

# Land Auction

**ACREAGE:**

**231.98 Acres, m/l**  
In 2 parcels  
Watonwan County, MN

**DATE:**

**January 26, 2024**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**In-Person**  
Lewisville, MN



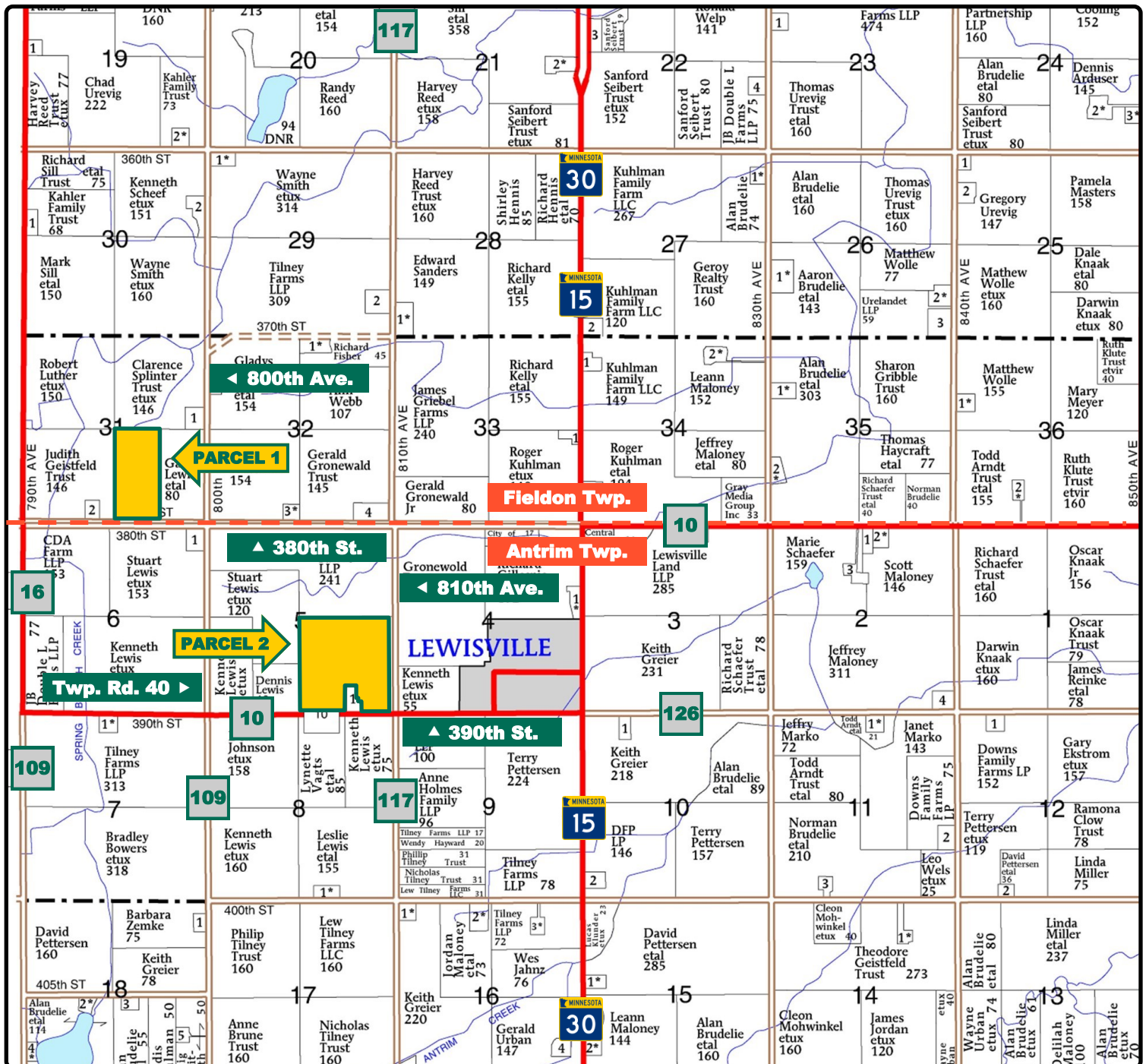
## Property Key Features

- Excellent Existing Drainage
- High-Quality Soils with an Average CPI Rating of 91.15 Between the Parcels
- Good Farming Configuration

