

# Land Auction

**ACREAGE:**

**135.37 Acres, m/l**  
Renville County, MN

**DATE:**

**April 25, 2024**  
**11:00 a.m.**  
Register to Attend

**LOCATION:**

**In-Person**  
Brownton, MN

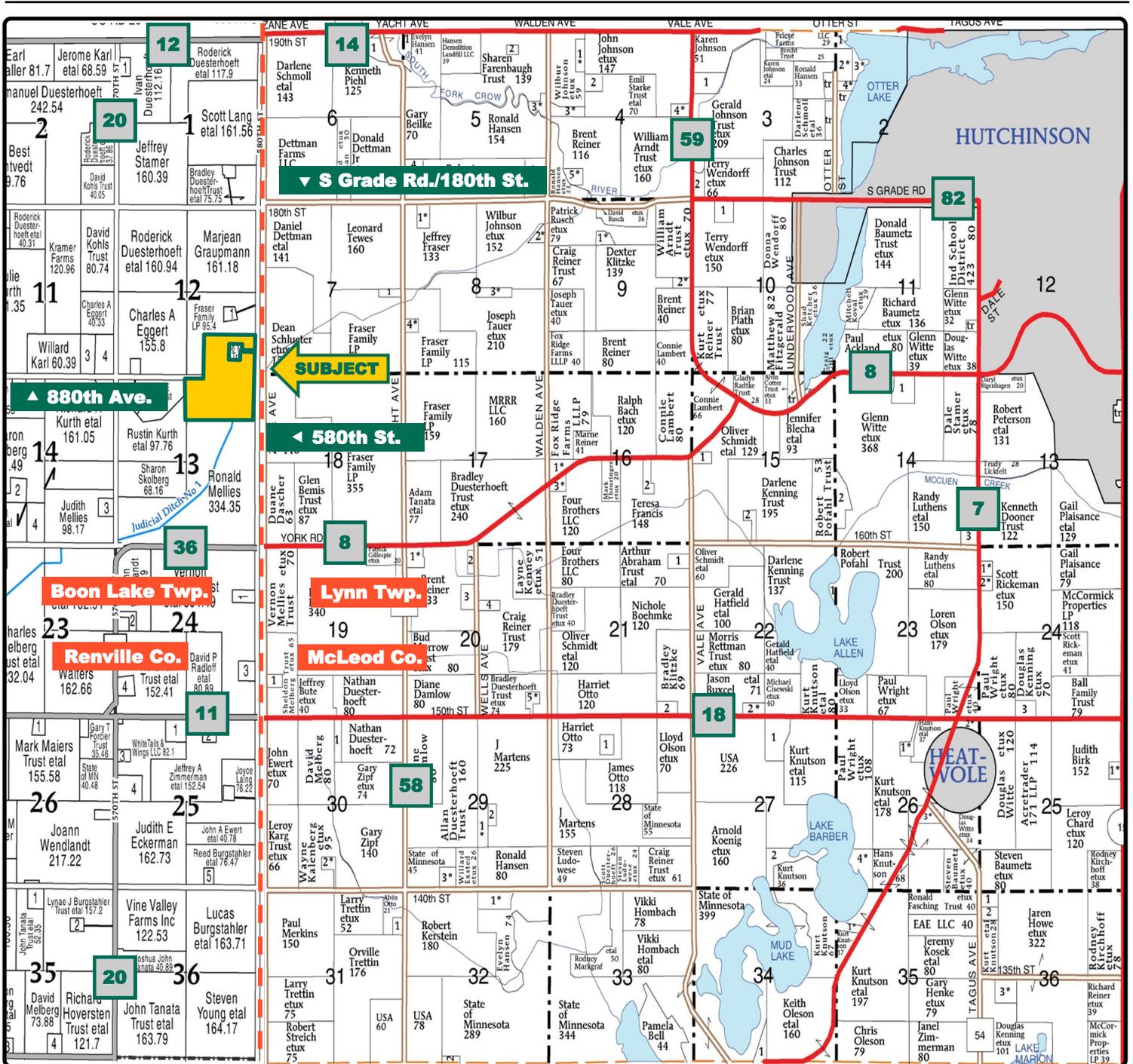


## Property Key Features

- **Great Drainage Outlet to Drainage District JD #1**
- **Productive Soils with No History of Sugar Beets**
- **Open Lease for the 2024 Crop Year**

