

Land Auction

ACREAGE:

69.83 Acres, m/l
Lyon County, MN

DATE:

May 29, 2024
1:00 p.m.
Register to Attend

LOCATION:

In-Person
Cottonwood, MN

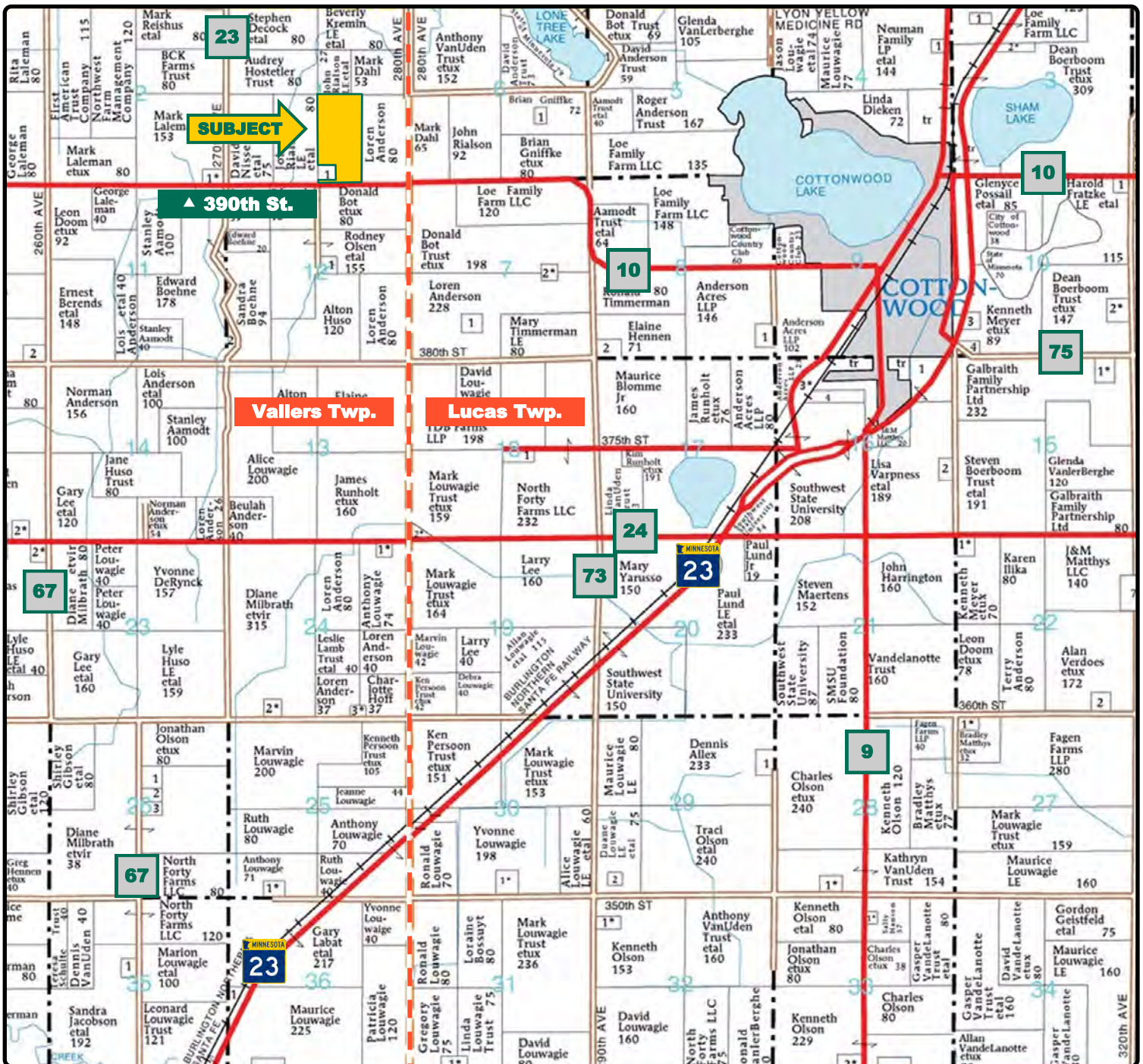


Property Key Features

- Open Lease for the 2025 Crop Year
- Quality Lyon County Farm with a CPI Rating of 93.20
- Lift Pump to Assist with Drainage North of the Building Site

