

# Land Auction

**ACREAGE:**

**154.46 Acres, m/l**  
Redwood County, MN

**DATE:**

**November 16, 2023**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**In-Person**  
Wabasso, MN

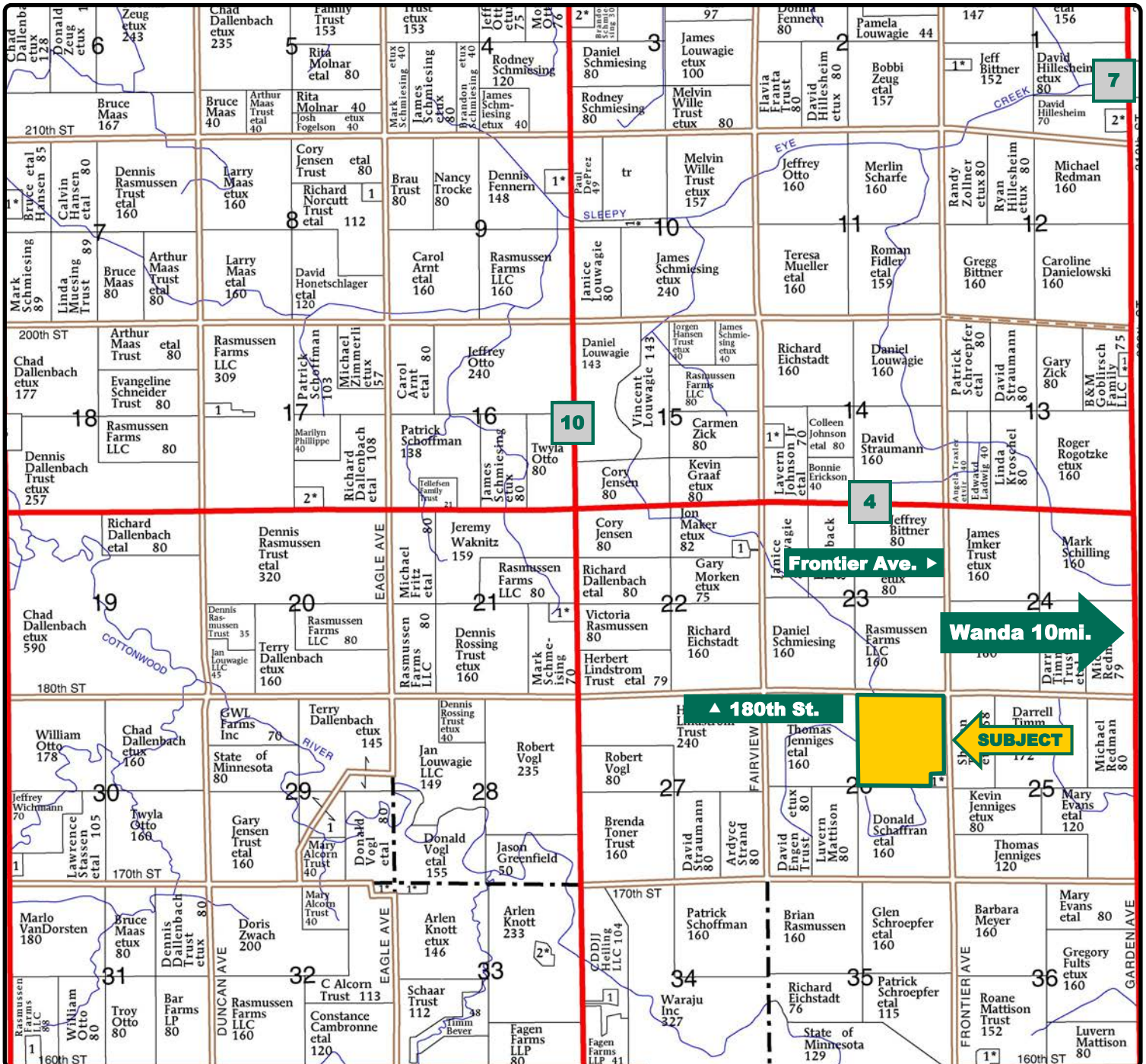


## Property Key Features

- **Quality Farm with a Soil CPI of 90.60**
- **Judicial Ditch #36-Open Ditch and County Tile Through the Farm**
- **Available for 2024 Crop Year to Lease or Operate**

