

Land Auction

ACREAGE:

225.58 Acres, m/l
In 2 parcels
Nicollet County, MN

DATE:

January 5, 2024
10:00 a.m.
Register to Attend

LOCATION:

In-Person
Mankato, MN



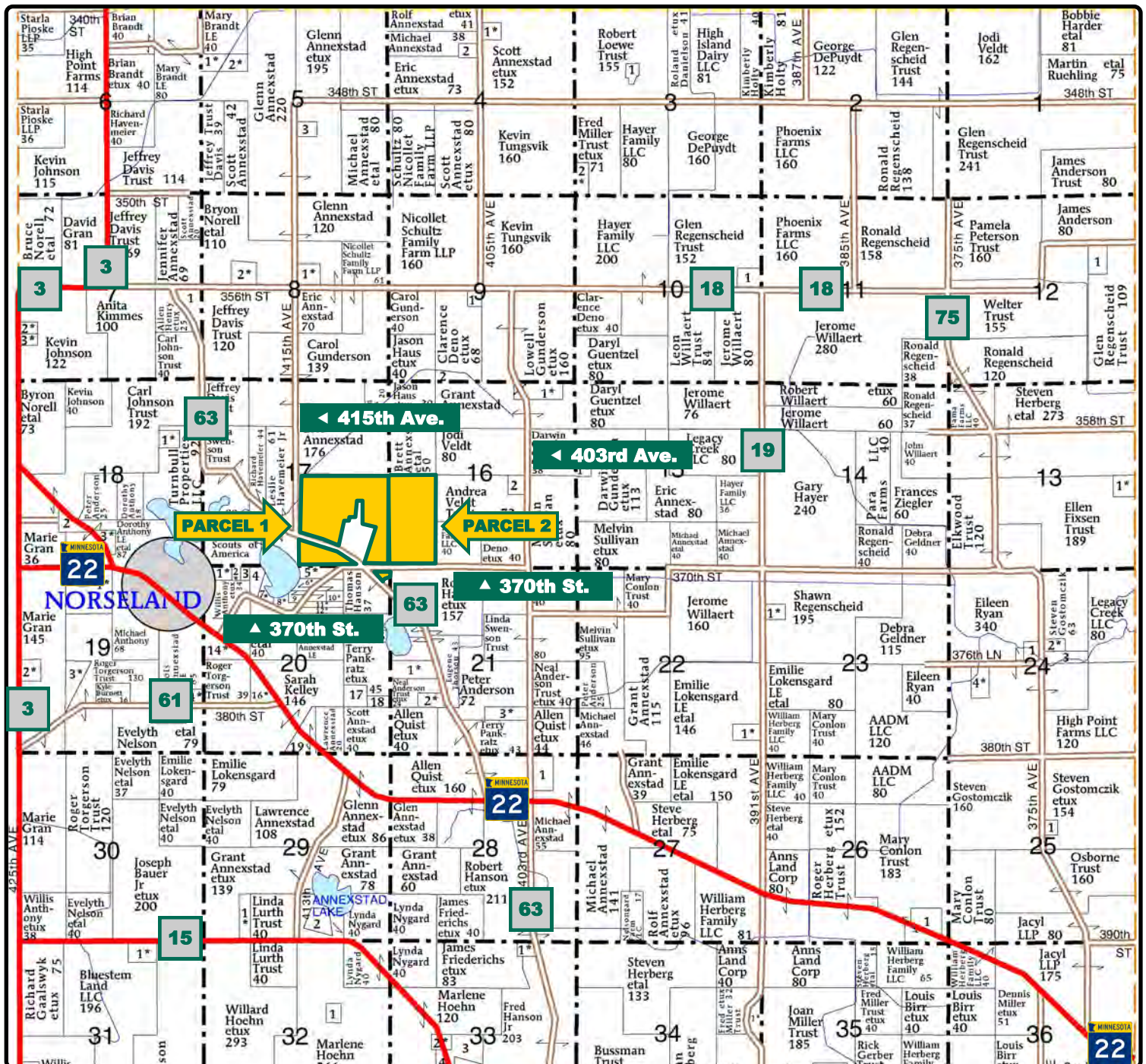
Property Key Features

- High-Quality Nicollet County Farmland
- Excellent Soils with a Combined CPI of 92.75
- Parcels Offered Individually or in Combination