Darrell Hylén, ALC
Licensed Salesperson in MN
507-381-3843
DarrellH@Hertz.ag

507-345-5263
151 Saint Andrews Ct. Suite 1310
Mankato, MN 56001
www.Hertz.ag



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Darrell Hylén, ALC **507-345-5263**
 Licensed Salesperson in MN 151 Saint Andrews Ct. Suite 1310
507-381-3843 Mankato, MN 56001
DarrellH@Hertz.ag **www.Hertz.ag**



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FSA/Eff. Crop Acres:	67.77
Corn Base Acres:	42.63
Bean Base Acres:	25.14
Soil Productivity:	93.20 CPI

Property Information

69.83 Acres, m/l

Location

From Cottonwood: go west on Co. Rd. 10 for 1.2 miles continuing on Co. Rd. 10 / 390th St. for 1 mile. Property is located on the north side of the road.

Legal Description

W½ of the SE¼, excluding the building site in the SW corner, all in Section 1, Township 113 North, Range 41 West of the 5th P.M., Lyon Co., MN. Surveyed legal description to govern.

Real Estate Tax

Taxes Payable in 2024
Non-Ag. Hmstd Taxes: \$3,240.00*
Surveyed Acres: 69.83
Net Taxable Acres: 68.00*

Tax per Net Taxable Acre: \$47.65*
Tax Parcel ID #: 19-001005-0
**Taxes estimated due to recent survey of property. Lyon County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2024 crop year with an open lease for the 2025 crop year. Seller to receive the first half of the 2024 rent payment; Buyer to receive the second half of the 2024 rent payment. Contact agent for details.

FSA Data

Farm Number 8533, Tract 5377
FSA/Eff. Crop Acres: 67.77
Corn Base Acres: 42.63
Corn PLC Yield: 164 Bu.
Bean Base Acres: 25.14
Bean PLC Yield: 56 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Amiret, Canisteo, and Seaforth. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.20. See soil map for details.

Land Description

Level to slight roll.

Drainage

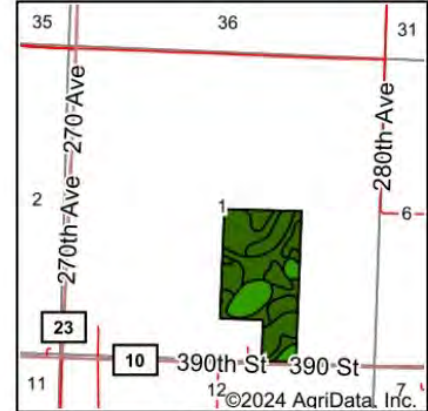
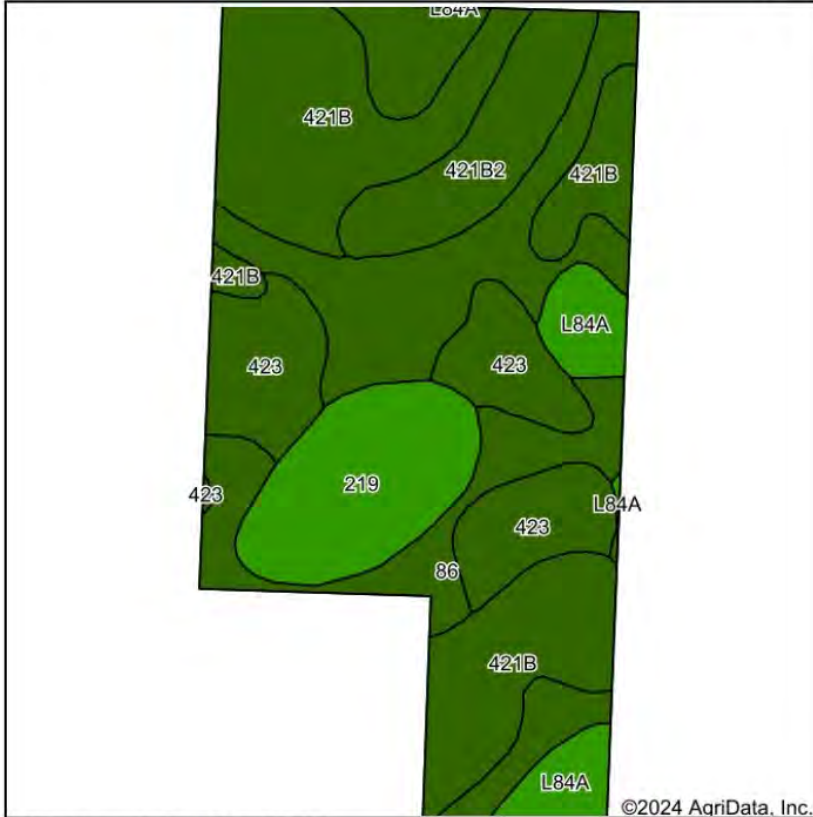
Some tile. No tile maps available. A pump is located on the farm to assist in draining water in the area north of the building site. Contact agent for details.

