

Land Auction

ACREAGE:

165.31 Acres, m/l
In 2 parcels
Renville County, MN

DATE:

Thursday
December 21, 2023
10:00 a.m.

LOCATION:

Hybrid
Brownton, MN &
bid.hertz.ag

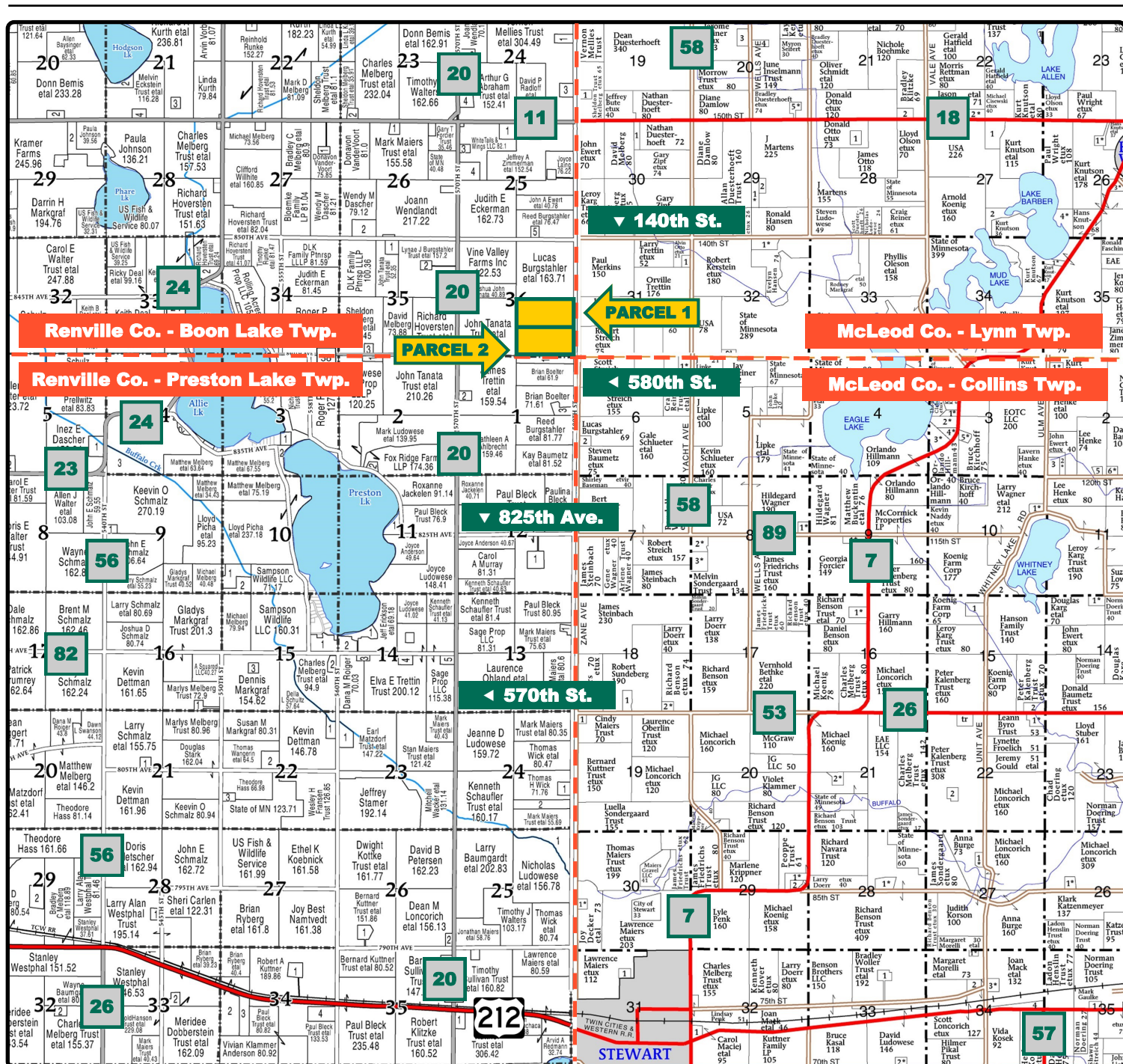


Property Key Features

- Excellent Renville County Soils
- 165.31 Acres, m/l, Offered in Two Parcels via Choice and Privilege
- Quality Configuration for Efficient Farming

