

Land Auction

ACREAGE:

54.97 Acres, m/l
Sibley County, MN

DATE:

Tuesday
August 20, 2024
10:00 a.m.

AUCTION TYPE:

Hybrid
Arlington, MN &
bid.hertz.ag



Property Key Features

- Quality Sibley County Farm
- Excellent Drainage into High Island #2
- 50.40 FSA Effective Crop Acres with a CPI of 92.00

Jared Augustine

Licensed Salesperson in MN, IA & ND

507.381.7425

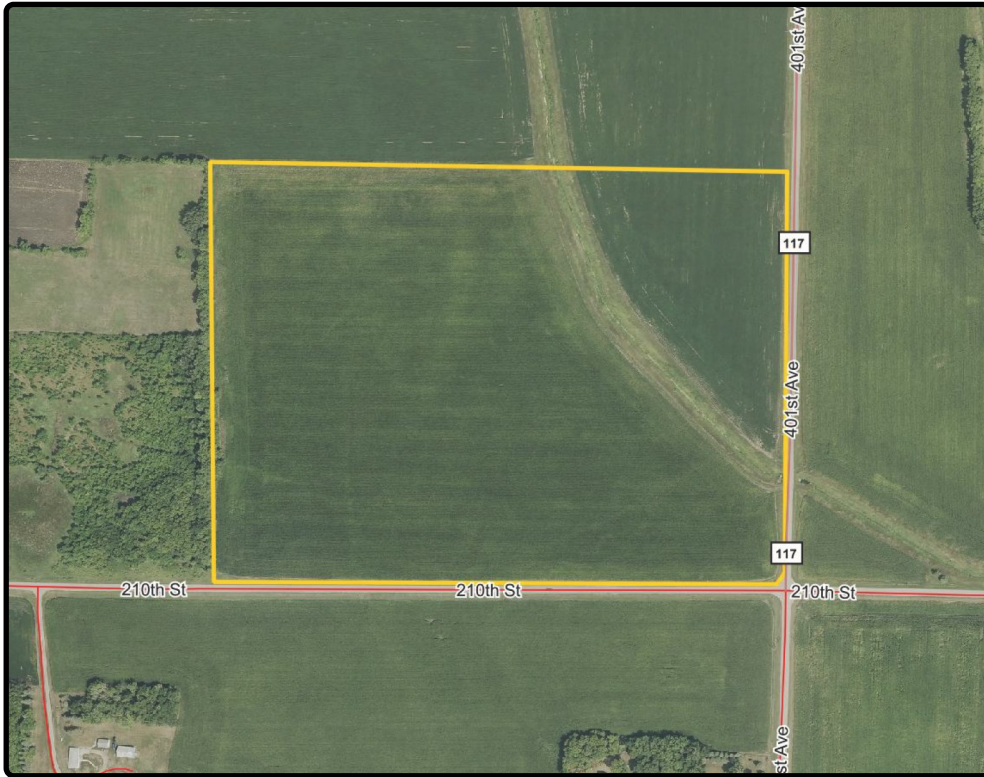
JaredA@Hertz.ag

507.345.5263

151 St. Andrews Ct., Ste 1310

Mankato, MN 56001

www.Hertz.ag



FSA/Eff. Crop Acres:	50.40
Corn Base Acres:	28.80
Bean Base Acres:	15.50
Soil Productivity:	92.00 CPI

Property Information

54.97 Acres, m/l

Location

From Arlington, go North on 401st Ave. for 2.3 miles to 210th St. Property is northwest corner of the 401st Ave. and 210th St. intersection.

Legal Description

SE¼ SE¼ and E 15 acres of the SW¼ SE¼ in Section 28-114N-27W 5th P.M. Final abstract to govern.

Real Estate Tax

Taxes and Special Assessments Payable in 2024
Ag Hmstd Taxes: \$2,159.34
Special Assessments: \$78.66*
Surveyed Acres: 54.97
Net Taxable Acres: 55.00

Tax per Net Taxable Acre: \$40.69
Tax Parcel ID#: 15-2814-000
* High Island #2 Ditch Assessment.
Remaining assessment balance, after 2024 payment, is \$317.05.

Lease Status

Leased through the 2024 Crop Year.

FSA Data

Farm Number 8272, Tract 1876
FSA/Eff. Crop Acres: 50.40
Corn Base Acres: 28.80
Corn PLC Yield: 121.00 Bu.
Bean Base Acres: 15.50
Bean PLC Yield: 34.00 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Cordova and Canisteo-Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.00. 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 gently rolling.

Drainage

Some tile, see tile map. High Island Creek Watershed District #2.

