

**ACREAGE:**

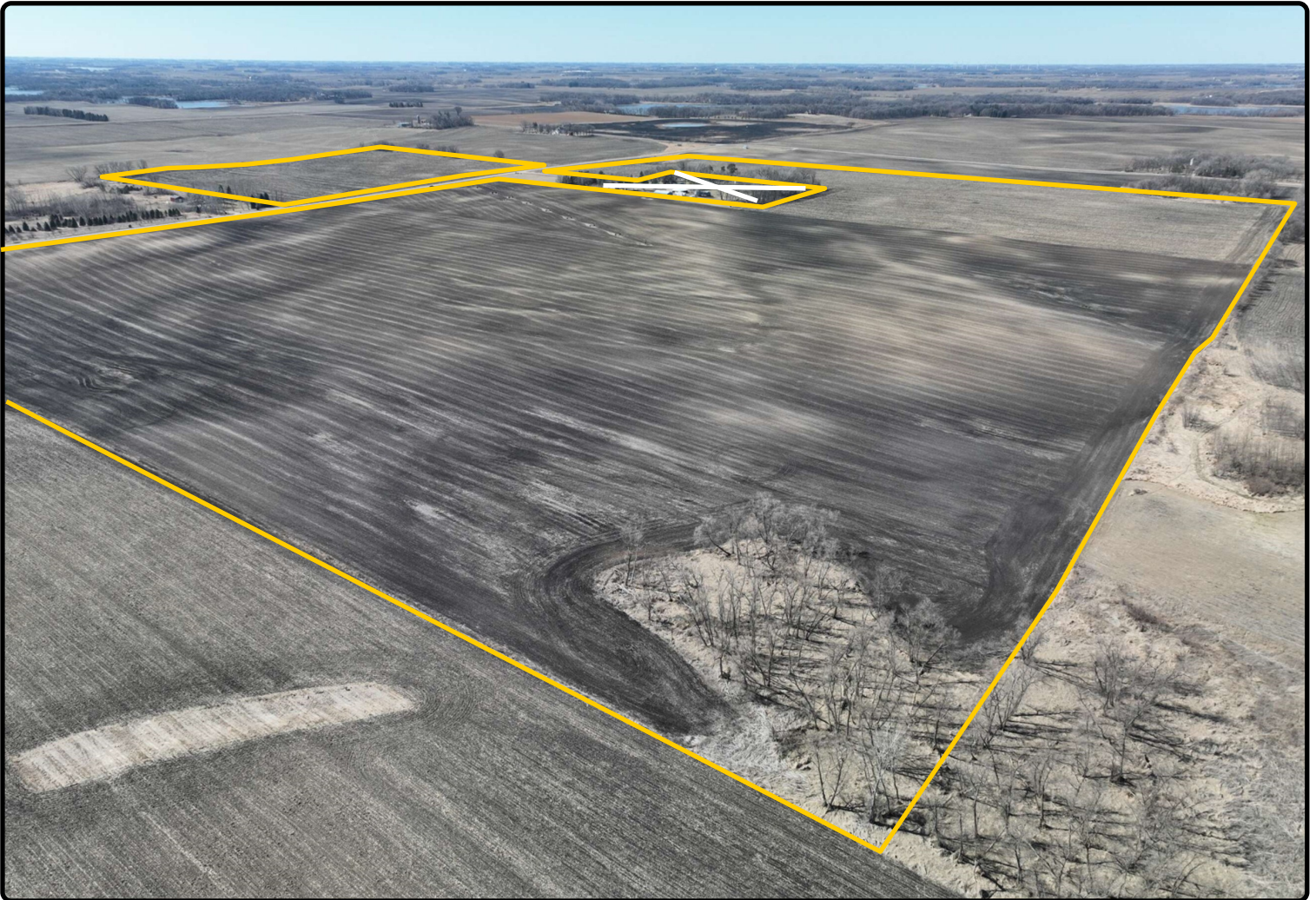
**228.00 Acres, m/l**  
In 2 Parcels  
Meeker County, MN

**DATE:**

Bid Deadline:  
**April 23, 2024**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management**  
Mankato, MN