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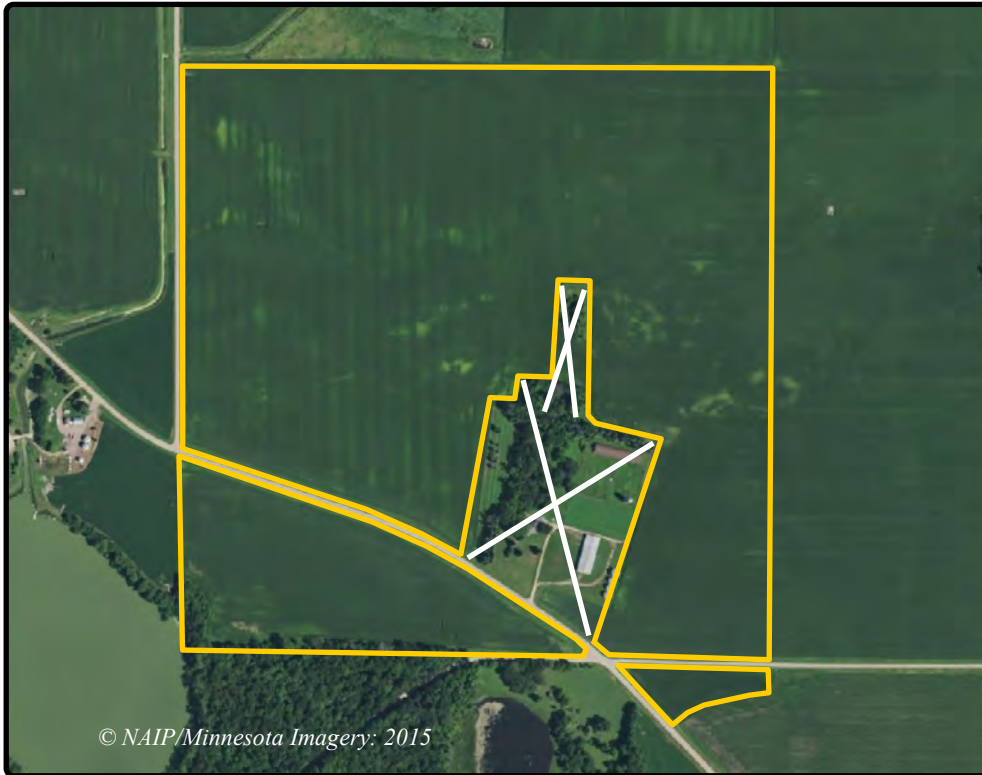


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Parcel 1

FSA/Eff. Crop Acres: 138.81*
Corn Base Acres: 69.41*
Bean Base Acres: 69.41*
Soil Productivity: 93.80 CPI

**Acres are estimated.*

Parcel 1 Property Information 146.00 Acres, m/l

Location

From Norseland: go southeast on MN-22 for ½ mile, then east on 370th St. for 1 mile, then north on Co. Rd. 63 for 0.3 miles. Property is located on the north and south sides of the road.

Legal Description

The SE¼, excluding building site of 16 acres m/l, in Section 17; and a triangular piece of land containing 2½ acres, m/l, in the NE corner of the NE¼ of Section 20, all in Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN. Surveyed legal description to govern.

Real Estate Tax

Proposed Taxes Payable in 2024
 Ag Non-Hmstd Taxes: \$10,703.00*
 Surveyed Acres: 146.00
 Net Taxable Acres: 146.50*
 Tax per Net Taxable Acre: \$73.06*
 Tax Parcel ID #s: Part of 07-017-0700 & 07.020.1800

**Taxes estimated due to recent survey and tax parcel split of property. Nicollet County Treasurer/Assessor will determine final tax figures. Seller has received notice of CD-8A & CD-82 ditch assessment totaling \$8,687.69 for Parcel 1. Payable in 2024 and amortized over 3 years. Contact agent for details.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 7957, Part of Tract 9922
 FSA/Eff. Crop Acres: 138.81*
 Corn Base Acres: 69.41*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 69.41*
 Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Sibley County FSA office. Sibley County FSA office is currently the administrator of this farm. Contact agent for details.*

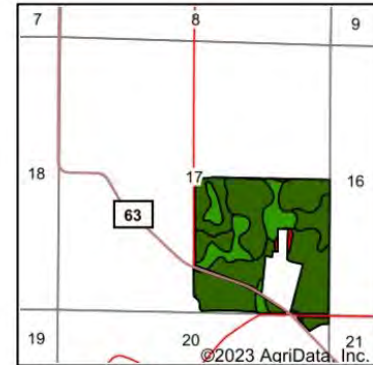
NRCS Classification

NHEL: Non-Highly Erodible Land.
 FW: Farmable Wetland.
 PCNW: Prior converted Non-Wetlands.