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
**GeoffM@Hertz.ag**

**507-345-5263**  
151 Saint Andrews Ct, Suite 1310  
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**www.Hertz.ag**





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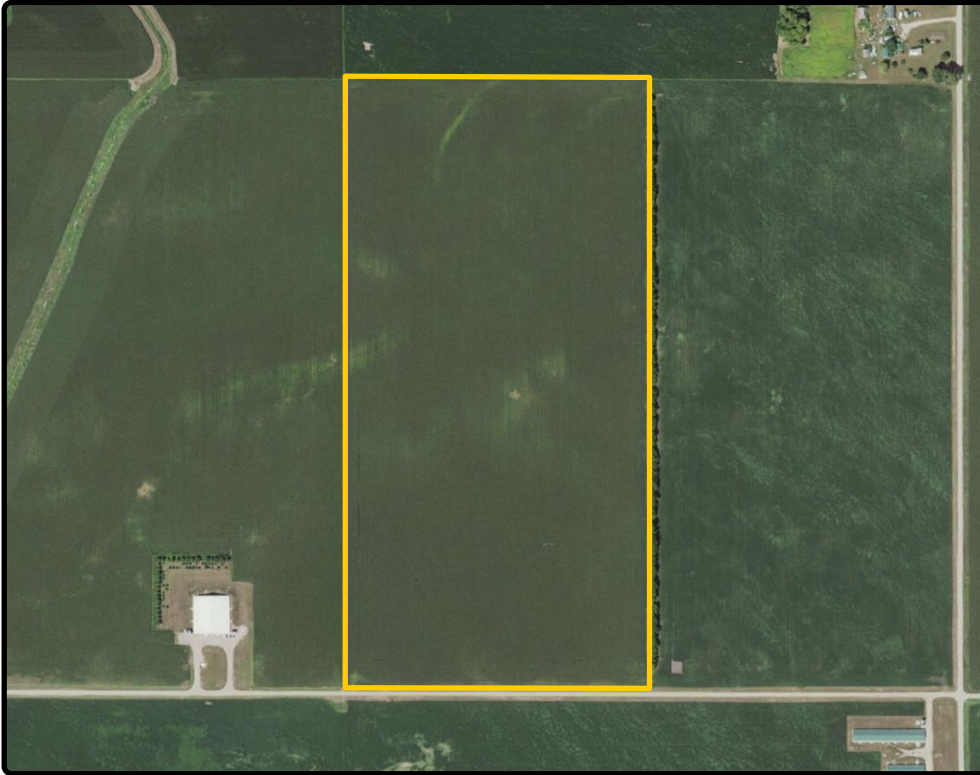
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## Parcel 1

FSA/Eff. Crop Acres:	77.80
Corn Base Acres:	39.30
Bean Base Acres:	38.50
Soil Productivity:	91.20 CPI

### Parcel 1 Property Information 80.00 Acres, m/l

#### Location

From MN-15/MN-30 in Lewisville: head west on Co. Rd. 10/390th St. for 2 miles, then north on Co. Rd. 109/Twp. Rd. 40 for 1 mile, then west on 380th St. for 0.4 miles. Property is located on the north side of the road.

#### Legal Description

W½ of the SE¼, Section 31, Township 106 North, Range 30 West of the 5th P.M., Watonwan Co., MN.

#### Real Estate Tax

Taxes Payable in 2023  
Ag Non-Hmstd Taxes: \$4,086.00

Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$51.08  
Tax Parcel ID #: R04.031.0310

#### Lease Status

Open lease for 2024 crop year.