## Property Key Features

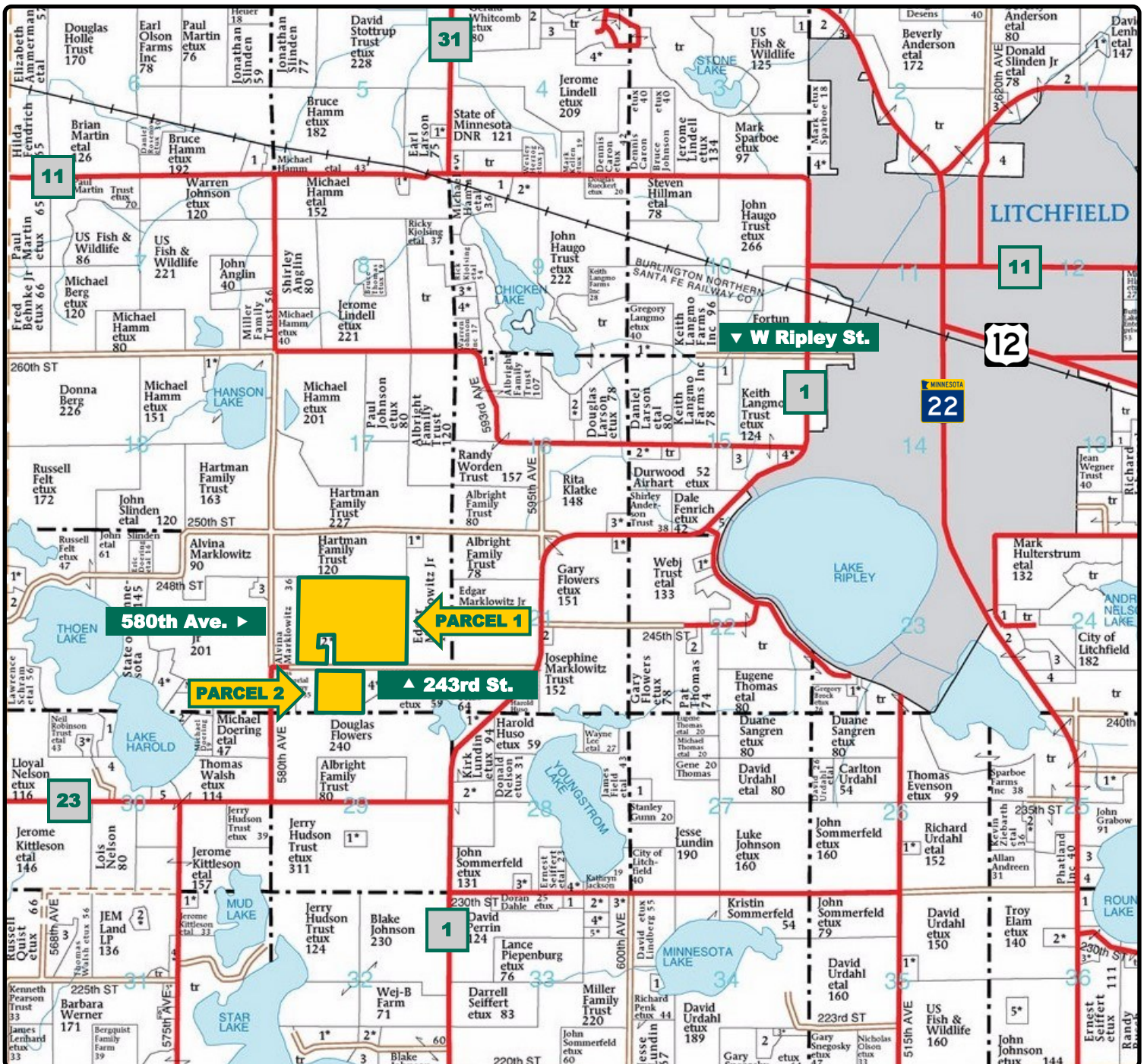
- Quality Meeker County Farmland Offered in Two Parcels
- Open Lease for the 2024 Crop Year
- Center Pivot Irrigation Servicing 100 Acres, m/l