Jared Augustine

Licensed Salesperson in MN, IA & ND

507.381.7425

JaredA@Hertz.ag

507.345.5263

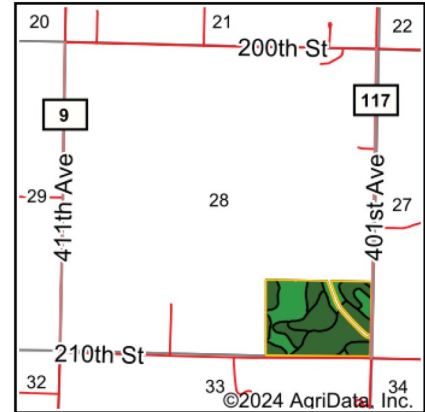
151 St. Andrews Ct., Ste 1310

Mankato, MN 56001

www.Hertz.ag



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Sibley**
 Location: **28-114N-27W**
 Township: **Green Isle**
 Acres: **50.4**
 Date: **7/2/2024**



Area Symbol: MN143, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	15.53	30.8%		llw	87
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	14.06	27.9%		llw	91
239	Le Sueur loam, 1 to 3 percent slopes	9.03	17.9%		lw	97
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	8.55	17.0%		lle	95
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	3.23	6.4%		lle	98
Weighted Average					1.82	92

