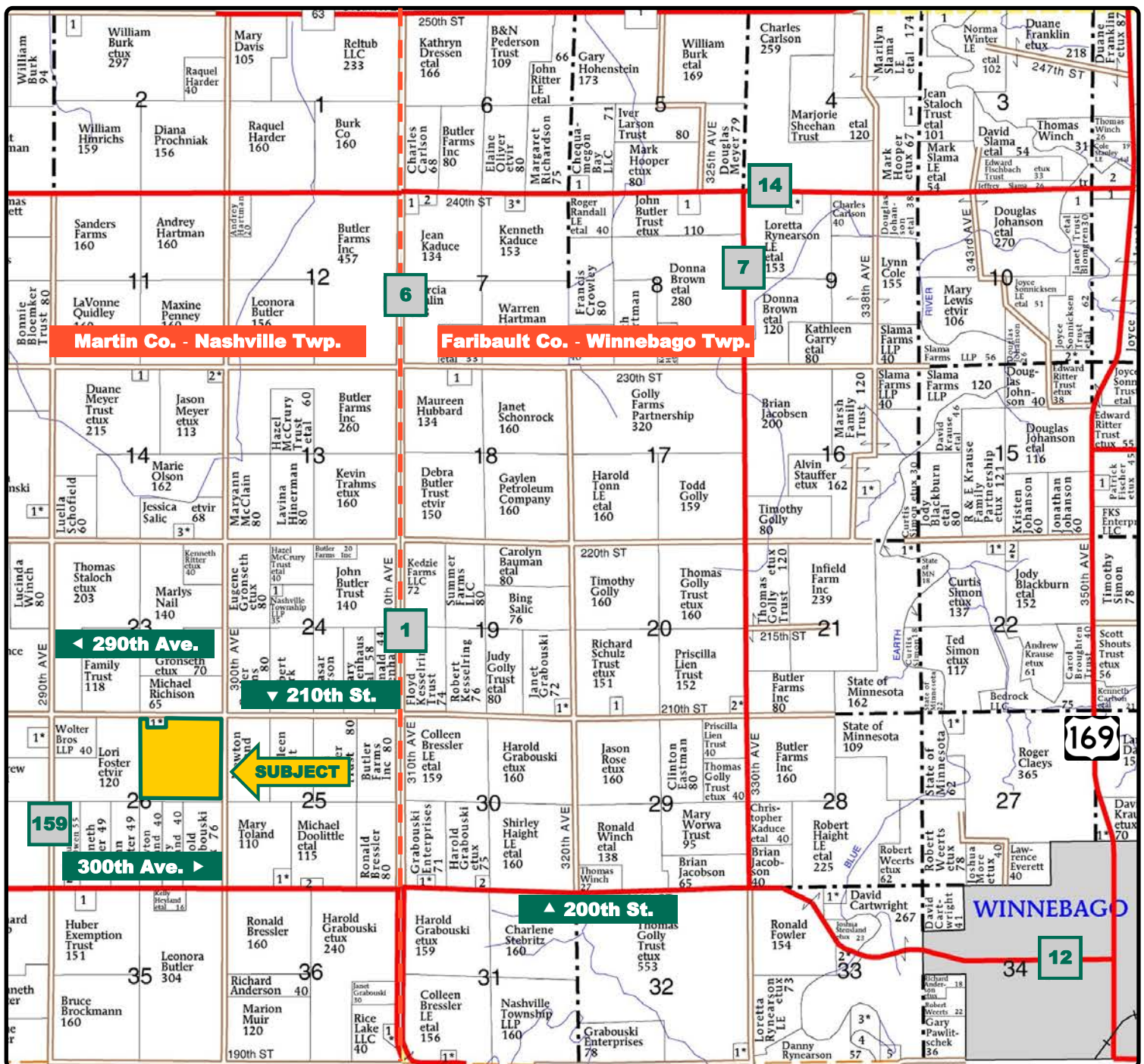
Property Key Features

- High-Quality Martin County Farm
- Available for 2024 Crop Year
- Tile Outlets to County Ditch #44

Jared Augustine
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JaredA@Hertz.ag

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FSA/Eff. Crop Acres:	147.08
Corn Base Acres:	88.60
Bean Base Acres:	57.40
Soil Productivity:	92.00 CPI

Property Information

152.99 Acres, m/l

Location

From Winnebago: go west on 1st Ave. NW which turns into 200th St. for 5.2 miles, then north on 300th Ave. for ½ mile. Property is located on the west side of the road.