**Jared Augustine**  
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**Steve Hinker**  
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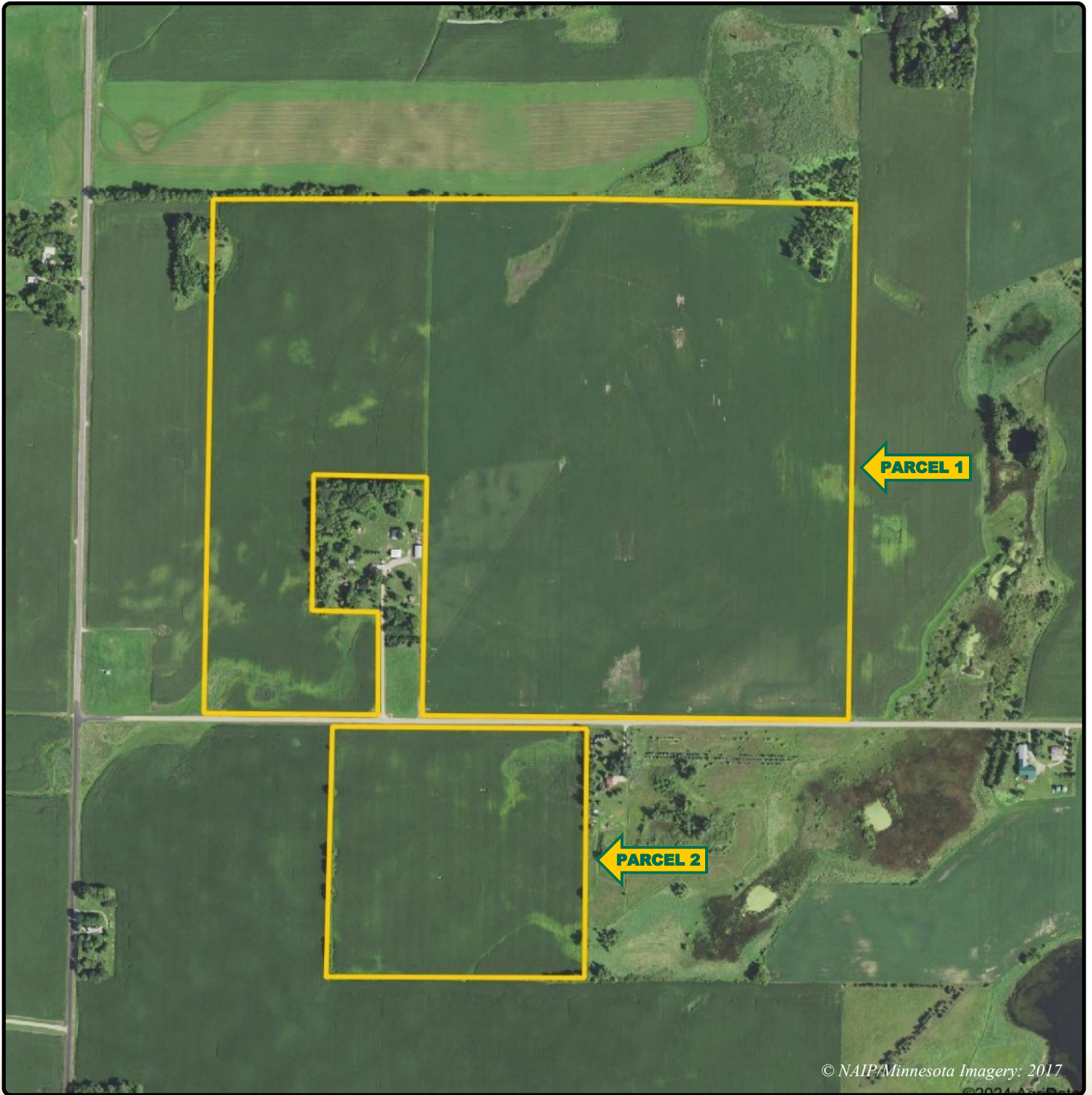


Map reproduced with permission of Farm & Home Publishers, Ltd.

<p><b>Jared Augustine</b> Licensed Salesperson in MN <b>507-381-7425</b> <b>JaredA@Hertz.ag</b></p>	<p><b>507-345-5263</b> 151 Saint Andrews Ct. Suite 1310 Mankato, MN 56001 <b>www.Hertz.ag</b></p>	<p><b>Steve Hiner</b> Licensed Salesperson in MN <b>507-995-2487</b> <b>SteveH@Hertz.ag</b></p>
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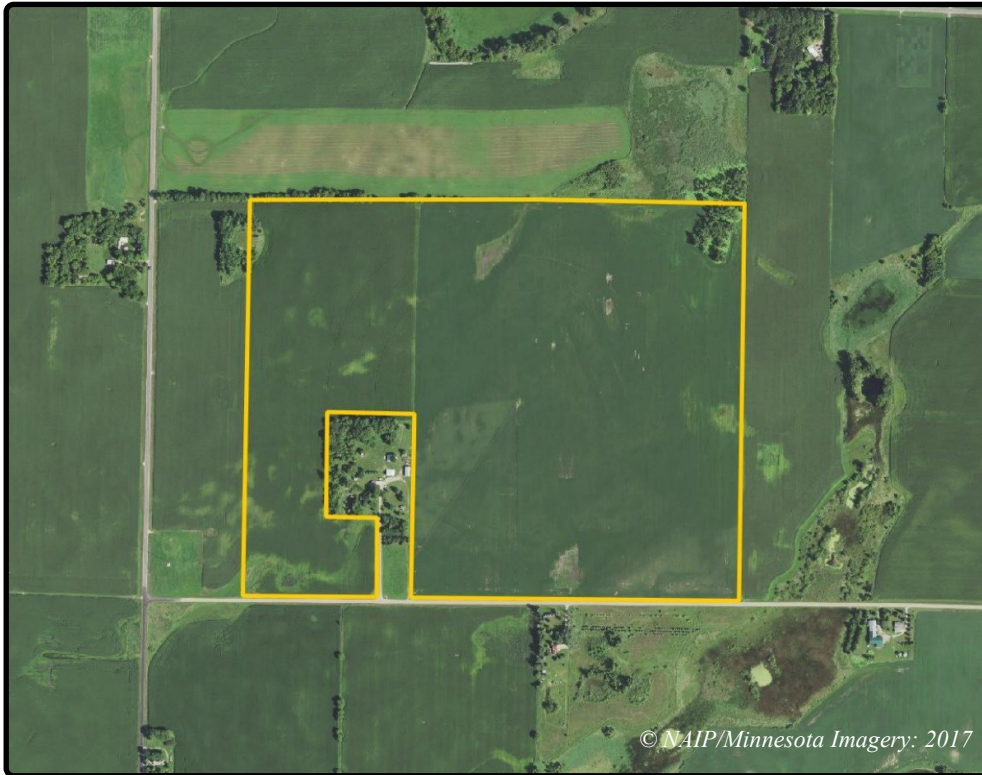
**228.00 Acres, m/l, In 2 Parcels, Meeker County, MN**