#### FSA Data

Farm Number 6922, Tract 3052  
FSA/Eff. Crop Acres: 77.80  
Corn Base Acres: 39.30  
Corn PLC Yield: 176 Bu.  
Bean Base Acres: 38.50  
Bean PLC Yield: 45 Bu.

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Okoboji, Madelia and Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.20. 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.

#### Drainage

Some tile. No maps available.

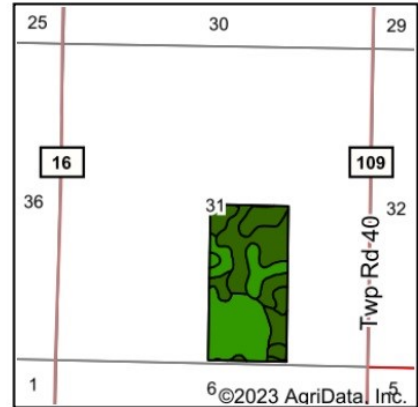
#### Buildings/Improvements

None.





Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Watonwan**  
Location: **31-106N-30W**  
Township: **Fieldon**  
Acres: **77.8**  
Date: **12/18/2023**



Maps Provided By:  
  
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Area Symbol: MN165, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	24.98	32.1%		IIIw	86
136	Madelia silty clay loam, 0 to 2 percent slopes	21.34	27.4%		IIw	94
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	10.24	13.2%		IIIe	87
102B	Clarion loam, 2 to 6 percent slopes	6.12	7.9%		Ile	95
197	Kingston silty clay loam, 1 to 3 percent slopes	5.76	7.4%		Iw	100
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.50	7.1%		Iw	99
140	Spicer silty clay loam, 0 to 2 percent slopes	3.86	5.0%		IIw	91
Weighted Average					2.31	91.2

## Water & Well Information

None.