Terry Dean, ALC
Licensed Salesperson in MN
320-582-0563
TerryD@Hertz.ag

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag



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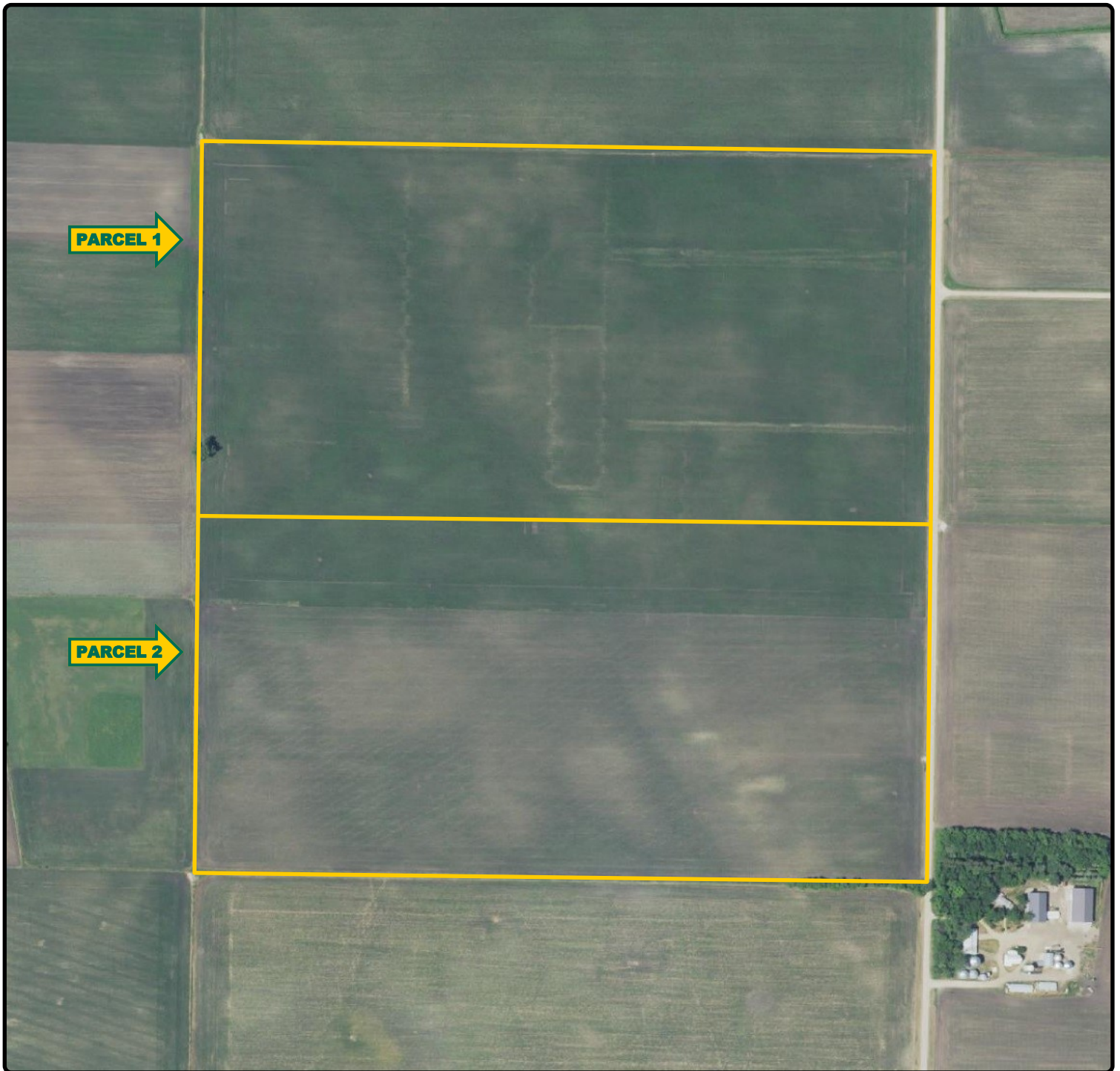
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165.31 Acres, m/l - In 2 Parcels, Renville County, MN



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Parcel 1

FSA/Eff. Crop Acres:	81.84*
Corn Base Acres:	43.00*
Bean Base Acres:	24.00*
Soil Productivity:	94.30 CPI

**Acres are estimated.*

Parcel 1 Property Information 82.655 Acres, m/l

Location

From Stewart: go west on Hwy 212 for 1.6 miles, then north on Co Rd. 20 / 570th St. for 4.1 miles, then east on 825th Ave. for 1 mile, then north 1.9 miles on 580th St. Property is on the west side of the road.