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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>186.91</b>
<b>Corn Base Acres:</b>	<b>126.26*</b>
<b>Bean Base Acres:</b>	<b>51.72*</b>
<b>Soil Productivity:</b>	<b>64.30 CPI</b>

*\*Acres are estimated*

### Parcel 1 Property Information 188.00 Acres, m/l

#### Location

From Litchfield: go west on W Ripley St. for 0.8 miles, then south on Co. Rd. 1 for 2.8 miles, then west on 243rd St. for 1.1 miles. Property is located on the north side of the road.

#### Legal Description

NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , excluding the building site, and E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , all in Section 20, Township 119 North, Range 31 West of the 5th P.M., Meeker Co., MN.

#### Real Estate Tax

Taxes Payable in 2024  
 Non-Ag Hmstd Taxes: \$6,926.00\*  
 Net Taxable Acres: 188.00\*  
 Tax per Net Taxable Acre: \$36.84\*  
 Tax Parcel ID #: Part of 14-0241000  
*\*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 5084, Part of Tract 2260  
 FSA/Eff. Crop Acres: 186.91  
 Corn Base Acres: 126.26\*  
 Corn PLC Yield: 165 Bu.  
 Bean Base Acres: 51.72\*  
 Bean PLC Yield: 41 Bu.  
*\*Acres are estimated pending*

*reconstitution of farm by the Meeker County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.  
 Tract contains a wetland or farmed wetland.

#### Soil Types/Productivity

Main soil types are Estherville, Biscay, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 64.30. See soil map for details.

#### Land Description

Level to gently rolling.

#### Drainage

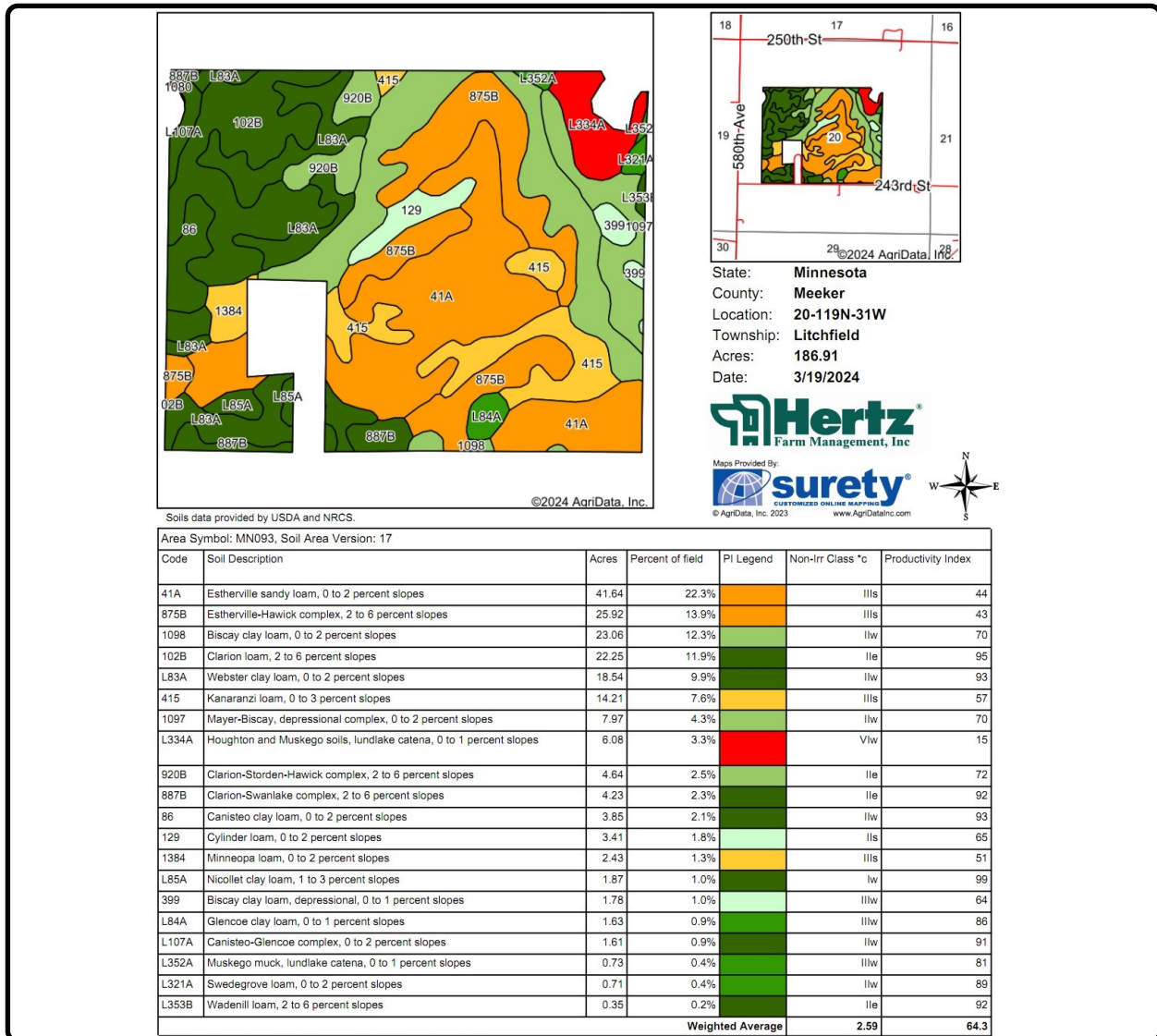
Natural with some tile. Tile maps available, contact agent for tile maps. Parcel is part of Drainage District CD 19.