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

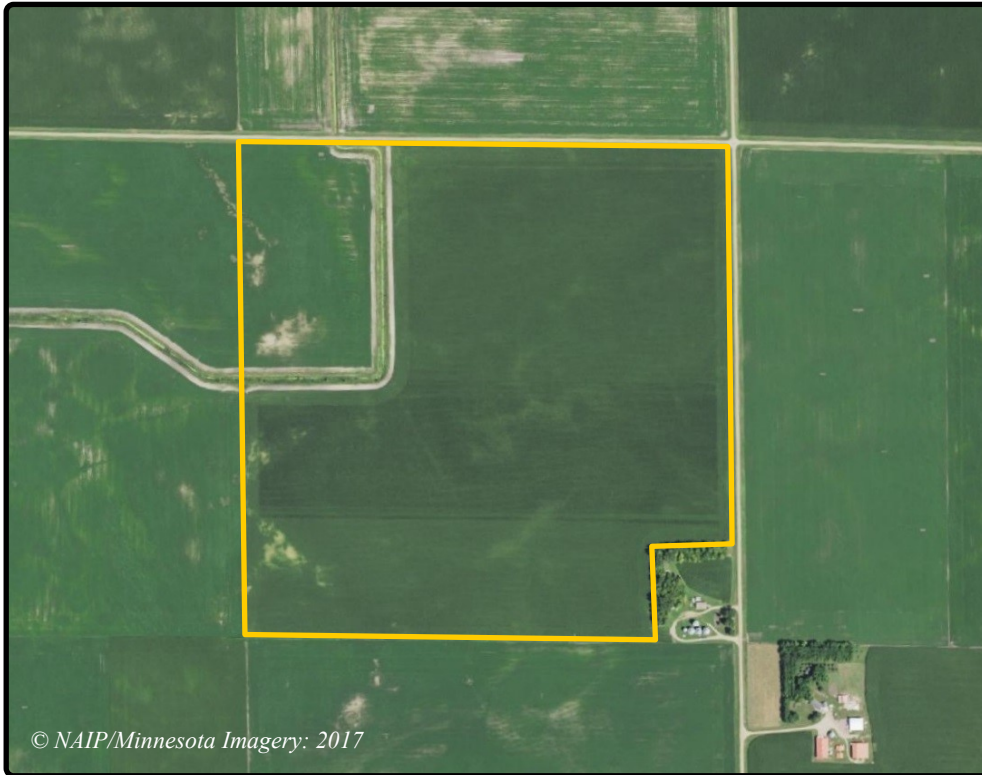
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<b>FSA/Eff. Crop Acres:</b>	<b>149.41</b>
<b>CRP Acres:</b>	<b>2.83</b>
<b>Corn Base Acres:</b>	<b>76.85</b>
<b>Bean Base Acres:</b>	<b>66.02</b>
<b>Soil Productivity:</b>	<b>90.60 CPI</b>

## Property Information

### 154.46 Acres, m/l

### Location

From Wanda: go north on Hwy. 17 for ½ mile, then west on Hwy. 4 for 8 miles, then south for 1.3 miles on Frontier Ave. Property is located on the west side of the road.

### Legal Description

NE¼, excluding 5.54 acre tract, Section 26, Township 110 North, Range 38 West of the 5th P.M., Redwood Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2023  
Ag Non-Hmstd Taxes: \$5,320.68  
Special Assessments: \$373.32  
Total 2023 Real Estate Taxes: \$5,694.00

Net Taxable Acres: 154.46  
Tax per Net Taxable Acre: \$36.86  
Tax Parcel ID #: 56-026-1040

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 4722, Part of Tract 761  
FSA/Eff. Crop Acres: 149.41  
CRP Acres: 2.83  
Corn Base Acres: 76.85  
Corn PLC Yield: 164 Bu.  
Bean Base Acres: 66.02  
Bean PLC Yield: 46 Bu.

### NRCS Classification

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

### CRP Contracts

There are 2.83 acres enrolled in a CP-21 contract that pays \$280.80/acre - or \$795.00 annually - and expires 9/30/2031.

### Soil Types/Productivity

Main soil type is Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.60. See soil map for details.