Legal Description

N½ of the SE¼, Section 36, Township 116 North, Range 31 West of the 5th P.M., Renville Co., MN. Surveyed legal description to govern.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$2,893.00*
Gross Acres: 82.655*
Exempt Road ROW Acres: 2.655*
Net Taxable Acres: 80.00*
Tax per Net Taxable Acre: \$36.16*
Tax Parcel ID #: 05-00890-00
**Taxes estimated due to tax parcel split. Renville County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 14294, Part of Tract 1155
FSA/Eff. Crop Acres: 81.84*
Corn Base Acres: 43.00*
Corn PLC Yield: 155 Bu.

Bean Base Acres: 24.00*

Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of farm by the Renville County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Clarion, Nicollet, and Canisteo-Glencoe. Crop Productivity Index (CPI) on the estimated 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).

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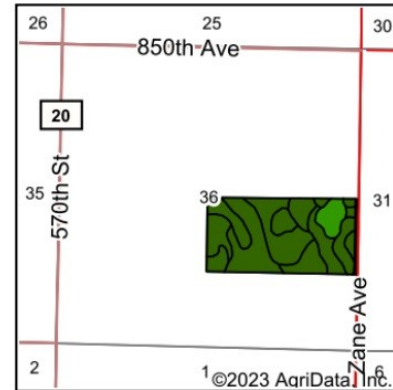
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State: **Minnesota**
County: **Renville**
Location: **36-116N-31W**
Township: **Boon Lake**
Acres: **81.84**
Date: **11/21/2023**



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

Area Symbol: MN085, Soil Area Version: 21						
Area Symbol: MN129, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	23.38	28.6%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	22.16	27.1%		Iw	99
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	17.54	21.4%		IIw	91
L83A	Webster clay loam, 0 to 2 percent slopes	11.67	14.3%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.06	7.4%		IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	0.63	0.8%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.26	0.3%		Iw	99
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.14	0.2%		IIw	91
Weighted Average					1.80	94.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Some tile. See tile map.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres: 81.84*
Corn Base Acres: 43.00*
Bean Base Acres: 24.00*
Soil Productivity: 92.30 CPI

**Acres are estimated.*

Parcel 2 Property Information 82.655 Acres, m/l

Location

From Stewart: go west on Hwy 212 for 1.6 miles, then north on Co Rd. 20 / 570th St. for 4.1 miles, then east on 825th Ave. for 1 mile, then north 1.6 miles on 580th St. Property is on the west side of the road.

Legal Description

S½ of the SE¼, Section 36, Township 116 North, Range 31 West of the 5th P.M., Renville Co., MN. Surveyed legal description to govern.

Real Estate Tax

Taxes Payable in 2023
 Ag Non-Hmstd Taxes: \$2,893.00*
 Gross Acres: 82.655*
 Exempt Road ROW Acres: 2.655*
 Net Taxable Acres: 80.00
 Tax per Net Taxable Acre: \$36.16*
 Tax Parcel ID #: 05-00890-00
**Taxes estimated due to tax parcel split. Renville County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 14294, Part of Tract 1155
 FSA/Eff. Crop Acres: 81.84*
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 Corn PLC Yield: 155 Bu.

Bean Base Acres: 24.00*

Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of farm by the Renville County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Canisteo - Glencoe and Clarion. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.30. See soil map for details.

Mineral Rights

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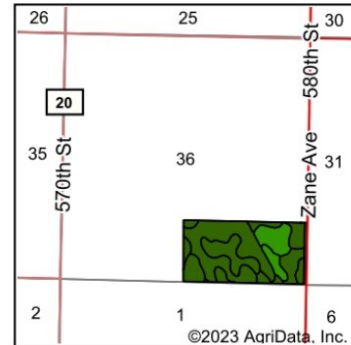
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Renville**
Location: **36-116N-31W**
Township: **Boon Lake**
Acres: **81.84**
Date: **11/21/2023**



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Area Symbol: MN085, Soil Area Version: 21						
Area Symbol: MN129, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	31.65	38.7%		IIw	91
102B	Clarion loam, 2 to 6 percent slopes	17.55	21.4%		IIe	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	9.13	11.2%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.21	10.0%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	6.55	8.0%		IIw	93
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.94	4.8%		IIIe	87
118	Crippin loam, 1 to 3 percent slopes	1.80	2.2%		Ie	100
112	Harps clay loam, 0 to 2 percent slopes	1.53	1.9%		IIw	90
L83A	Webster clay loam, 0 to 2 percent slopes	1.22	1.5%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	0.26	0.3%		IIe	95
Weighted Average					2.04	92.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Level to gently rolling.