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## Buildings/Improvements

None.

## Water & Well Information

Well number 132274 is located near the irrigation equipment. Drilled in 1978, the well is a 16" single casing well.

## Irrigation Information

There is an 8 tower, center pivot, Olson Bros. Mfg. Co., 1979 irrigation system included with the land. Pump capacity is 800 gpm with a well depth of 260 ft. and is powered with electricity. It is NRD certified to irrigate 100 acres.

## Irrigation/ Electric Utilities

DNR water irrigation permit and electric utilities will be transferred to buyer at closing.

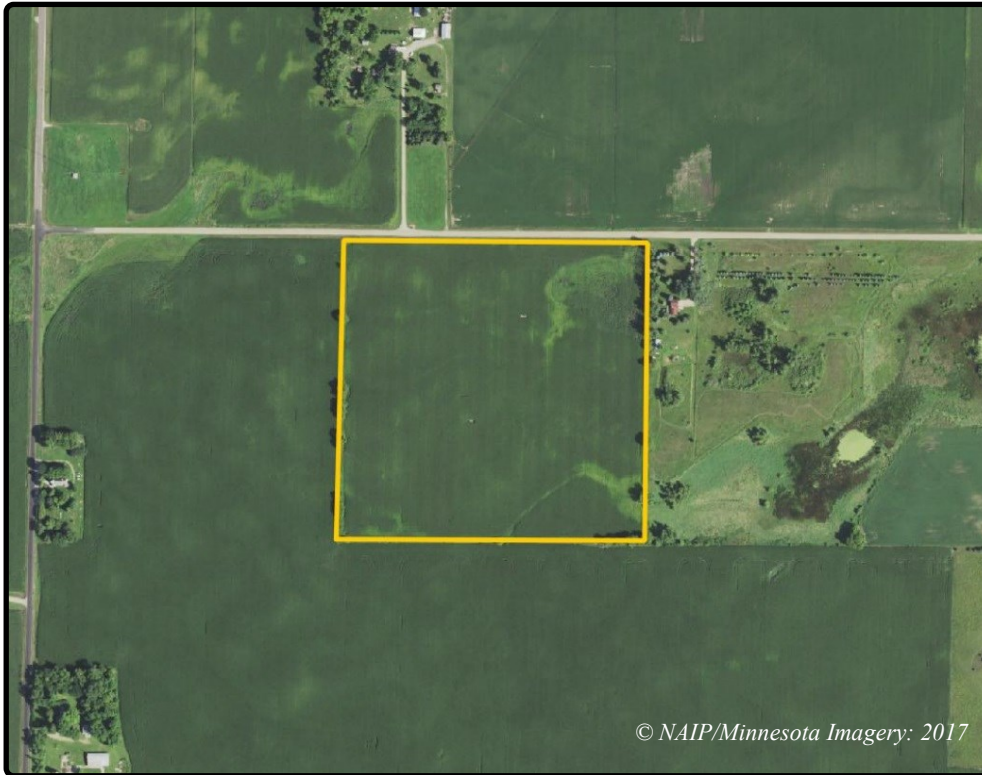
## Fall Inputs

Buyer will reimburse the 2023 crop year tenant \$3,738.00 for fall tillage. Contact agent for details.

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## Parcel 2

<b>FSA/Eff. Crop Acres:</b>	<b>38.99</b>
<b>Corn Base Acres:</b>	<b>26.34*</b>
<b>Bean Base Acres:</b>	<b>10.78*</b>
<b>Soil Productivity:</b>	<b>88.90 CPI</b>

*\*Acres are estimated*

## Parcel 2 Property Information 40.00 Acres, m/l

### Location

From Litchfield: go west on W Ripley St. for 0.8 miles, then south on Co. Rd. 1 for 2.8 miles, then west on 243rd St. for 1.1 miles. Property is located on the south side of the road.