**Terry Dean, ALC**  
Licensed Salesperson in MN  
**320-582-0563**  
**TerryD@Hertz.ag**

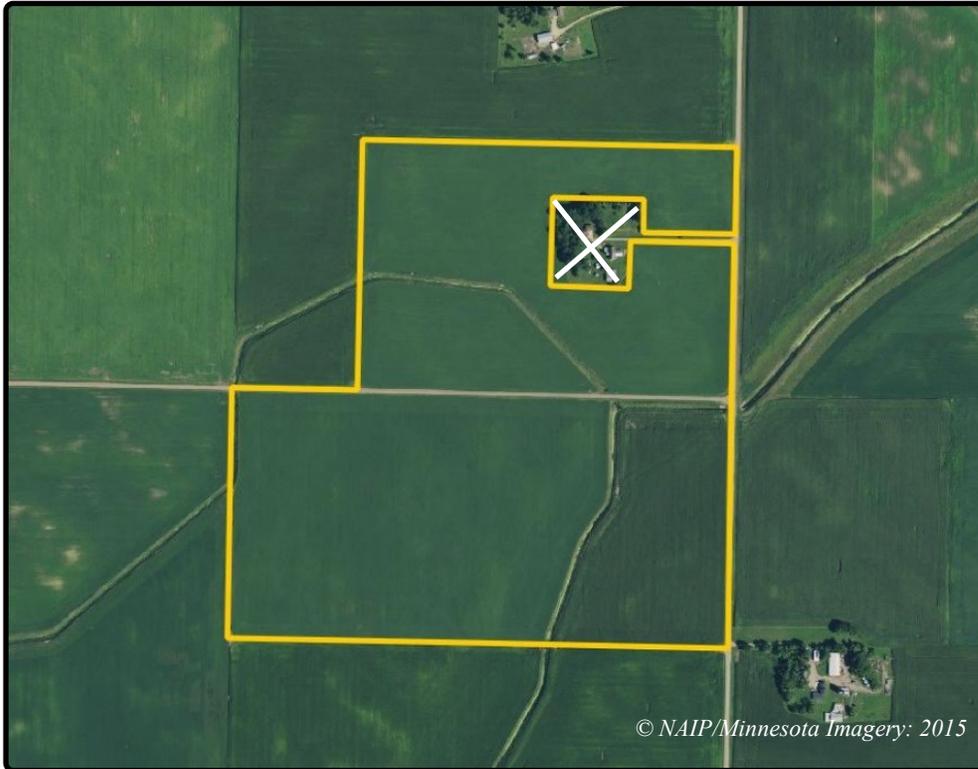
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<b>FSA/Eff. Crop Acres:</b>	<b>125.68</b>
<b>Corn Base Acres:</b>	<b>53.97</b>
<b>Bean Base Acres:</b>	<b>40.83</b>
<b>Wheat Base Acres:</b>	<b>3.48</b>
<b>Soil Productivity:</b>	<b>88.30 CPI</b>

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## Property Information

### 135.37 Acres, m/l

#### Location

From Hutchinson: go west on S Grade Rd./180th St. for 4 miles, then south on 580th St. for 1½ miles to the intersection of 880th Ave. Farm is located on the west side of the road.

#### Legal Description

SE¼ of the SE¼ and E½ of the SW¼ of the SE¼, excluding 5.44 acres m/l building site, in Section 12; and NW¼ of the NE¼ in Section 13; and NE¼ of the NE¼ in Section 13, all in Township 116 North, Range 31 West of the 5th P.M., Renville Co., MN. Surveyed legal description to govern.

#### Real Estate Tax

Taxes and Special Assessments  
Payable in 2024  
Non-Ag. Hmstd Taxes: \$5,947.14\*  
Special Assessments: \$2,140.86\*  
Total 2024 Real Estate Taxes: \$8,808.00\*  
Surveyed Acres: 135.37  
Net Taxable Acres: 134.56\*  
Tax per Net Taxable Acre: \$43.93\*  
Tax Parcel ID #: 05-00330-00,  
05-00350-00, & 05-00360-00  
*\*Taxes estimated due to recent survey.  
Renville County Treasurer/Assessor will  
determine final tax figures.*

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Farm Number 15049, Tract 61342  
FSA/Eff. Crop Acres: 125.68  
Corn Base Acres: 53.97  
Corn PLC Yield: 177 Bu.  
Bean Base Acres: 40.83  
Bean PLC Yield: 47 Bu.  
Wheat Base Acres: 3.48  
Wheat PLC Yield: 54 Bu.

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Canisteo-Glencoe and Clarion-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.30. See soil map for details.