### Mineral Rights

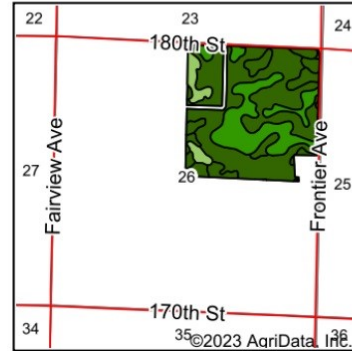
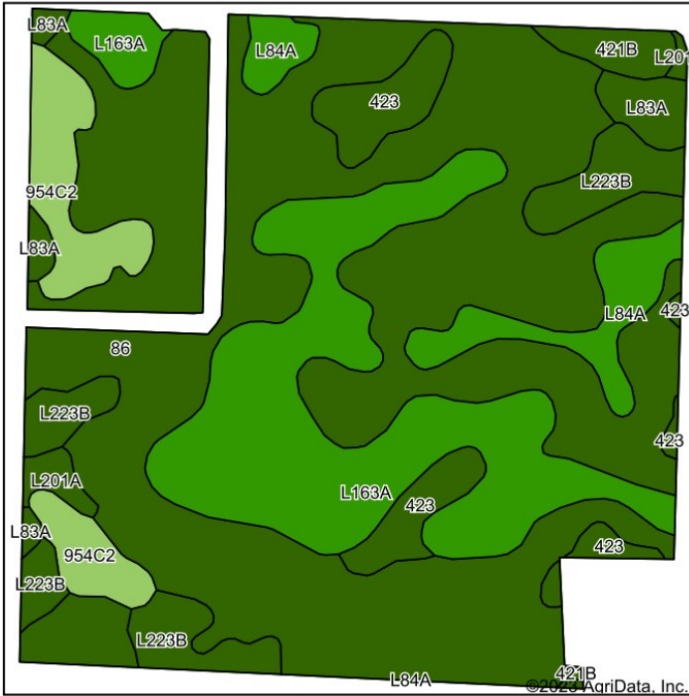
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to rolling.

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State: **Minnesota**  
 County: **Redwood**  
 Location: **26-110N-38W**  
 Township: **Johnsonville**  
 Acres: **149.41**  
 Date: **10/6/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	83.49	55.9%		Ilw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	29.55	19.8%		Illw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	8.73	5.8%		Ile	92
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	7.89	5.3%		Illle	77
423	Seaforth loam, 1 to 3 percent slopes	7.09	4.7%		Ils	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.43	4.3%		Illw	86
L83A	Webster clay loam, 0 to 2 percent slopes	3.09	2.1%		Ilw	93
421B	Amiret loam, 2 to 6 percent slopes	1.92	1.3%		Ile	98
L201A	Normania loam, 1 to 3 percent slopes	1.22	0.8%		le	99
<b>Weighted Average</b>					<b>2.29</b>	<b>90.6</b>

### Drainage

Some tile. Property is part of Drainage District Judicial Ditch #36. Additional tile maps available online.

### Buildings/Improvements

None.

### Water & Well Information

None.