Buildings/Improvements

None.

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State: **Minnesota**
 County: **Lyon**
 Location: **1-113N-41W**
 Township: **Vallers**
 Acres: **67.77**
 Date: **4/16/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN083, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
421B	Amiret loam, 2 to 6 percent slopes	20.04	29.6%		IIe	98
86	Canisteo clay loam, 0 to 2 percent slopes	19.45	28.7%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	10.70	15.8%		IIIs	95
219	Rolfe silt loam, 0 to 1 percent slopes	8.08	11.9%		IIIw	84
421B2	Amiret-Swanlake loams, 2 to 6 percent slopes	5.76	8.5%		IIe	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.74	5.5%		IIIw	86
Weighted Average					2.17	93.2

Water & Well Information

No wells. Property has the ability to connect to the Lincoln-Pipestone Rural Water District.

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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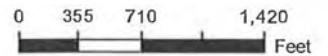
USDA United States Department of Agriculture
Lyon County, Minnesota

Farm 8533
Tract 5377

2023 Program Year




Map Created May 08, 2023

113411







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

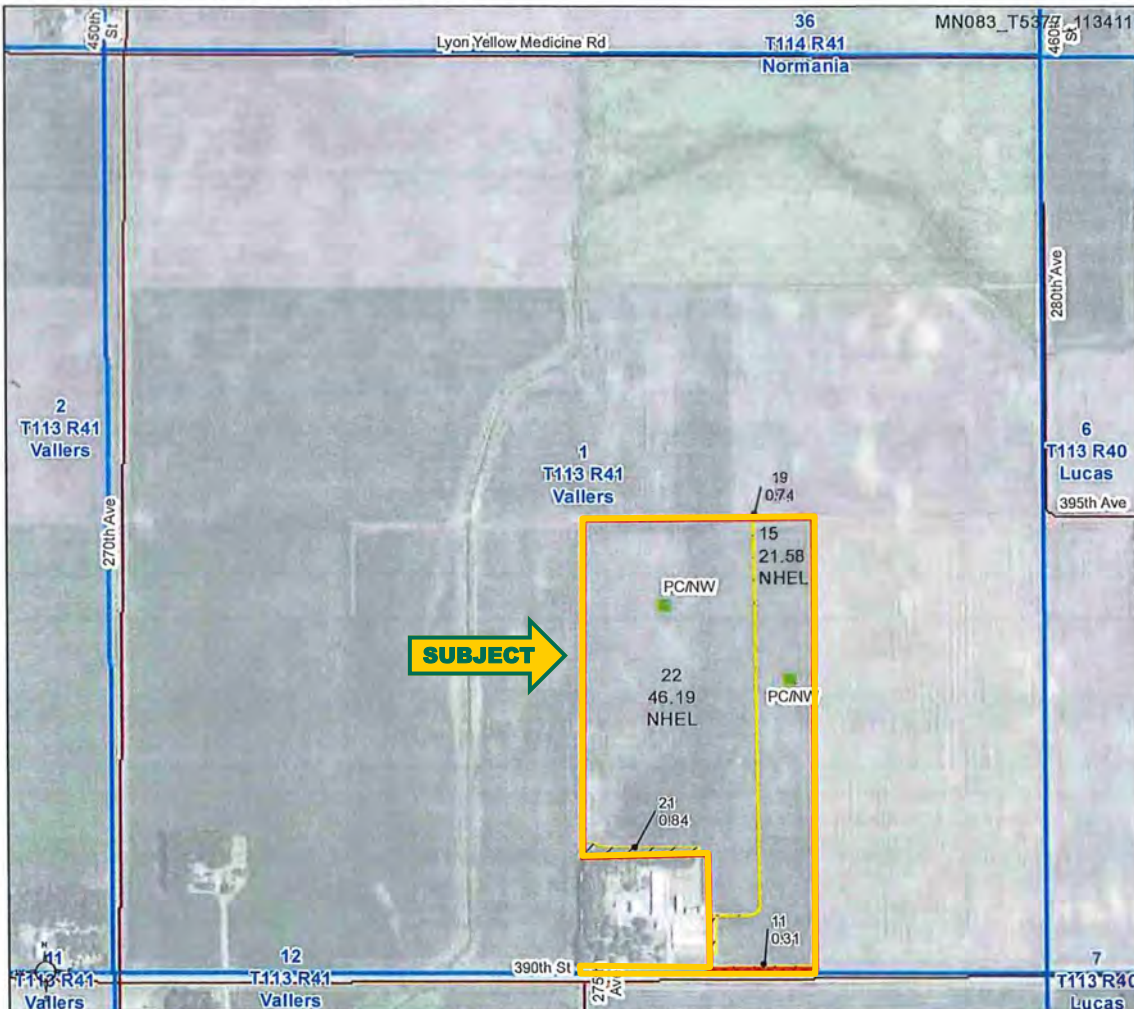
Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