### Legal Description

SE¼ of the SW¼, in Section 20, Township 119 North, Range 31 West of the 5th P.M., Meeker Co., MN.

### Real Estate Tax

Taxes Payable in 2024  
Non-Ag. Hmstd Taxes: \$1,714.00\*  
Net Taxable Acres: 40.00\*

Tax per Net Taxable Acre: \$42.85\*  
Tax Parcel ID #: Part of 14-0241000  
*\*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 5084, Part of Tract 2260  
FSA/Eff. Crop Acres: 38.99  
Corn Base Acres: 26.34\*  
Corn PLC Yield: 165 Bu.  
Bean Base Acres: 10.78\*  
Bean PLC Yield: 41 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Meeker County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a wetland or farmed wetland.

### Soil Types/Productivity

Main soil types are Clarion, Webster, Nicollet, and Clarion-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.90. See soil map for details.

### Land Description

Level to gently rolling.

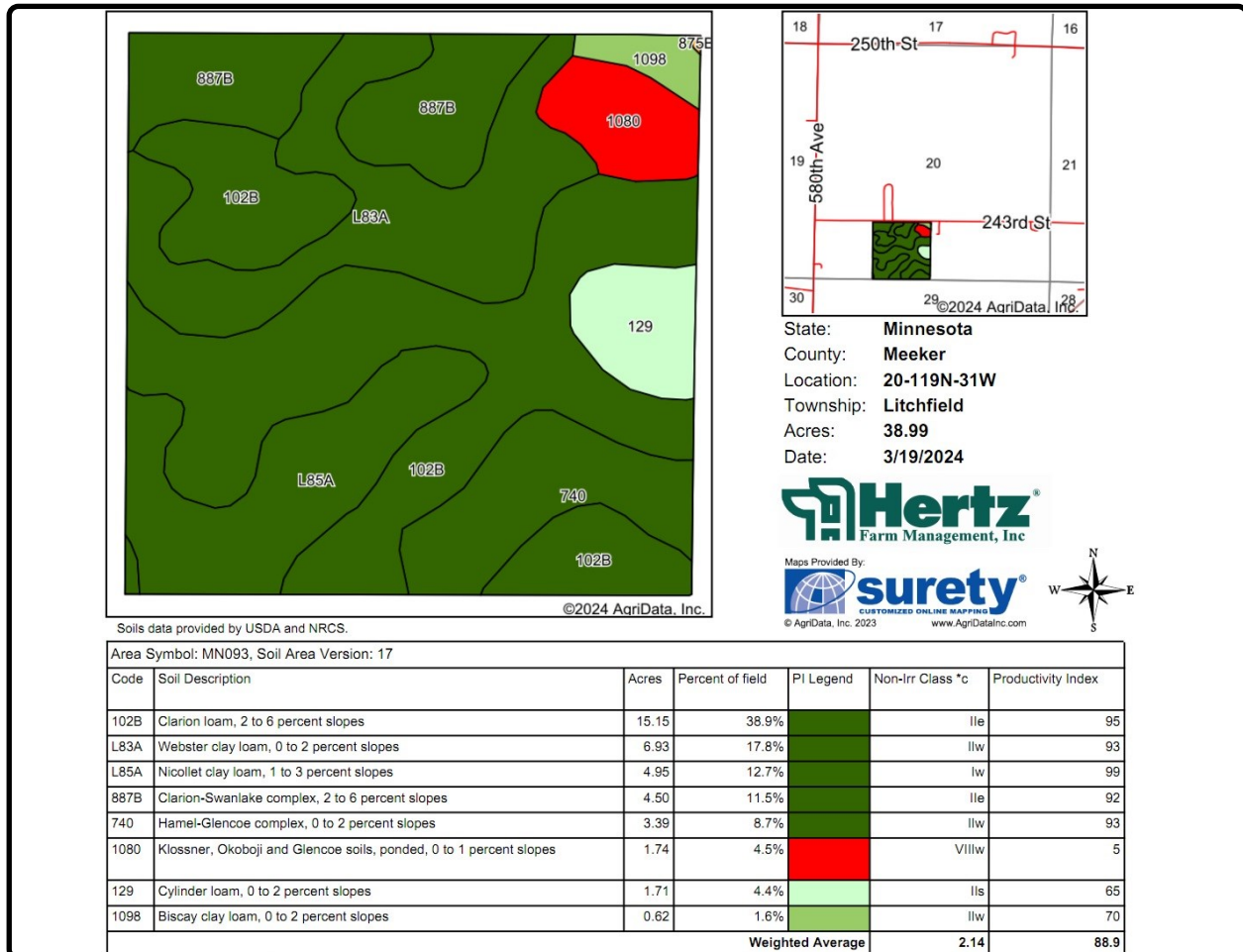
### Drainage

Natural with some tile. Tile maps available, contact agent for tile maps. Parcel is part of Drainage District CD 19.

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## Buildings/Improvements

None.

## Water & Well Information

None.

