

**ACREAGE:**

**18.93 Acres, m/l**  
Meeker County, MN

**DATE:**

Bid Deadline:  
**February 22, 2024**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management**  
Mankato, MN



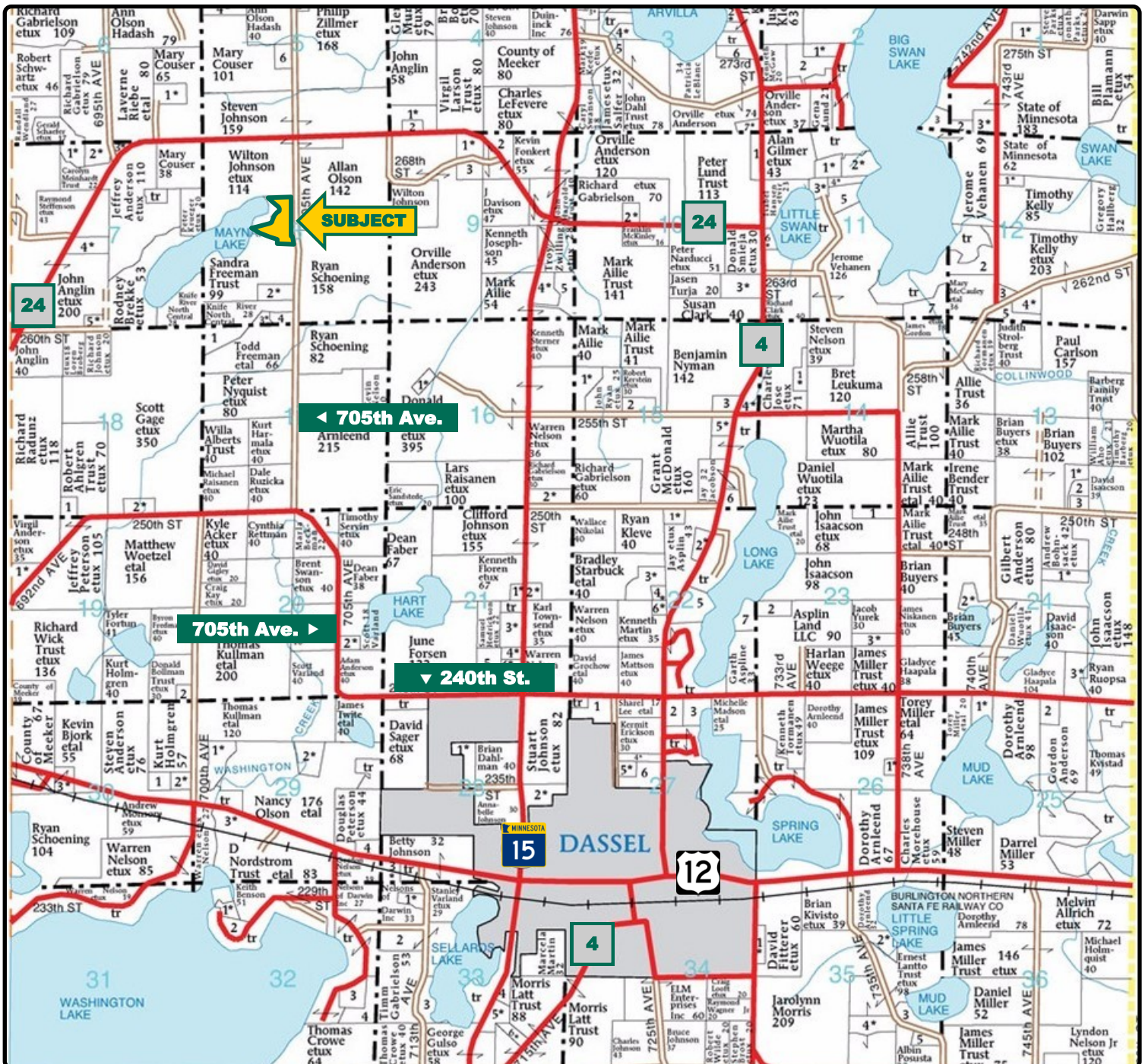
## Property Key Features

- Lakeshore Property Located Along Maynard Lake
- 16.42 Estimated FSA/Eff. Crop Acres with a CPI of 82.70
- Buildable Acreage Site with an Abundance of Wildlife

**Terry Dean, ALC**  
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<b>FSA/Eff. Crop Acres:</b>	<b>16.42*</b>
<b>CRP Acres:</b>	<b>3.77*</b>
<b>Corn Base Acres:</b>	<b>15.27*</b>
<b>Wheat Base Acres:</b>	<b>1.61*</b>
<b>Soil Productivity:</b>	<b>82.70 CPI</b>

*\*Acres are estimated*

## Property Information

### 18.93 Acres, m/l

### Location

From the intersection of US-Hwy 12 and MN-Hwy 15 near Dassel: Go 1 mile north on MN-Hwy 15, then west on 240th St. for 1 mile where it transitions to 705th Ave., continue for 2½ miles. Property is located on the west side of the road.

