

# Land Auction

**ACREAGE:**

**58.29 Acres, m/l**  
Dakota County, MN

**DATE:**

**April 17, 2024**

**1:30 p.m.**

Register to Attend

**LOCATION:**

**In-Person**

Cannon Falls, MN



## Property Key Features

- Property is Adjacent to Gopher Hills Golf Course
- Two Building Rights Accompany the Property
- Leased for 2024; Rental Income and Taxes will be Prorated to Closing

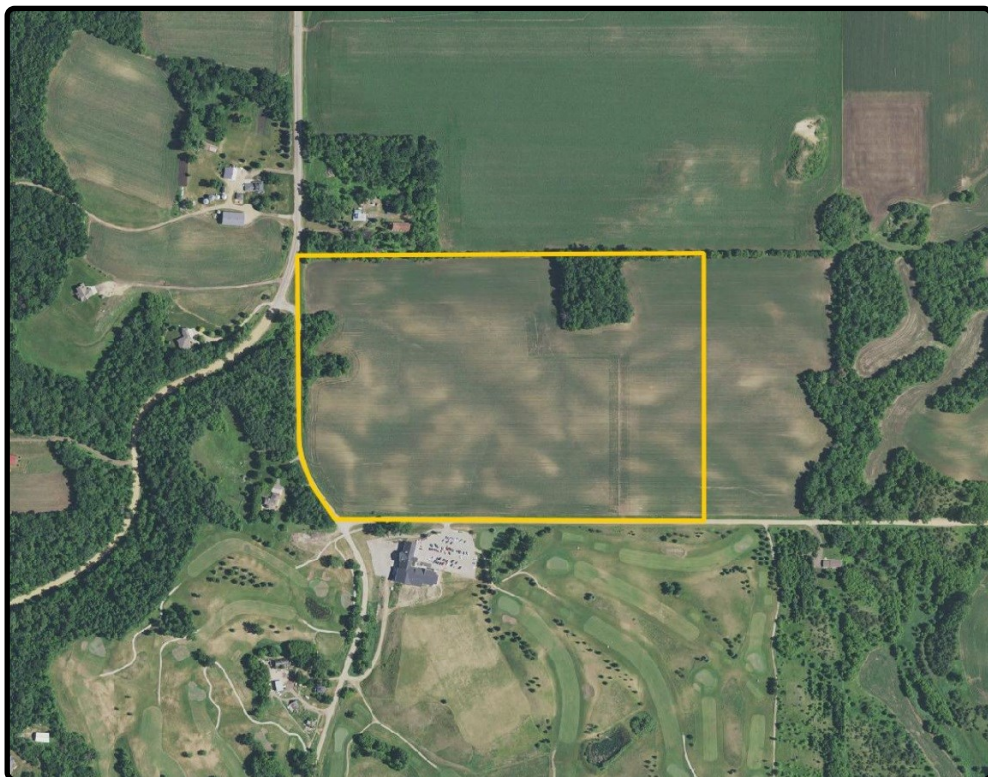
**Darrell Hylen, ALC**  
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<b>FSA/Eff. Crop Acres:</b>	<b>54.00</b>
<b>Corn Base Acres:</b>	<b>29.50</b>
<b>Bean Base Acres:</b>	<b>23.70</b>
<b>Oats Base Acres:</b>	<b>0.80</b>
<b>Soil Productivity:</b>	<b>71.90 CPI</b>

## Property Information

### 58.29 Acres, m/l

### Location

From Miesville: Go south on Co. Rd. 91/ Nicolai Ave. for 1.8 miles, then southeast continuing on Nicolai Ave. for 0.2 miles, then east onto 260th St. Property is on the north side of 260th St.

### Legal Description

West 58.29 acres, m/l of S½ of SW¼, Section 24, Township 113 North, Range 17 West of the 5th P.M., Dakota Co., MN.

### Real Estate Tax

Taxes Payable in 2023  
Non-Ag Hmstd Taxes: \$1,910.00  
Net Taxable Acres: 58.29  
Tax per Net Taxable Acre: \$32.77  
Tax Parcel ID #: 09-02400-52-020

### Lease Status

Leased through the 2024 crop year. Lease payment will be prorated to closing and the Buyer will receive a credit. Contact agent for details.