Water & Well Information

None.

Drainage

Some tile. See map.

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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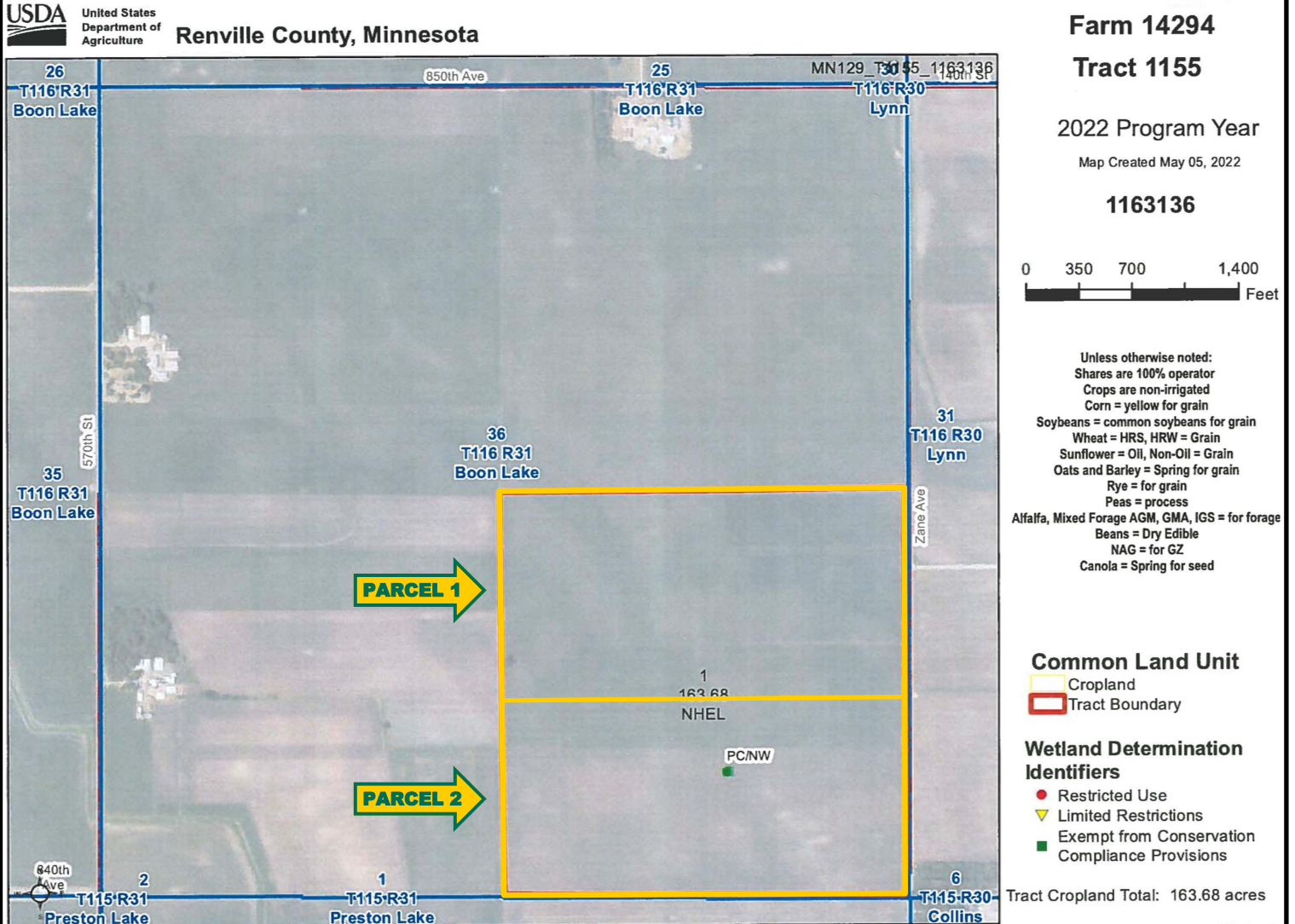
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Parcel 1 - 81.84 Estimated FSA/Eff. Crop Acres

Parcel 2 - 81.84 Estimated FSA/Eff. Crop Acres



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Parcel 1 - 82.655 Acres, m/I , Renville Co., MN
Parcel 2 - 82.655 Acres, m/I , Renville Co., MN

Installed Tile 2021 - Swan 163



Tile - Name
■ 6 in (3,156 ft)
■ 4 in (13,229 ft)