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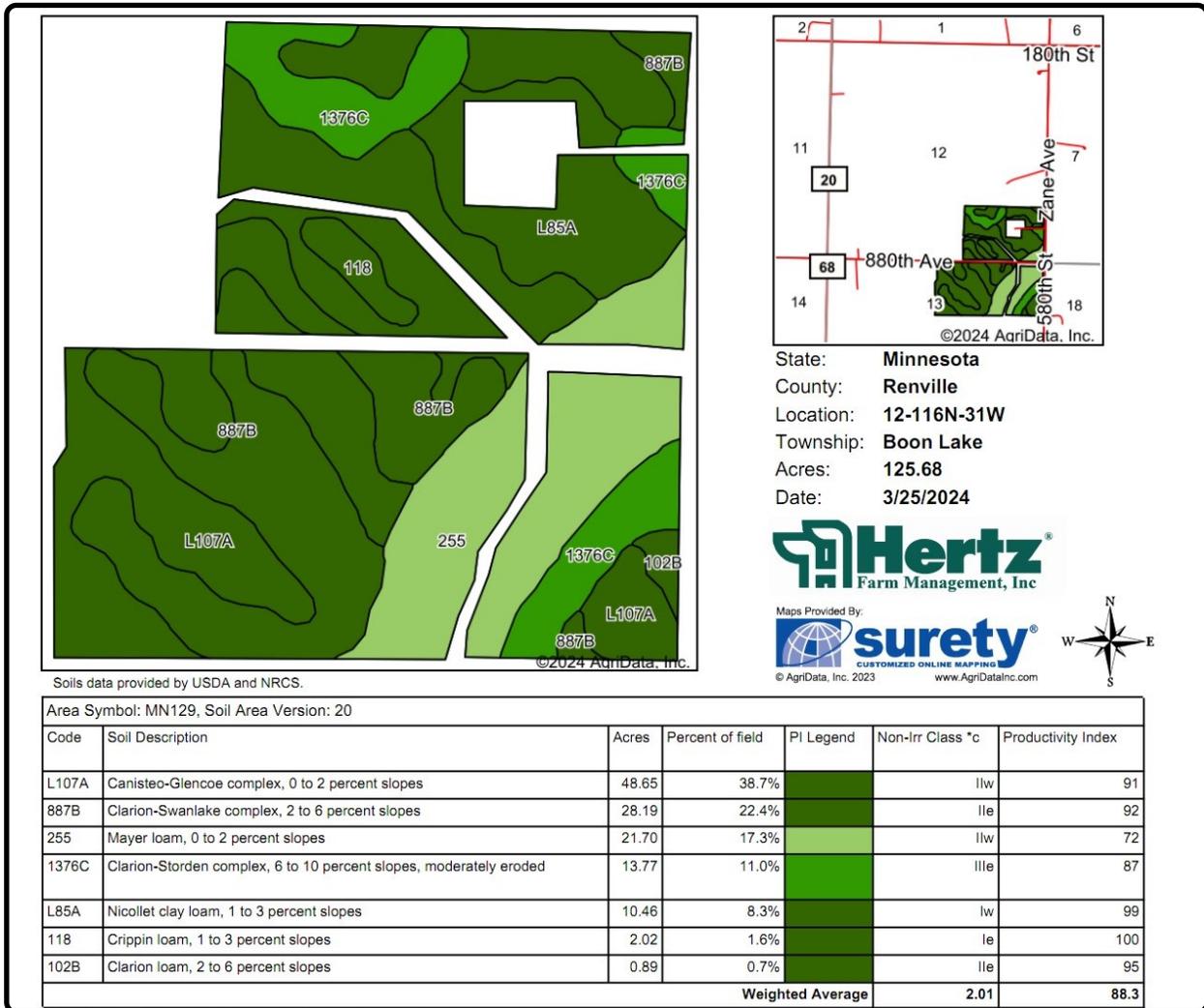
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### Mineral Rights

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

### Land Description

Gently rolling toward the open ditch.

### Drainage

Some tile. Contact agent for tile maps. Parcel is part of Drainage District JD #1.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Fall Inputs

Fall fertilizer has been applied for 2024 corn production. Sellers will reimburse tenant for this expense at closing.

### Comments

Great opportunity to purchase some quality Renville County farmland.