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State: **Minnesota**
County: **Nicollet**
Location: **17-111N-27W**
Township: **Lake Prairie**
Acres: **138.81**
Date: **12/4/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
239	Le Sueur loam, 1 to 3 percent slopes	65.46	47.2%		lw	97
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	26.39	19.0%		lle	98
109	Cordova clay loam, 0 to 2 percent slopes	20.79	15.0%		llw	87
86	Canisteo clay loam, 0 to 2 percent slopes	12.43	9.0%		llw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	8.57	6.2%		llw	91
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.00	2.9%		lllw	86
1030	Udorthents-Pits, gravel complex	1.17	0.8%		Vls	0
Weighted Average					1.59	93.8

Soil Types/Productivity

Main soil type is Le Sueur. Crop Productivity Index (CPI) on the estimated 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

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available. Parcel is part of Drainage District CD-8A.

Drainage Agreement

Private drainage agreement available upon request. If Parcels 1 and 2 are sold separately, a drainage agreement will be signed to ensure a drainage outlet for Parcel 2. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

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Parcel 2

FSA/Eff. Crop Acres: 74.84*
Corn Base Acres: 37.42*
Bean Base Acres: 37.42*
Soil Productivity: 91.70 CPI

**Acres are estimated.*

Parcel 2 Property Information 79.58 Acres, m/l

Location

From Norseland: go southeast on MN-22 for ½ mile, then east on 370th St. for 1.3 miles. Property is located on the north side of the road.

Legal Description

W½ of the SW¼, Section 16, Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN. Surveyed legal description to govern.

Real Estate Tax

Proposed Taxes Payable in 2024
 Ag Non-Hmstd Taxes: \$5,900.00*
 Surveyed Acres: 79.58

Net Taxable Acres: 80.00*

Tax per Net Taxable Acre: \$73.75*

Tax Parcel ID #s: 07.016.0305 & 07.016.0600

**Taxes estimated due to recent survey of property. Nicollet County Treasurer/ Assessor will determine final tax figures. Seller has received notice of CD-8A ditch assessment totaling \$4,464.41 for Parcel 2. Payable in 2024 and amortized over 3 years. Contact agent for details.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 7957, Part of Tract 9922

FSA/Eff. Crop Acres: 74.84*

Corn Base Acres: 37.42*

Corn PLC Yield: 171 Bu.

Bean Base Acres: 37.42*

Bean PLC Yield: 45 Bu.

**Acres are estimated pending reconstitution of farm by the Sibley County FSA office. Sibley County FSA office is currently the administrator of this farm. Contact agent for details.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil type is Cordova. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 91.70. See soil map for details.

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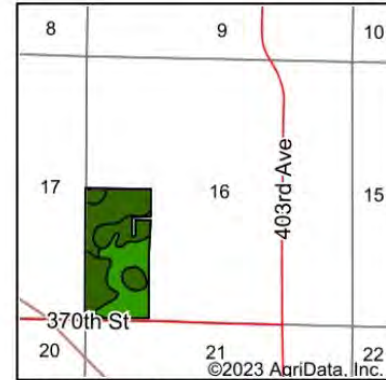
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nicollet**
Location: **16-111N-27W**
Township: **Lake Prairie**
Acres: **74.84**
Date: **12/4/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN103, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	25.68	34.3%		Ilw	87
L107A	Canisteco-Glencoe complex, 0 to 2 percent slopes	19.35	25.9%		Ilw	91
239	Le Sueur loam, 1 to 3 percent slopes	19.31	25.8%		lw	97
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	10.50	14.0%		Ile	95
Weighted Average					1.74	91.7

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

Natural with some tile. No tile maps available. Parcel is part of Drainage District CD-8A.

Drainage Agreement

Private drainage agreement available upon request. If Parcels 1 and 2 are sold separately, a drainage agreement will be signed to ensure a drainage outlet for Parcel 2. Contact agent for details.

Buildings/Improvements

None.