PARCEL 1

PARCEL 2

Tiling Summary

STREICH Scott | Swan | Swan 163
 2021 | Installed Tile | Instance - 1

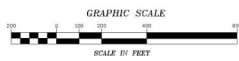
Dataset	Tile - Name	Tile - Tile Size in	Tile Type	Length ft
R1:WM_Applied.xml	6 in	6.000	Unknown Lateral	3,156.3
R1:WM_Applied.xml	4 in	4.000	Lateral Unknown Main	13,229
Totals	6 in 4 in		Lateral Unknown Main	16,385

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BOUNDARY SURVEY

~for~ HERTZ FARM MANAGEMENT - YOUNG FARM
~of~ Southeast Quarter (SE 1/4), Sec. 36-116-31
Boon Lake Township, Renville County, MN



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊕ DENOTES IRON MONUMENT SET, MARKED AL# 45336/52705
- ⊙ DENOTES RENVILLE COUNTY SECTION CORNER
- ⊙ DENOTES FOUND POST
- ⊙ DENOTES LATH SET ON LINE
- ⊙ DENOTES REICE

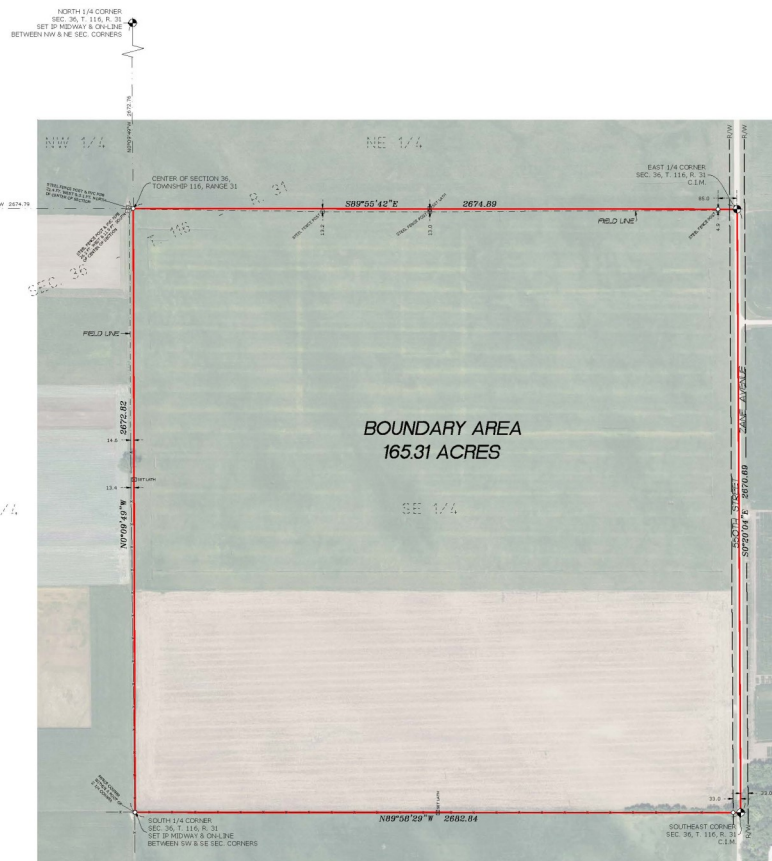
DESCRIPTION

The Southeast Quarter of Section 36, Township 116, Range 31, Renville County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/20/23.
- Bearings shown are based on the Renville County Coordinate System NAD83 (96 ad).
- Parcel ID Number: 05009000.
- This survey was prepared without the benefit of title work. Additional assessments, restrictions and/or encumbrances may exist other than those shown herein. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Aerial photo obtained from Microsoft Corp. is shown for graphical reference purposes only and the accuracies are unknown.

E.G. RUD & SONS, INC.
Professional Land Surveyors
990 - 5th Avenue SE, Suite 2
Hutchinson, MN 55350
Tel. (202) 367-2029



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON
Date: 11/20/23 License No. 45256

DATE	DESCRIPTION	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

23.1162

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Parcel 1 - Southeast looking Northwest



Parcel 2 - Northwest looking Southeast



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Date: **Thur., December 21, 2023**

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

Site: **Brownton Comm. Center
310 2nd Street N
Brownton, MN 55312**

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, Terry Dean at 320-582-0563 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 one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Steven Young - Young Family Trust

Agency

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

Auctioneer

Nick Meixell

Attorney

The Title Team

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 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 24, 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.

Survey

If parcels sell to different buyers, a survey will be completed at the Seller's expense and 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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