### Legal Description

18.93 acres, m/l, in Government Lot 4, Section 8, Township 119 North, Range 29 West of the 5th P.M., Meeker Co., MN. Surveyed legal description to govern.

### Real Estate Tax

Taxes Payable in 2023  
Ag Non-Hmstd Taxes: \$950.00\*  
Net Taxable Acres: 18.93\*

Tax per Net Taxable Acre: \$50.18\*  
Tax Parcel ID #: Part of 07-0112000  
*\*Taxes estimated pending tax parcel split. Meeker County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 9894, Part of Tract 11452  
FSA/Eff. Crop Acres: 16.42\*  
CRP Acres: 3.77\*  
Corn Base Acres: 15.27\*  
Corn PLC Yield: 128 Bu.  
Wheat Base Acres: 1.61\*  
Wheat PLC Yield: 37 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Meeker County FSA office.*

### NRCS Classification

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

### CRP Contracts

There are an estimated 3.77 acres enrolled in a CP-21 contract that pays approximately \$245.08/acre - or \$924.00 annually - and expires 9/30/2029. *Final acres and payment figures subject to NRCS confirmation.*

### Soil Types/Productivity

Main soil types are Shorewood and Lura. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 82.70. See soil map for details.

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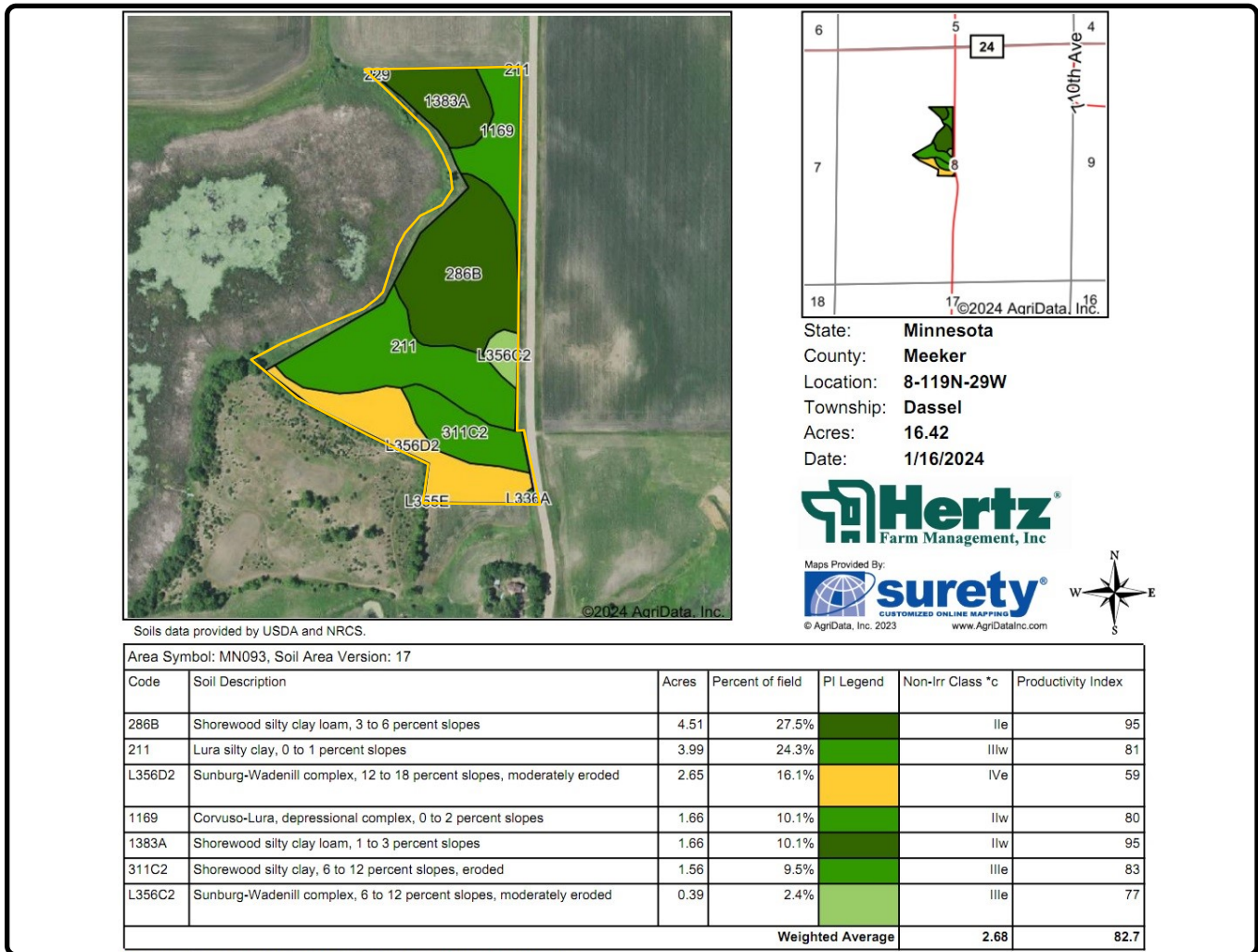
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### Mineral Rights

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

### Land Description

Slightly rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None. Maynard Lake borders property to the west.