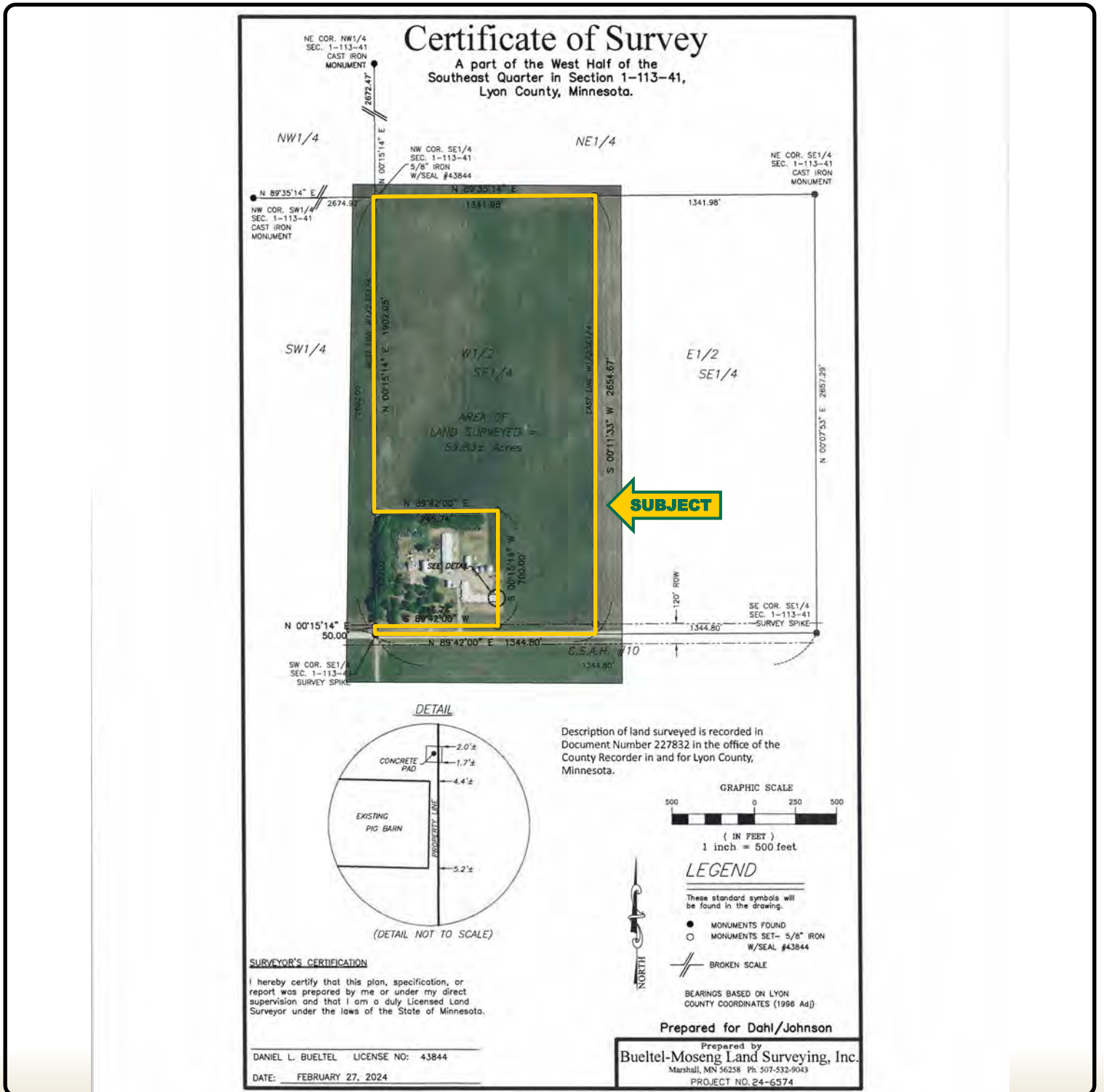
Tract Cropland Total: 67.77 acres



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Darrell Hylan, ALC
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South looking North



North looking South



Southwest looking Northeast



Southeast looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Tues., May 28, 2024**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., May 29, 2024**

Time: **1:00 p.m.**

Site: **Cottonwood Community**
Center
142 W Main Street
Cottonwood, MN 56229

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, May 28, 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.

Sellers

Larry & Wendy Johnson
Timothy & Lynette Johnson

Agency

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

Auctioneer

Darrell Hylen, ALC

Attorney

Kevin K. Stroup
Stoneberg, Giles, & Stroup, P.A