## Fall Inputs

Buyer will reimburse the 2023 crop year tenant \$780.00 for fall tillage. 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.*

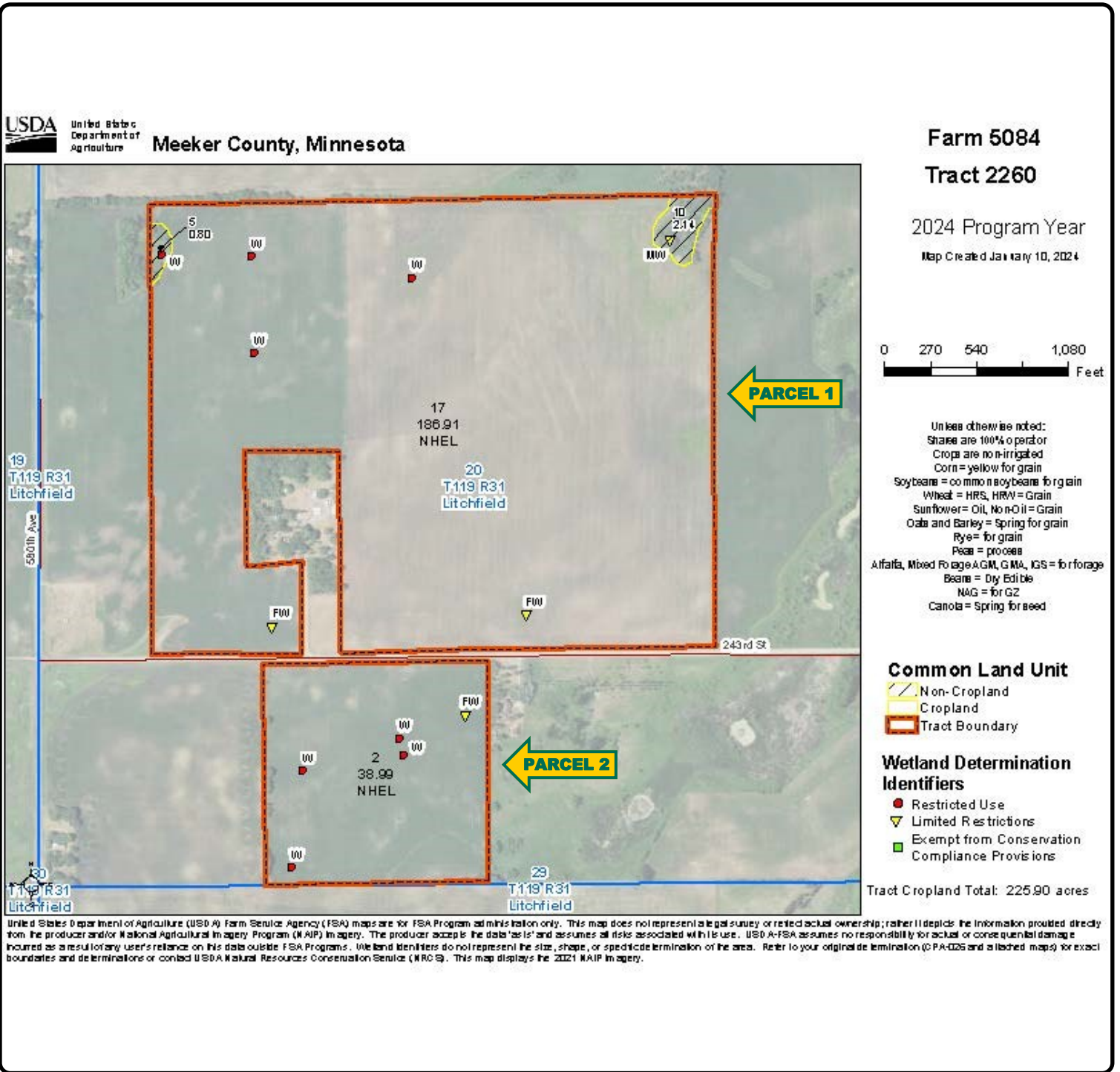
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**Parcel 1** - 186.91 FSA/Eff. Crop Acres  
**Parcel 2** - 38.99 FSA/Eff. Crop Acres



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**Parcels 1 & 2 - NE looking SW**