Legal Description

NE¼, excluding the building site, Section 26, Township 104 North, Range 29 West of the 5th P.M., Martin Co., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$6,136.00
Net Taxable Acres: 152.99
Tax per Net Taxable Acre: \$40.11
Tax Parcel ID #: R13.026.0300

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 6898, Tract 949
FSA/Eff. Crop Acres: 147.08
Corn Base Acres: 88.60
Corn PLC Yield: 171 Bu.
Bean Base Acres: 57.40
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetlands.
Tract contains a wetland or farmed wetland. The wetland is ½ acre and is located in the southwest corner of the farm.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.00. 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

Nearly level to gently sloping.

Drainage

Some tile. See tile maps. Property is part of Drainage District County Ditch #44.

Buildings/Improvements

None.

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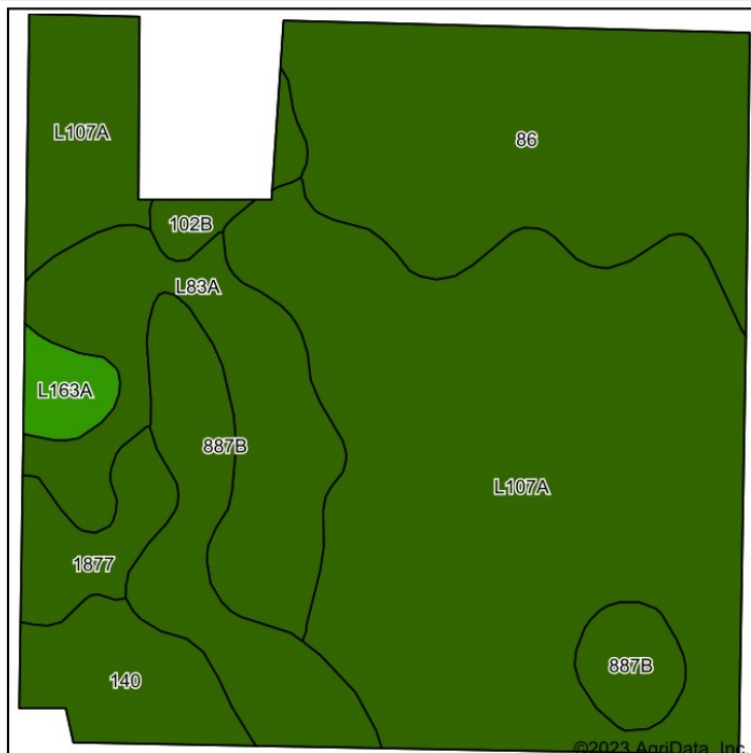
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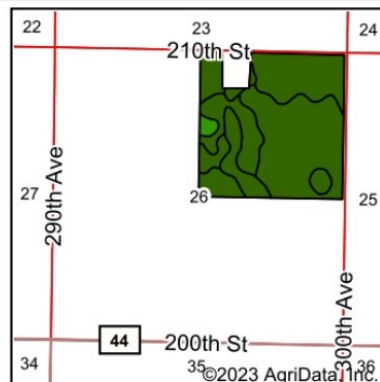
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Martin**
Location: **26-104N-29W**
Township: **Nashville**
Acres: **147.08**
Date: **10/5/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN091, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	68.70	46.7%		IIw	91
86	Canisteo clay loam, 0 to 2 percent slopes	30.18	20.5%		IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	17.68	12.0%		IIw	93
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	14.48	9.8%		Ile	92
140	Spicer silty clay loam, 0 to 2 percent slopes	6.97	4.7%		IIw	91
1877	Fostoria clay loam	4.80	3.3%		I	100
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.35	1.6%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	1.92	1.3%		Ile	95
Weighted Average					1.98	92

Water & Well Information

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.