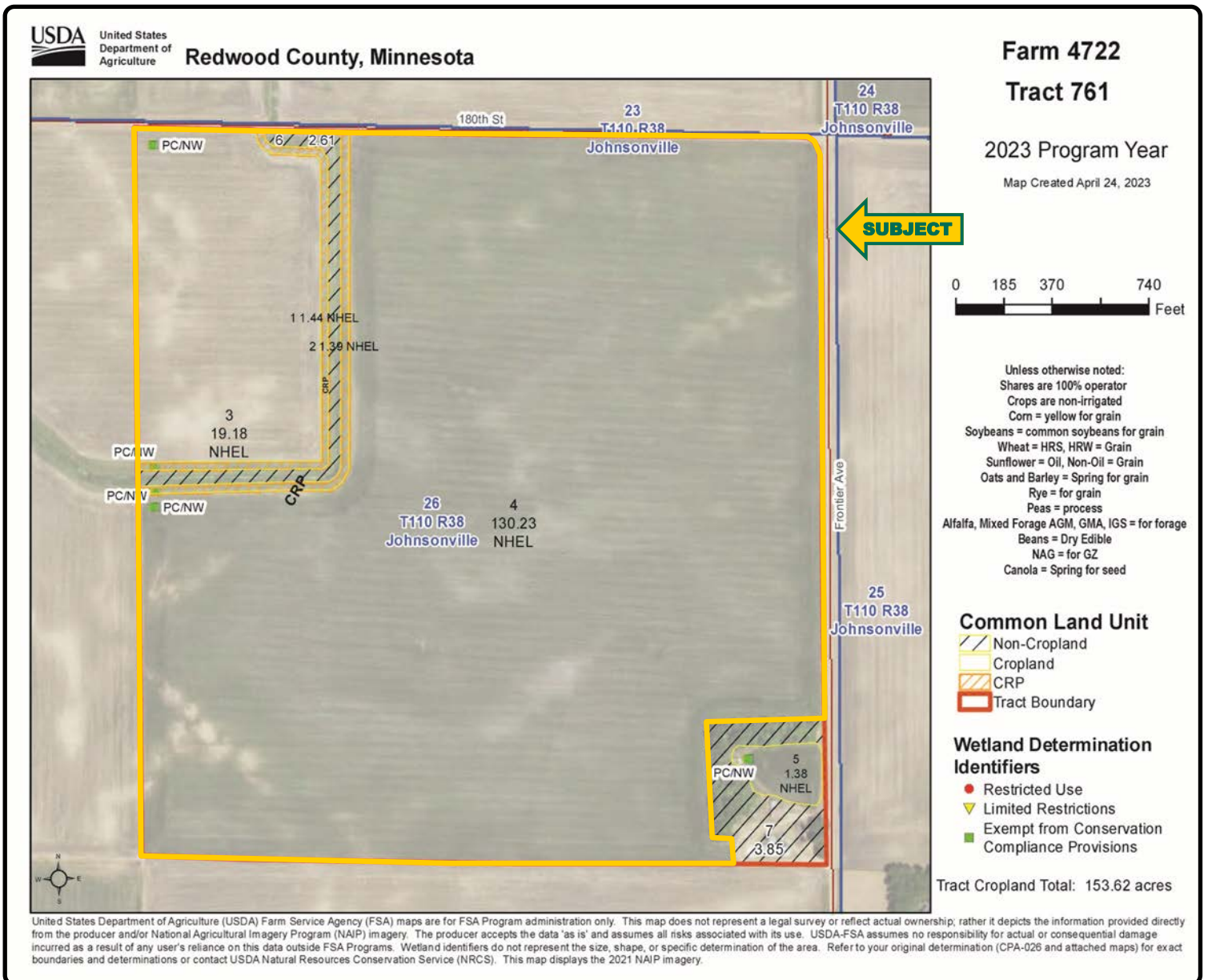
### Comments

Quality Redwood County farm with open county ditch and tile for drainage.

*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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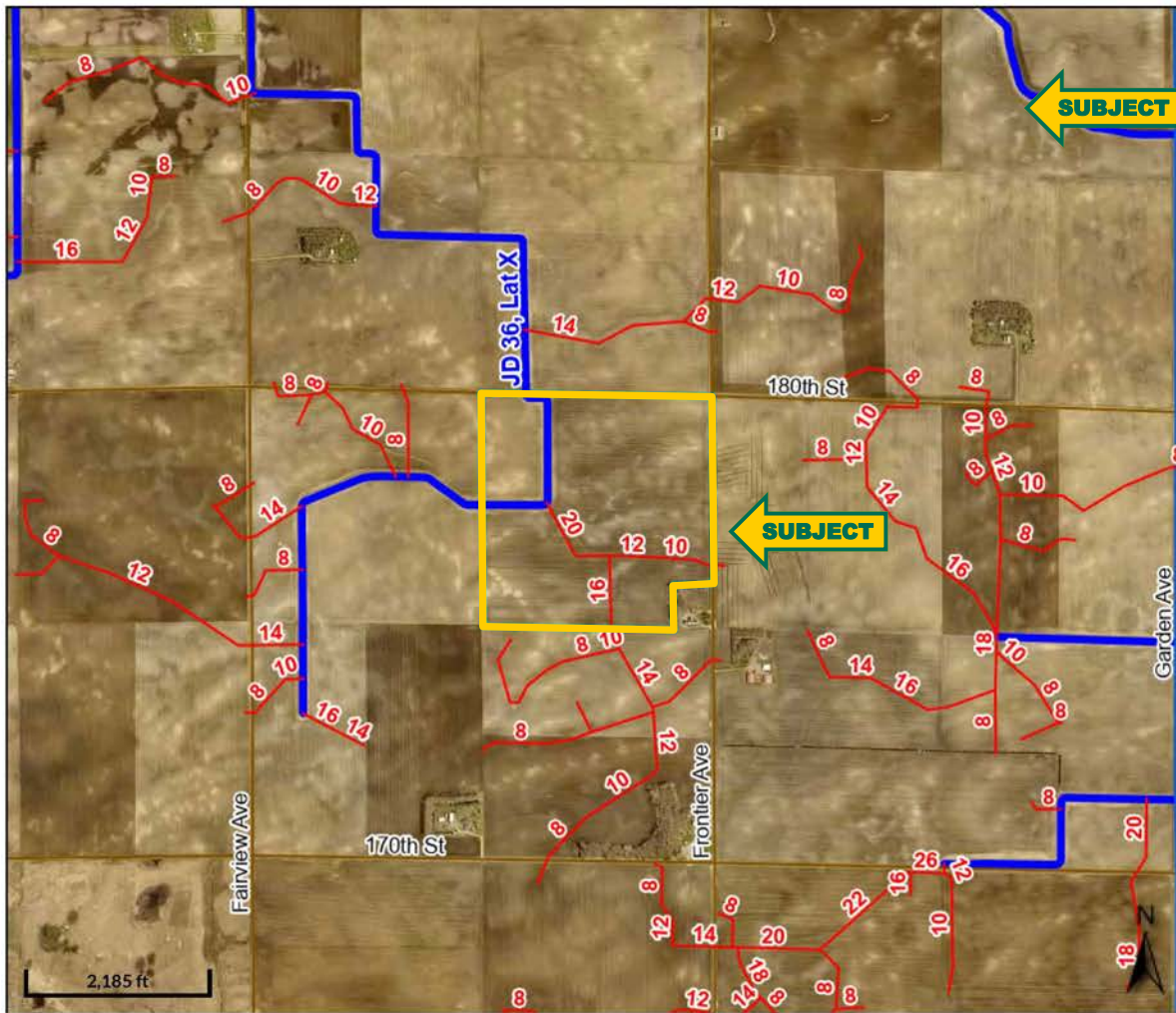


