

Land Auction

ACREAGE:

80.00 Acres, m/l
Brown County, MN

DATE:

December 5, 2023
11:00 a.m.
Register to Attend

LOCATION:

In-Person
Sleepy Eye, MN

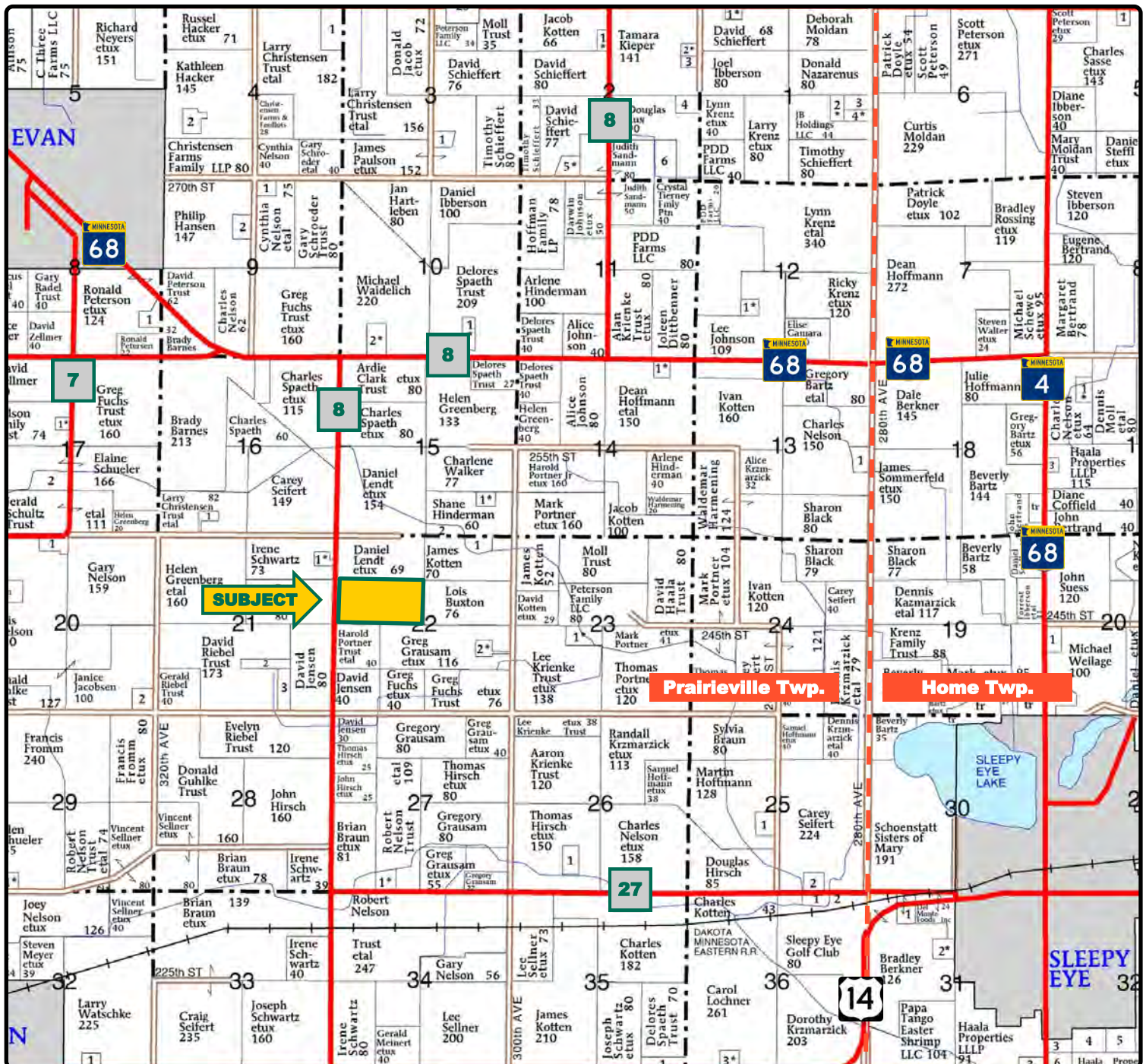


Property Key Features

- High-Quality Brown County Farm
- Available for the 2024 Crop Year
- Excellent Soils with a CPI of 94.30

Jared Augustine
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FSA/Eff. Crop Acres:	78.19
Corn Base Acres:	51.34
Bean Base Acres:	26.34
Soil Productivity:	94.30 CPI

Property Information

80.00 Acres, m/l

Location

From Sleepy Eye: go west on Co. Rd. 27 for 3½ miles, then north on Co. Rd. 8 for 1½ miles. Property is located on the east side of the road.