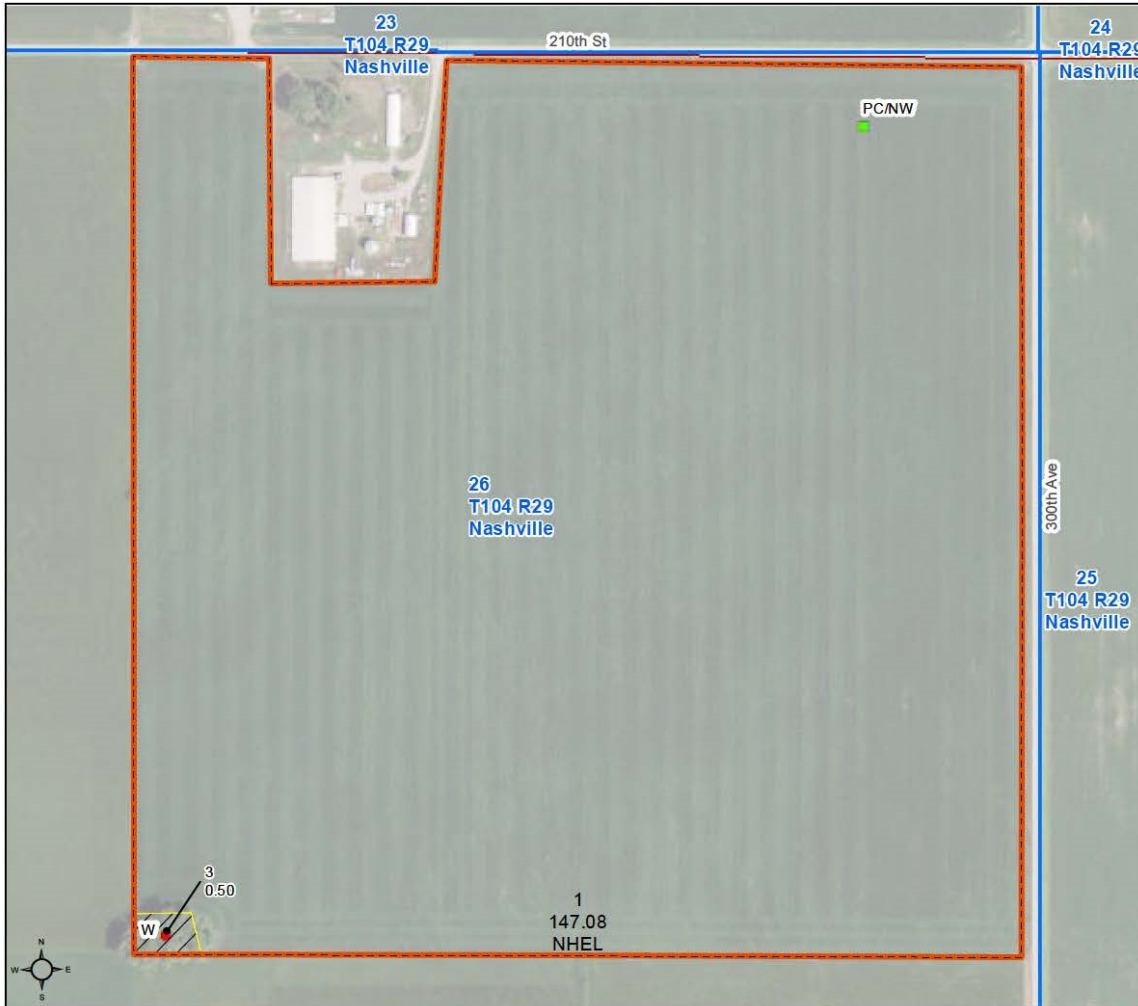
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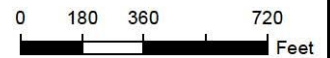


Farm 6898

Tract 949

2023 Program Year

Map Created April 10, 2023





Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 147.08 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