### Comments

A highly desirable buildable, rural acreage site with recreational opportunities. Property has a beautiful view of Maynard Lake with abundant ducks, geese, pheasants and deer.

*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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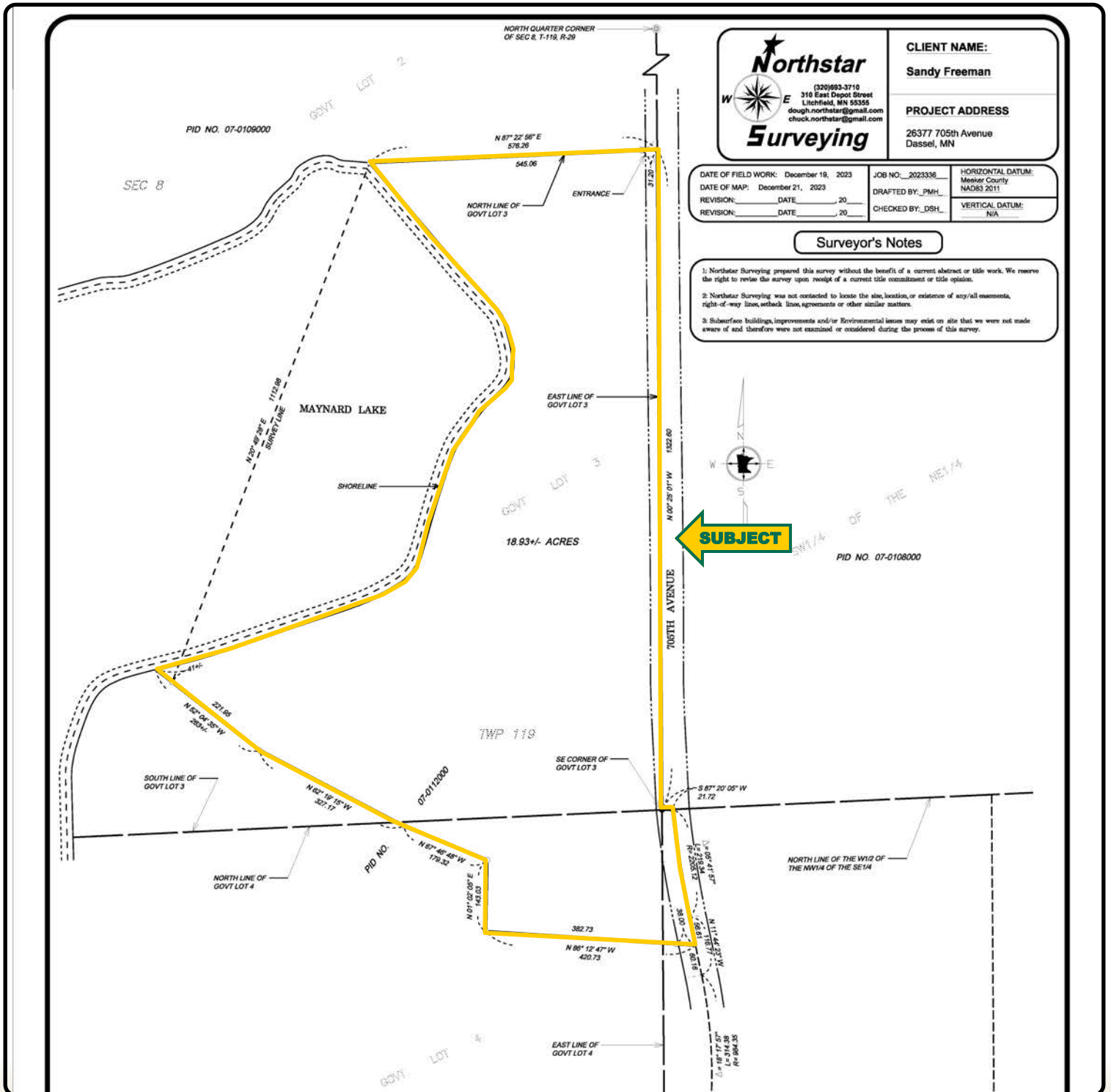
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South looking North



Northeast looking Southwest



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**Bid Deadline: Thur., Feb. 22, 2024**

**Time: 12:00 Noon, CST**

**Mail To:**

**Hertz Farm Management  
Attn: Terry Dean, ALC  
151 Saint Andrews Ct.  
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### **Seller**

Sandra Freeman Revocable Living Trust

### **Agency**

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

### **Attorney**

The Title Team

### **Method of Sale**

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Terry Dean at 320-582-0563.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before February 22, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids 12:00 Noon, CST on February 26, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. A 3.5% Buyers Premium will be added to the final bid price to arrive at the final contract price. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March, 21, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

### **Contract & Title**

Upon acceptance of bid by Seller, the successful 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** an 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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## **Make the Most of Your Farmland Investment**

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- Certified Farm Appraisals

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