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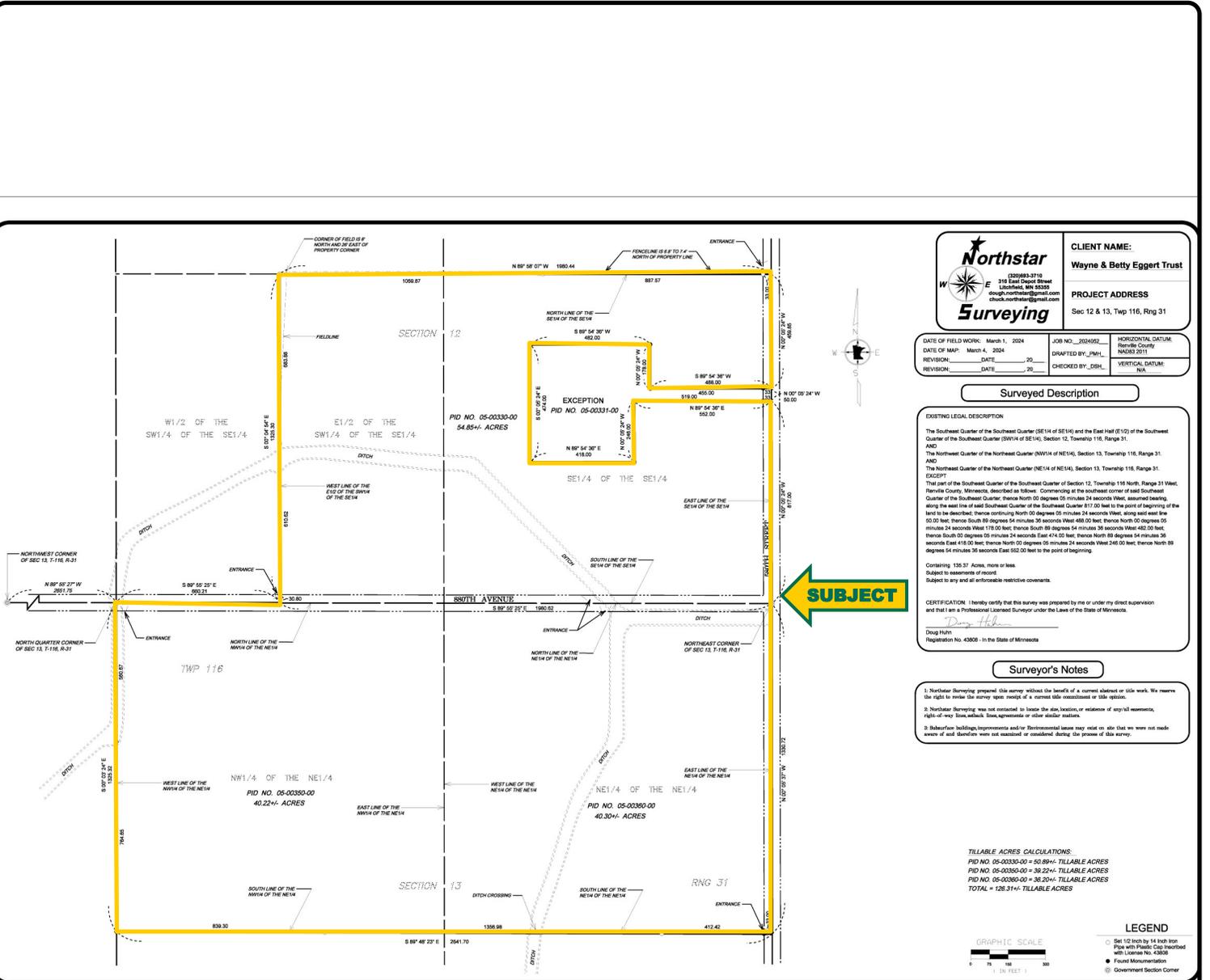
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Northeast looking Southwest



South 80 Acres m/l of Farm looking Southeast



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Looking Northeast



South 80 Acres m/l of Farm looking Southwest



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## Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Apr. 24, 2024  
12:00 Noon, CST**

Mail To:

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

## Auction Location Date:

Date: **Thur., Apr. 25, 2024**

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

Site: **Brownton Comm. Center  
310 2nd St. N  
Brownton, MN 55312**

## Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, April 24, 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

Wayne & Betty Eggert Trust

## Agency

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

## Auctioneer

Jared Augustine

## Attorney

Dan Mahon  
McGraw-Mahon Law Office

## 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 21, 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. Taxes and special assessments 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

**135.37 Acres in 1 Parcel** - Renville 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.*

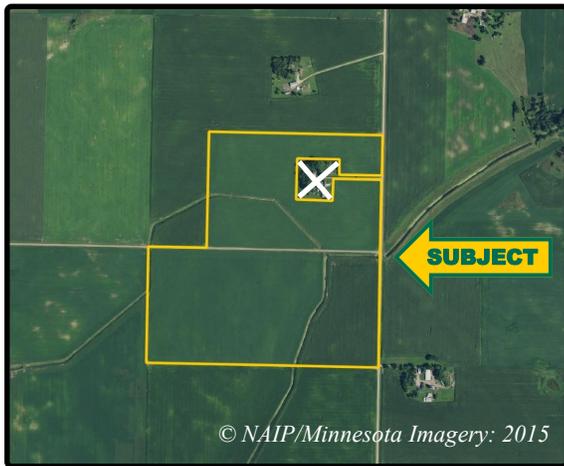
X \_\_\_\_\_  
Signature

\_\_\_\_\_  
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 Wednesday, April 24, 2024** to attend auction.

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



**Acres**

Subject - 135.37 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**

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