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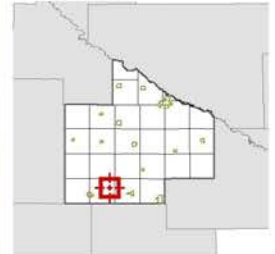
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**Beacon™** Redwood County, MN



Overview



Legend

- Open Ditch
- Drain Tile
- Major Roads**
- State/Federal
- County
- County/Twp/City
- Minor Roads

Parcel ID	56-026-1040	Alternate ID	n/a	Owner Address	WENDT/LAWRENCE
Sec/Twp/Rng	26-110-38	Class	AGRICULTURE		303 RAILROAD ST
Property Address		Acree	154.46		LAKE CRYSTAL MN 56055-2426
District	n/a				
Brief Tax Description	NE1/4 EX 5.54A TR, 154.46A M/L				
	(Note: Not to be used on legal documents)				

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Northwest looking Southeast



Northeast looking Southwest



Southeast looking Northwest



County Ditch North looking South



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Nov. 15, 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. 16, 2023**

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

Site: **Wabasso Comm. Center  
1429 Front Street  
Wabasso, MN 56293**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, November 15, 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.
- Seller reserves the right to refuse any and all bids.

## Seller

Lawrence R. Wendt Estate - Robert S. Rengstorf - Personal Representative

## Agency

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

## Auctioneer

Darrell Hylen, ALC

## Attorney

Matthew L. Muske  
Muske, Suhrhoff & Pidde, 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

**154.46 Acres in 1 Parcel** - Redwood 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.

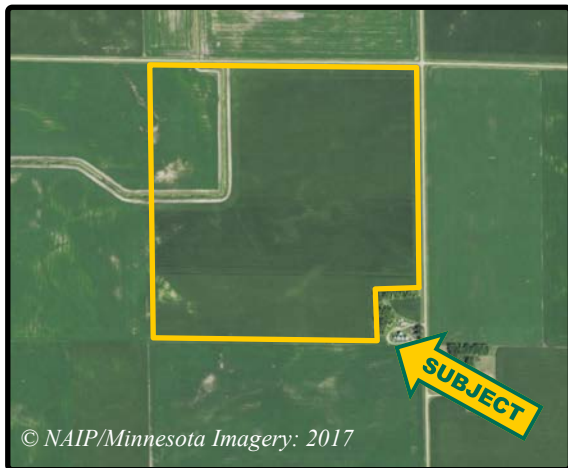
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 Wednesday, November 15, 2023** to attend auction.

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



**Acres**

Subject - 154.46 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).**

<p><b>Darrell Hylan, ALC</b> Licensed Salesperson in MN <b>507-381-3843</b> <b>DarrellH@Hertz.ag</b></p>	<p><b>507-345-5263</b> 151 Saint Andrews Ct, Suite 1310 Mankato, MN 56001 <b>www.Hertz.ag</b></p>
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## **Make the Most of Your Farmland Investment**

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