### FSA Data

Farm Number 1429, Tract 9545  
FSA/Eff. Crop Acres: 54.00  
Corn Base Acres: 29.50  
Corn PLC Yield: 143 Bu.  
Bean Base Acres: 23.70  
Bean PLC Yield: 46 Bu.  
Oats Base Acres: 0.80  
Oats PLC Yield: 52 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Main soil type is Timula-Mt. Carroll. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 71.90. 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

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

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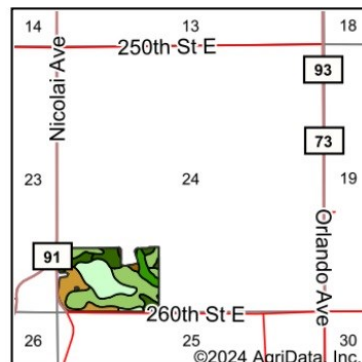
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Dakota**  
Location: **24-113N-17W**  
Township: **Douglas**  
Acres: **54**  
Date: **2/6/2024**



Area Symbol: MN037, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
N507C2	Timula-Mt. Carroll complex, 6 to 12 percent slopes, moderately eroded	19.67	36.4%		IIIe		79
N507D2	Timula-Mt. Carroll complex, 12 to 18 percent slopes, moderately eroded	12.15	22.5%		IVe		65
N507E	Timula-Mt. Carroll complex, 18 to 25 percent slopes	7.61	14.1%		VIe		32
285B	Port Byron silt loam, 2 to 6 percent slopes	5.10	9.4%		Ile		98
320B	Tallula silt loam, 2 to 6 percent slopes	3.20	5.9%		IIIe		89
301B	Lindstrom silt loam, till plain, 2 to 6 percent slopes	3.12	5.8%		Ile		99
411B	Waukegan silt loam, 1 to 6 percent slopes	1.64	3.0%		Ile		75
81C	Boone loamy fine sand, 6 to 12 percent slopes	0.76	1.4%		VIIs		21
2C	Ostrander loam, 6 to 12 percent slopes	0.65	1.2%		IIIe		90
151C	Burkhardt sandy loam, 6 to 12 percent slopes	0.10	0.2%		IVe	IIIe	33
Weighted Average					3.51	*-	71.9

## Comments

Property will be offered with two building rights.

*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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**Dakota County, Minnesota**

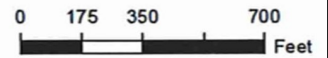


**Farm 1429**

**Tract 9545**

**2023 Program Year**

Map Created May 24, 2023



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

### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 54.00 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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Looking East



Looking West



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Looking Northwest



Looking Southwest



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## Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Apr. 16, 2024  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Wed., Apr. 17, 2024**

Time: **1:30 p.m.**

Site: **Gopher Hills Golf Course  
26155 Nicolai Ave.  
Cannon Falls, MN 55009**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, April 16, 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

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

## Seller

Maureen L. Fasbender Estate

## Agency

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

## Auctioneer

Darrell Hylen, ALC

## Attorney

DCA Title Company

## 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 May 17, 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, 2024. The Buyer will receive a credit for existing lease payment. Lease payment will be prorated to closing. Contact agent for details. Taxes will be prorated to closing.

## 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

**58.29 Acres in 1 Parcel** - Dakota 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.*

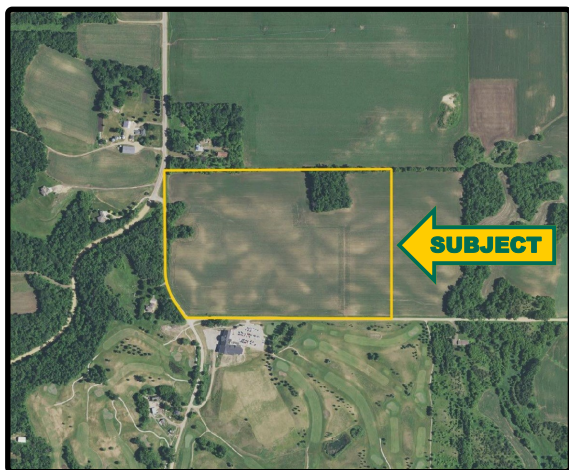
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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 Tuesday, April 16, 2024** to attend auction.

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



## Acres

Subject - 58.29 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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## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
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