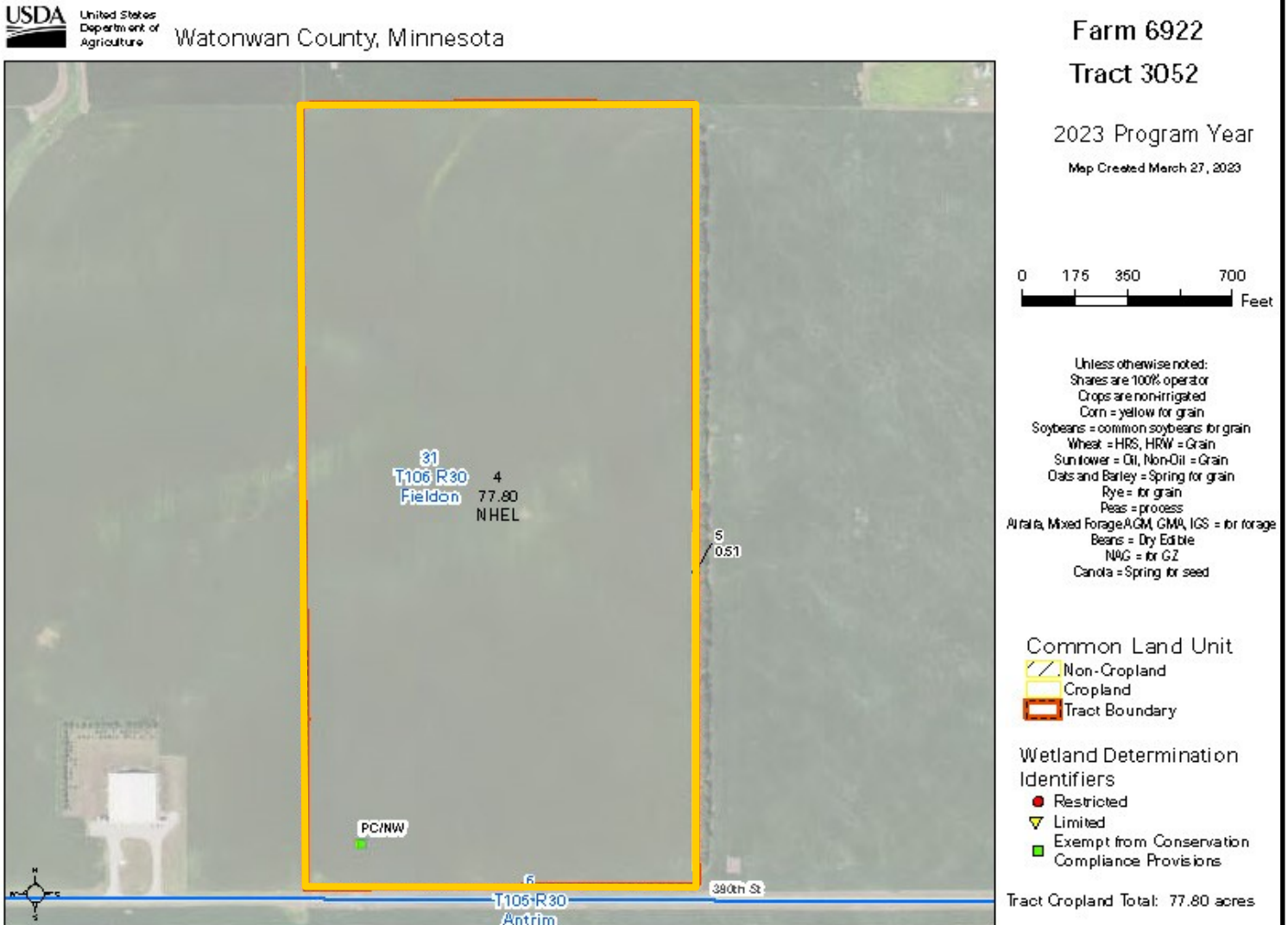
## Tillage Reimbursement

The tenant will need to be reimbursed \$1,560.00 for fall tillage work. Contact agent for details.

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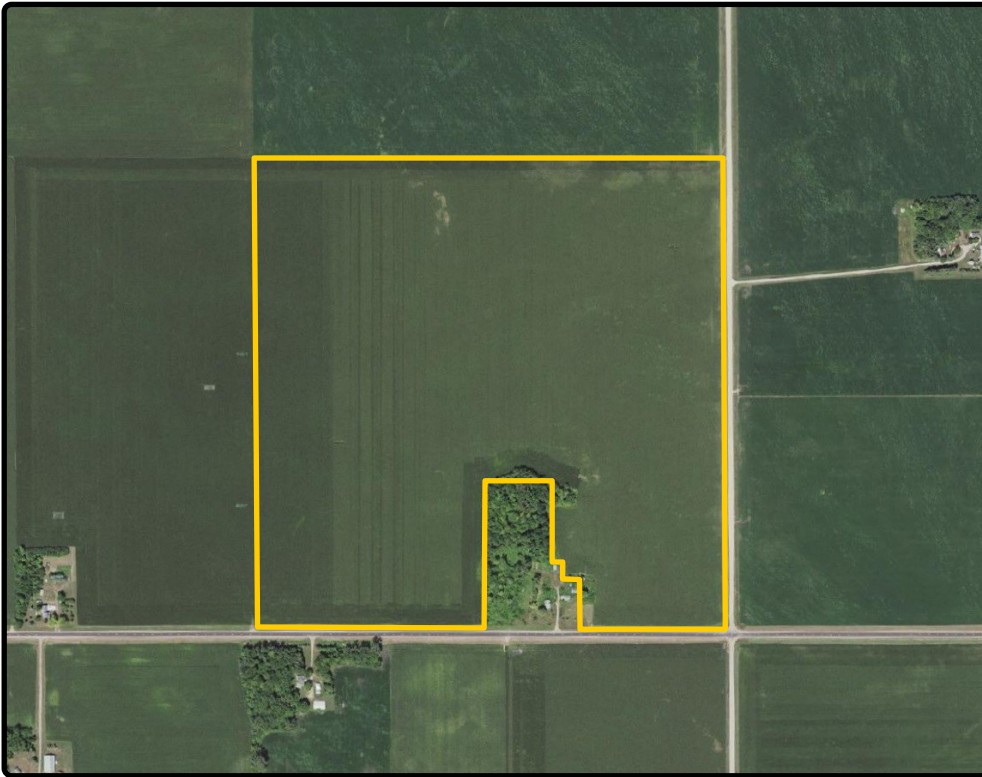