Legal Description

S½ of NW¼, Section 22, Township 110 North, Range 33 West of the 5th P.M., Brown Co., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$3,392.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$42.40
Tax Parcel ID #: R220.022.002.05.060

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 8682, Tract 12815
FSA/Eff. Crop Acres: 78.19
Corn Base Acres: 51.34
Corn PLC Yield: 169 Bu.
Bean Base Acres: 26.34
Bean PLC Yield: 50 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Webster, and Normania. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.30. 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 gently rolling.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

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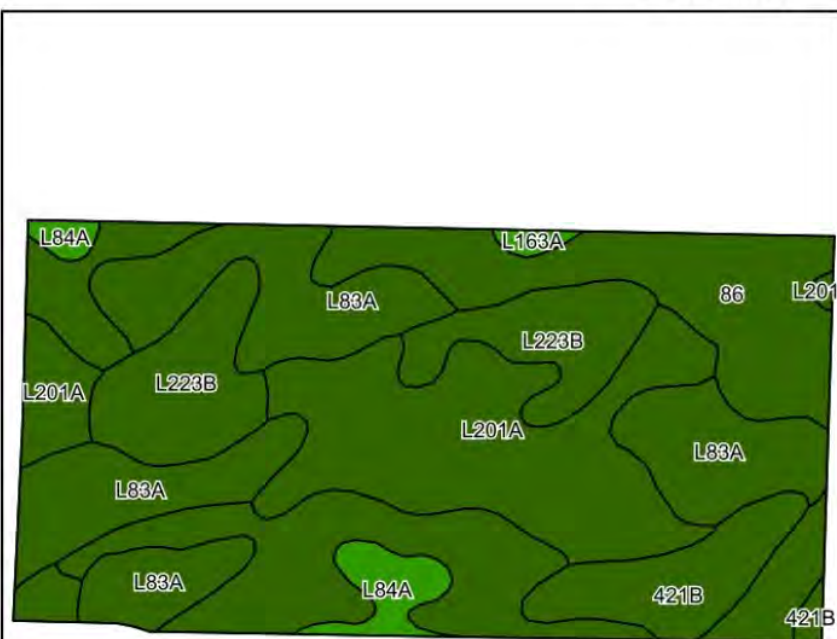
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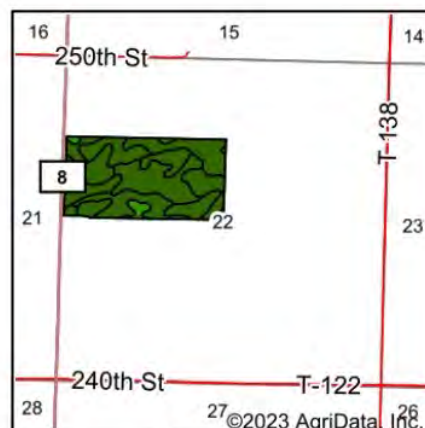
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State: **Minnesota**
County: **Brown**
Location: **22-110N-33W**
Township: **Prairieville**
Acres: **78.19**
Date: **10/25/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

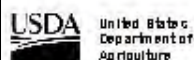
Area Symbol: MN015, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	24.29	31.1%		IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	18.96	24.2%		IIw	93
L201A	Normania loam, 1 to 3 percent slopes	17.77	22.7%		Ie	99
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	9.67	12.4%		Ile	92
421B	Amiret loam, 2 to 6 percent slopes	4.79	6.1%		Ile	98
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.32	3.0%		IIIw	86
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	0.39	0.5%		IIIw	86
Weighted Average					1.81	94.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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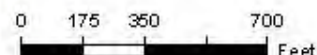
Brown County, Minnesota

Farm 8682

Tract 12815

2023 Program Year

Map Created April 24, 2023



Unless otherwise noted:
Shades are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, No n-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = processed
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for G2
Canola = Spring for seed

Common Land Unit

Cropland
 Tract Boundary

Tract Cropland Total: 78.19 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 stated 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-025 and published maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

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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Northwest looking Southeast



Southwest looking Northeast



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Northeast looking Southwest



Southeast looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Dec. 4, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Tues., Dec. 5, 2023**

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

Site: **Sleepy Eye Event Center**
110 12th Ave.
Sleepy Eye, MN 56085

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Monday, December 4, 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

Brenda Runck

Agency

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

Auctioneer

Jared Augustine

Attorney

Matthew L. Muske
Muske, Muske, & Suhrhoff, 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 January 16, 2024, 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.

Bidder Registration Form

80.00 Acres in 1 Parcel - Brown 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.

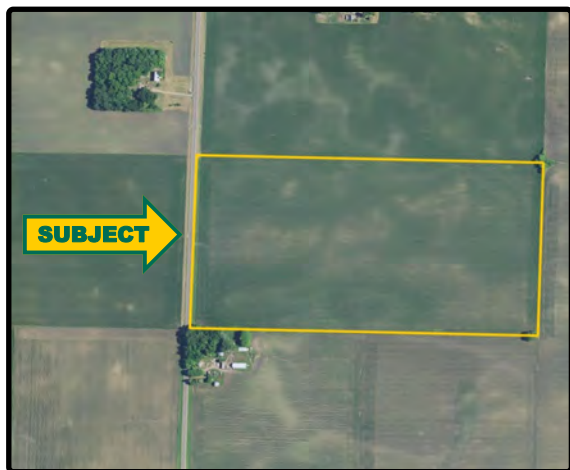
X _____
Signature

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, December 4, 2023** to attend auction.

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



Acres

Subject - 80.00 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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