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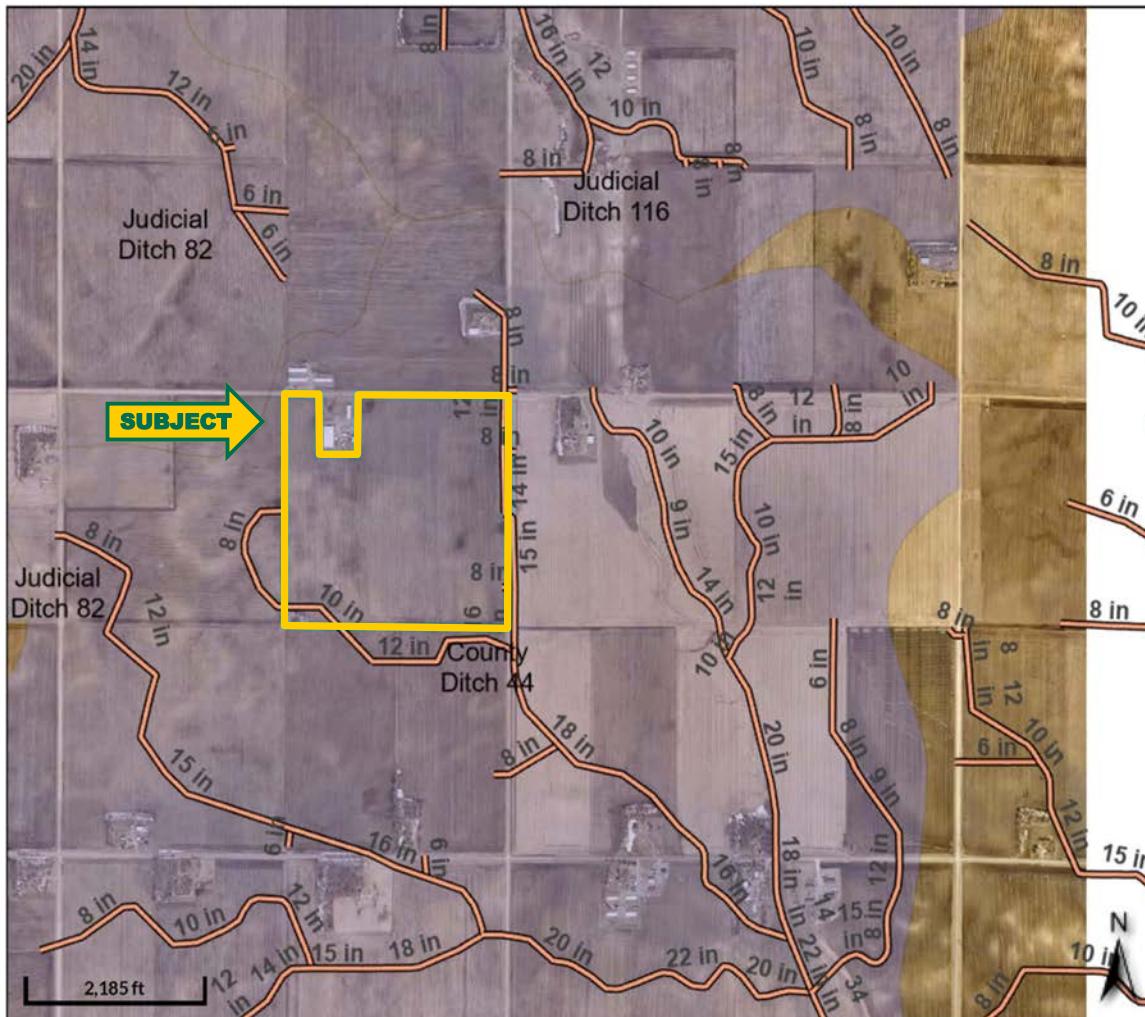
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Beacon™ Martin County, MN



Overview



Legend

- Corporate Limits
- Drainage Districts
- Legal Drains**
- Open
- Tile
- <all other values>
- Public Ditch Buffer
- Public Water Buffer
- Basins Buffer

Parcel ID 130260300
Sec/Twp/Rng 010013-022536-
Property Address

Alternate ID n/a
Class 101 - 2A/1B/4BB AGRICULTURAL
Acreage 152.99

Owner Address SADD FAMILY TRUST
7467 KIMBERLY LANE
EDEN PRAIRIE, MN 55346

Note n/a

District 1304
Brief Tax Description SECT-26 TWP-104 RANGE-029 152.99 AC NE1/4 (EX 7.01 AC NW1/4NE1/4) 152.99 AC
(Note: Not to be used on legal documents)

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Northwest looking Southeast



Northeast looking Southwest



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Southwest looking Northeast



Southeast looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Nov. 13, 2023
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Tues., Nov. 14, 2023**

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

Site: **Winnebago Municipal
Center
140 Main Street South
Winnebago, MN 56098**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Monday, November 13, 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

Sadd Family Trust

Agency

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

Auctioneer

Jared Augustine

Attorney

Daniel Lundquist
Frundt, Lundquist & Gustafson, Ltd.

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 19, 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

152.99 Acres in 1 Parcel - Martin 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 Monday, November 13, 2023** to attend auction.

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



Acres

Subject - 152.99Ac., 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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Make the Most of Your Farmland Investment

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