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## Parcel 2

FSA/Eff. Crop Acres:	145.70
Corn Base Acres:	73.10
Bean Base Acres:	72.60
Soil Productivity:	91.10 CPI

## Parcel 2 Property Information 151.98 Acres, m/l

### Location

From MN-15/MN-30 in Lewisville: go west on Co. Rd. 10/390th St. for 1 mile. Property is located on the north side of Co. Rd. 10/390th St.

### Legal Description

SE¼, excluding 8.02 acre building site, Section 5, Township 105 North, Range 30 West of the 5th P.M., Watonwan Co., MN.

### Real Estate Tax

Taxes Payable in 2023  
Ag Non-Hmstd Taxes: \$7,564.00  
Net Taxable Acres: 151.98

Tax per Net Taxable Acre: \$49.77  
Tax Parcel ID #: R02.005.0110

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 6921, Tract 442  
FSA/Eff. Crop Acres: 145.70  
Corn Base Acres: 73.10  
Corn PLC Yield: 176 Bu.  
Bean Base Acres: 72.60  
Bean PLC Yield: 45 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil type is Spicer. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.10. 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

Tiled. See tile map.

### Buildings/Improvements

None.

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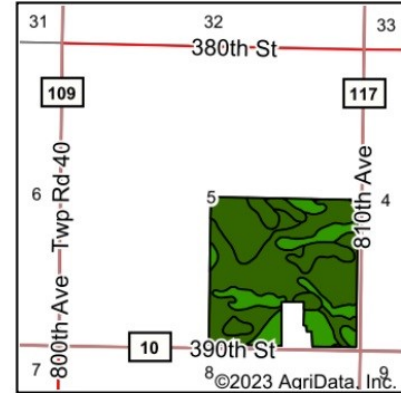
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Soils data provided by USDA and NRCS.

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State: **Minnesota**  
County: **Watsonwan**  
Location: **5-105N-30W**  
Township: **Antrim**  
Acres: **145.7**  
Date: **12/18/2023**



Maps Provided By:  
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Area Symbol: MN165, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
140	Spicer silty clay loam, 0 to 2 percent slopes	73.61	50.5%		IIw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	22.16	15.2%		IIIw	86
136	Madelia silty clay loam, 0 to 2 percent slopes	20.09	13.8%		IIw	94
229	Waldorf silty clay loam, 0 to 2 percent slopes	10.68	7.3%		IIw	85
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.10	4.9%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	6.31	4.3%		IIe	95
197	Kingston silty clay loam, 1 to 3 percent slopes	5.75	3.9%		Iw	100
Weighted Average					2.06	91.1

## Water & Well Information

None.

## Tillage Reimbursement

The tenant will need to be reimbursed \$2,950.00 for fall tillage work. Contact agent for details.