**Parcels 1 & 2 - S looking N**



**Parcels 1 & 2 - SE looking NW**



**Parcels 1 & 2 - SW looking NE**



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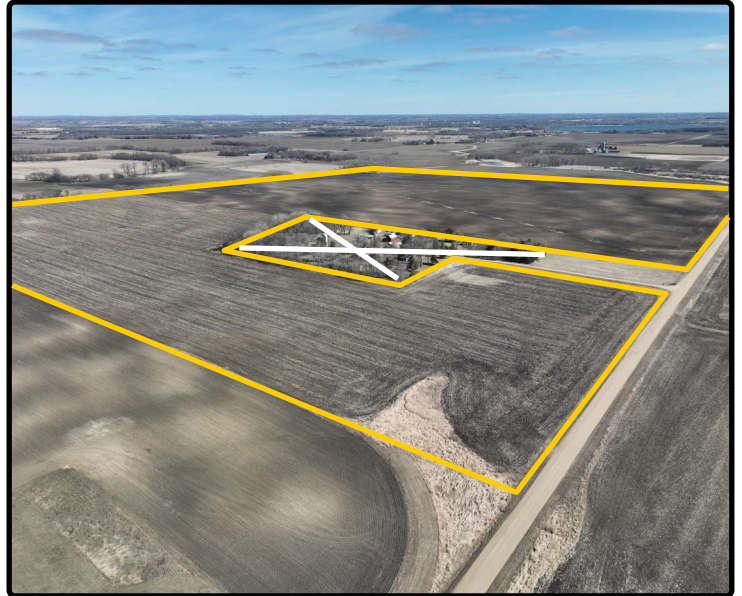
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**Parcels 1 & 2 - NW looking SE**



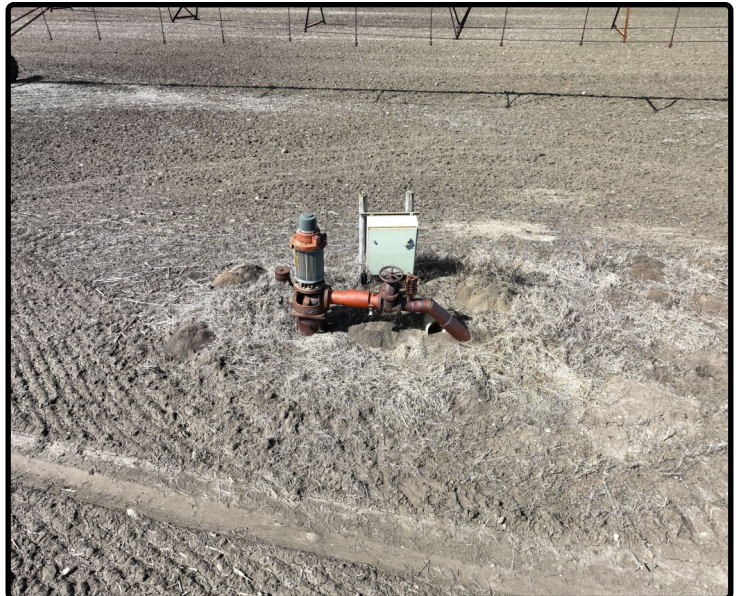
**Parcel 1 - SW looking NE**



**Parcel 1 - Center Pivot Irrigation**



**Parcel 1 - Irrigation Well**



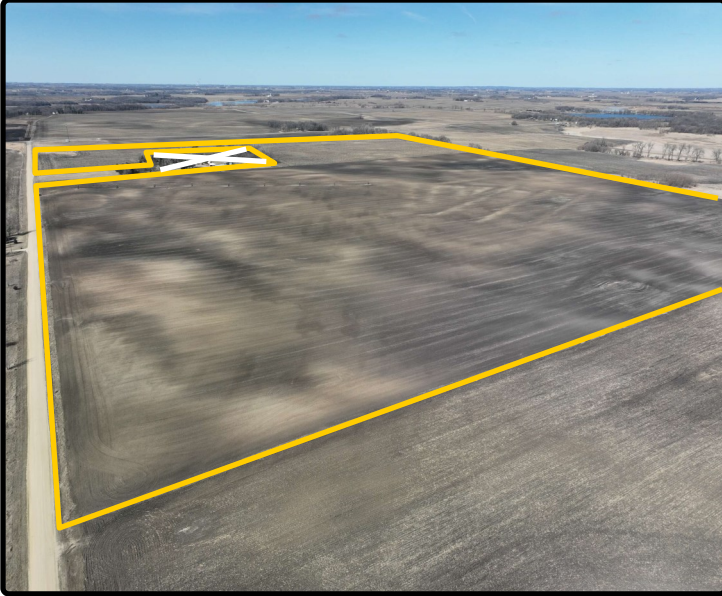
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**Parcel 1** - SE looking NW



**Parcel 2** - N looking S



**Parcel 2** - NE looking SW



**Parcel 2** - NW looking SE



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**Bid Deadline: Tues., Apr. 23, 2024**

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

**Mail To:**

**Hertz Farm Management  
Attn: Jared Augustine  
151 Saint Andrews Ct.  
Suite 1310  
Mankato, MN 56001**

### **Seller**

The Lorraine Emma Bartlett Trust

### **Agency**

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

### **Attorneys**

Brett M. Hill  
The Hill Law Firm LLC

Steven H. Fink  
Farrish Johnson Law Office, CHTD.

### **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.

### **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, Jared Augustine at 507-381-7425.

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 April 23, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 4:00 p.m., CST on April 24, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. A 2% 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 May 30, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Full possession will be given at settlement. Buyer(s) shall have access to the property for farming purposes prior to closing. Contact agent for details. 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.

### **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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