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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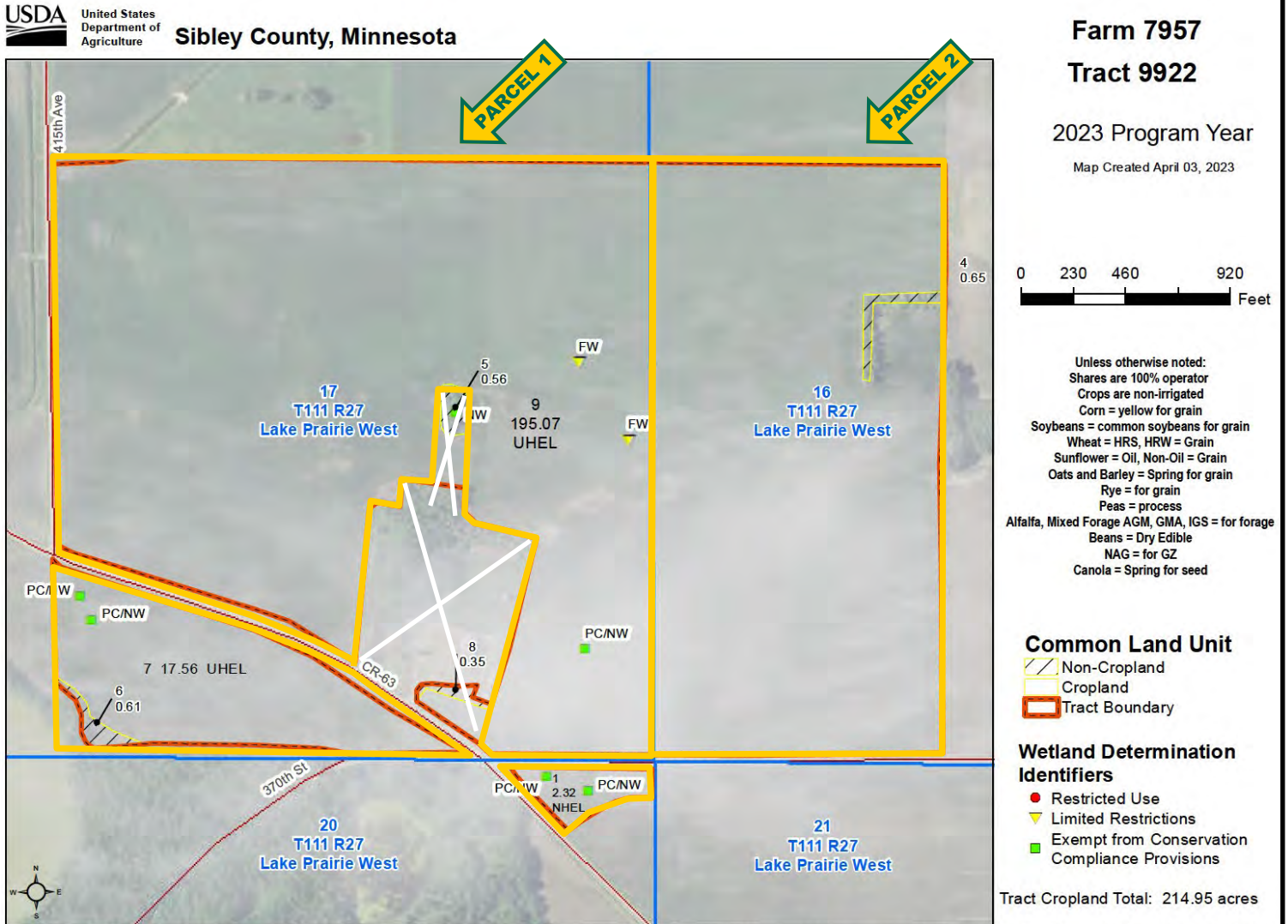
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Parcel 1 - 138.81 Estimated FSA/Eff. Crop Acres

Parcel 2 - 74.84 Estimated FSA/Eff. Crop 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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Parcels 1 & 2 - SE looking NW



Parcels 1 & 2 - SW looking E



Parcels 1 & 2 - NE looking SW



Parcel 1 - Looking SW



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Parcel 1 - Looking NE



Parcel 2 - Looking NE



Parcel 2 - Potential Building Site



Parcel 2 - Looking SE



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Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Jan. 4 2024**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Fri., Jan. 5, 2024**

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 Thursday, January 4, 2024**, 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 then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

The Donald C. Stark & Patricia B. Stark Farm Trust

Agency

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

Auctioneer

Jared Augustine

Attorney

Jeremy Berg
Blethen Berens Law Firm

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 February 15, 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. 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

To determine final acres and property borders, Sellers will, at their expense, survey the farms prior to closing. The final purchase price(s) will be adjusted up or down based on final surveyed gross acres.

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

225.58 Acres in 2 Parcels - Nicollet 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.

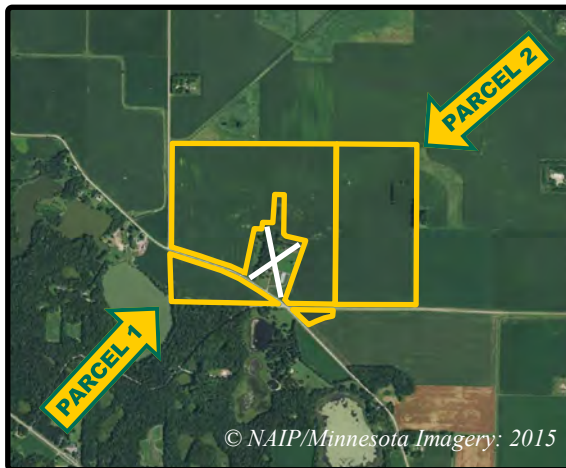
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Thursday, January 4, 2024** to attend auction.

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



Acres

Parcel 1 - 146.00 Ac., m/l
Parcel 2 - 79.58 Ac., m/l
Parcels 1 & 2 - 225.58 Ac., m/l
Combination

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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