*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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USDA United States Department of Agriculture  
Watsonwan County, Minnesota

**Farm 6921**

**Tract 442**

**2023 Program Year**

Map Created March 27, 2023



0 175 350 700  
Feet

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

**Common Land Unit**

Non-Cropland  
Cropland  
Tract Boundary

**Wetland Determination Identifiers**

Restricted  
Limited  
Exempt from Conservation Compliance Provisions

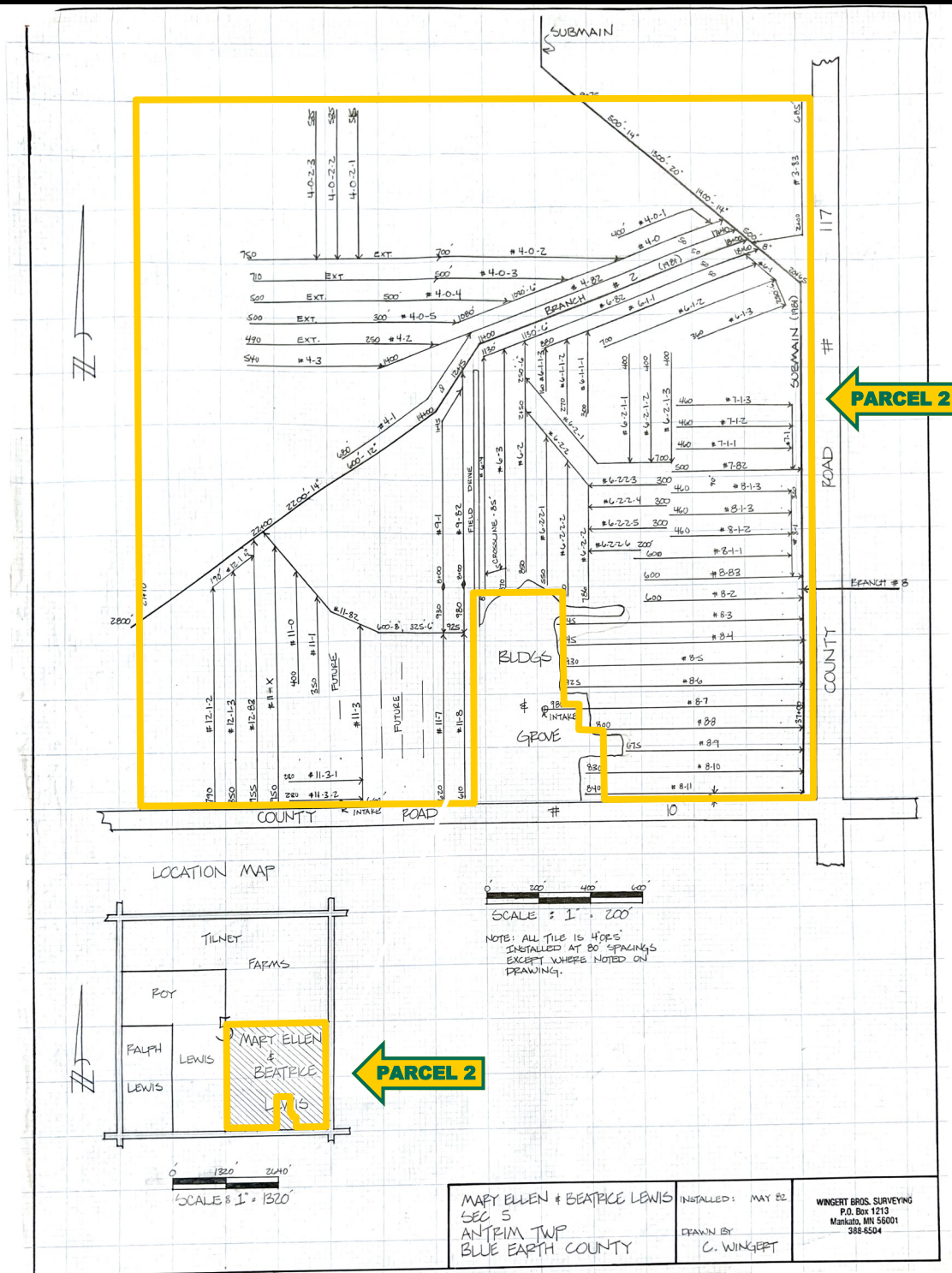
Tract Cropland Total: 145.70 acres

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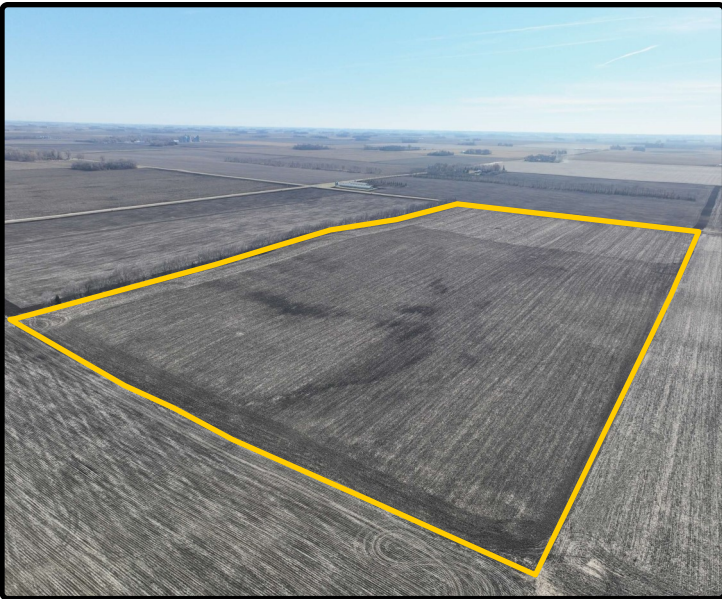
**Parcel 1** - Southeast looking Northwest



**Parcel 1** - Southwest looking Northeast



**Parcel 1** - Northwest looking Southeast



**Parcel 1** - Northeast looking Southwest



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**Parcel 2** - Southeast looking Northwest



**Parcel 2** - Southwest looking Northeast



**Parcel 2** - Northeast looking Southwest



**Parcel 2** - Northwest looking Southeast



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## Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Jan. 25, 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. 26, 2024**

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