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 July 2, 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 1, 2024. The Seller will receive the first half of the rent payment; Buyer to receive the second half of the rent payment. The Seller will pay the first half of the real estate taxes due and payable in 2024; Buyer will pay the second half of the real estate taxes due and payable in 2024 and beyond.

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

69.83 Acres in 1 Parcel - Lyon 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.

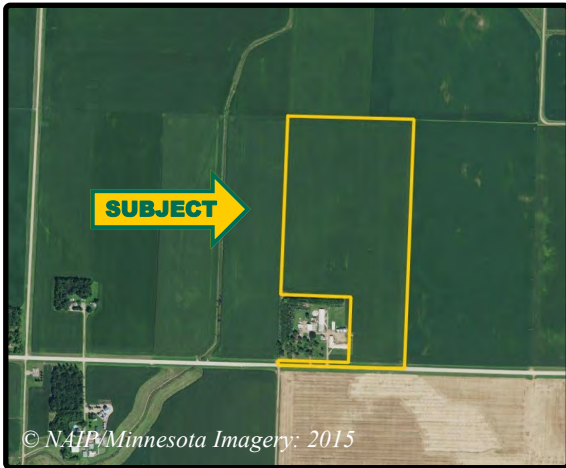
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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, May 28, 2024** to attend auction.

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



Acres

Subject - 69.83 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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