Site: **Lewisville American  
Legion  
121 Lewis St. W  
Lewisville, MN 56060**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, January 25, 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

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

## Seller

Delores J. Spahr Estate

## Agency

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

## Auctioneer

Geoff Mead, ALC

## Attorney

Dan Birkholz  
Birkholz & Associates, LLC

## 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 27, 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.

## Tillage Reimbursement

The tenant will need to be reimbursed \$1,560.00 for fall tillage work on Parcel 1 and \$2,950.00 for fall tillage work on Parcel 2. Contact agent for details.

## 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

**231.98 Acres in 2 Parcels** - Watonwan 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.

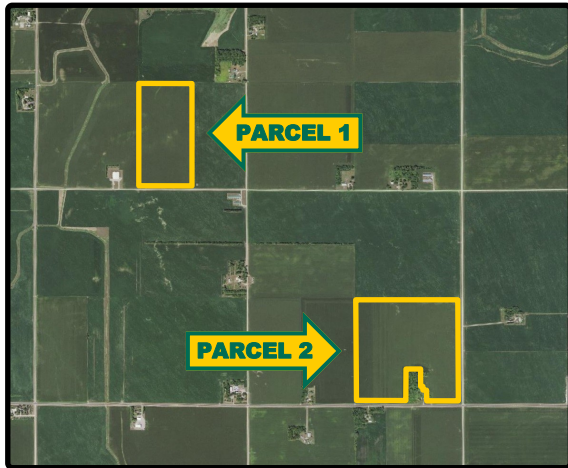
*I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.*

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 25, 2024** to attend auction.

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



## Acres

Parcel 1 - 80.00 Ac., m/l  
Parcel 2 - 151.98 Ac., m/l

## 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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