*c: Using Capabilities Class Dominant Condition Aggregation Method

Jared Augustine

Licensed Salesperson in MN, IA & ND

507.381.7425

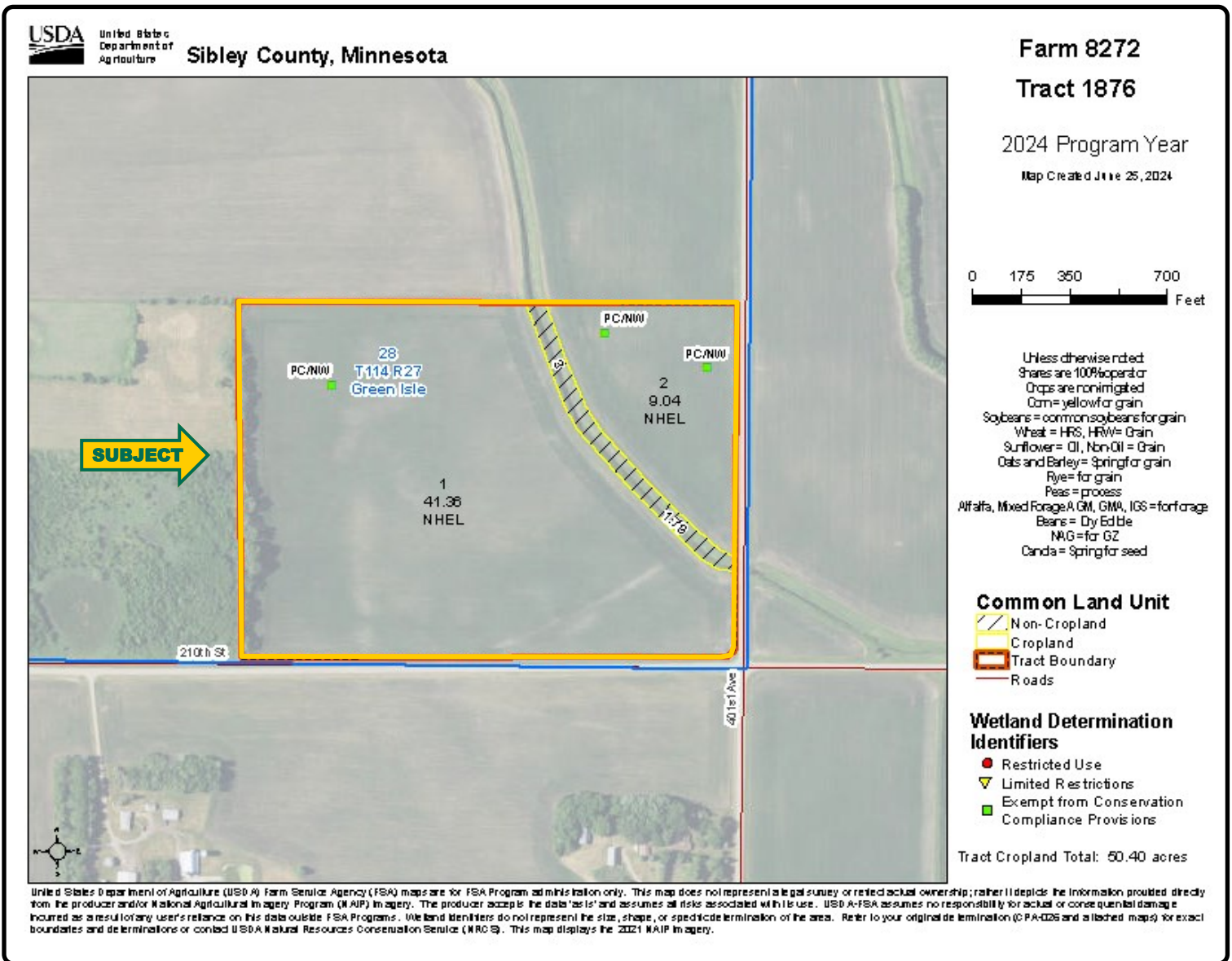
JaredA@Hertz.ag

507.345.5263

151 St. Andrews Ct., Ste 1310

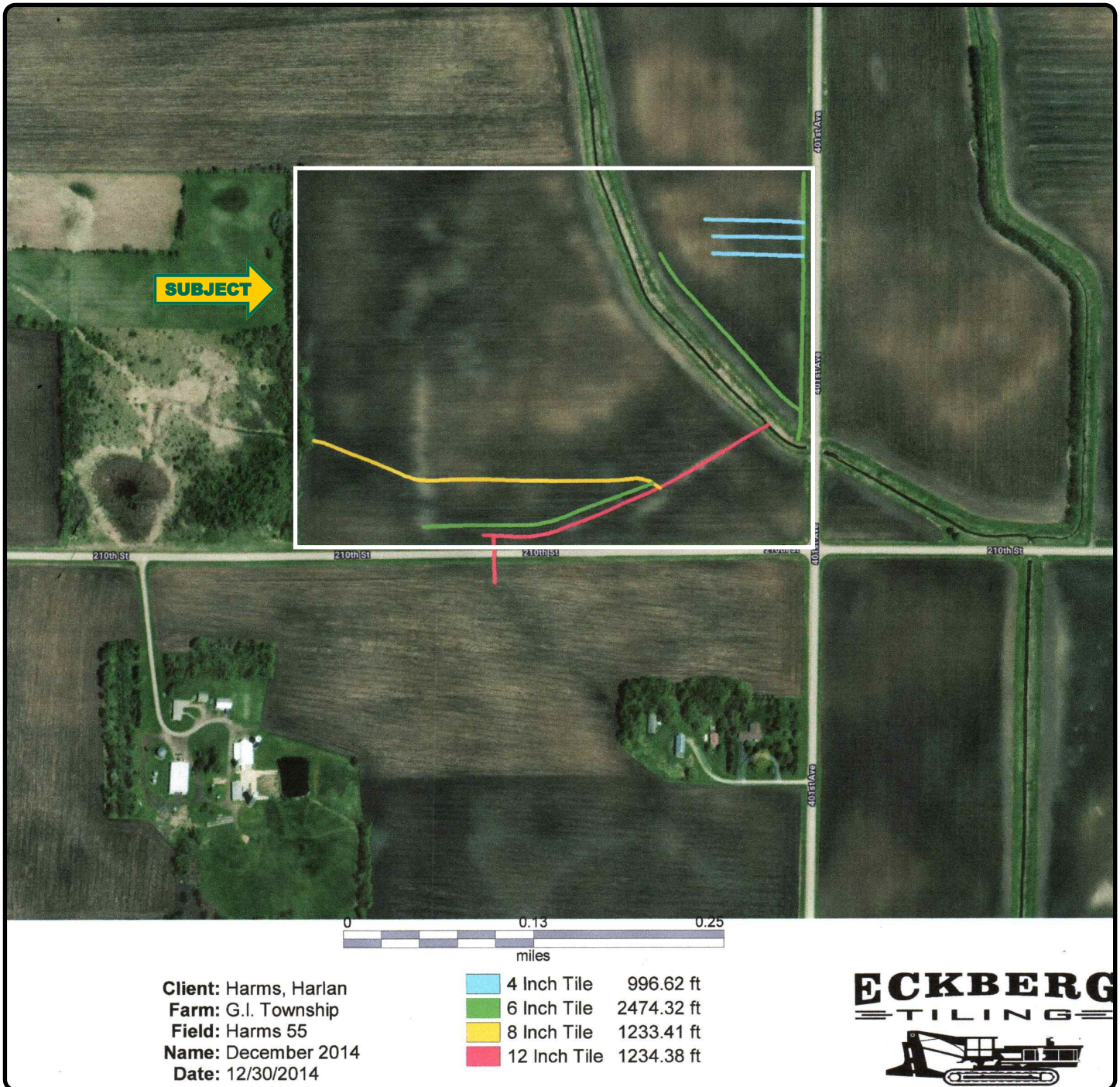
Mankato, MN 56001

www.Hertz.ag



Jared Augustine
Licensed Salesperson in MN, IA & ND
507.381.7425
JaredA@Hertz.ag

507.345.5263
151 St. Andrews Ct., Ste 1310
Mankato, MN 56001
www.Hertz.ag



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

Jared Augustine
 Licensed Salesperson in MN, IA & ND
507.381.7425
JaredA@Hertz.ag

507.345.5263
 151 St. Andrews Ct., Ste 1310
 Mankato, MN 56001
www.Hertz.ag

Southwest Looking Northeast



Northeast Looking Southwest



East Looking West



Southeast Looking Northwest



Jared Augustine

Licensed Salesperson in MN, IA & ND

507.381.7425

JaredA@Hertz.ag

507.345.5263

151 St. Andrews Ct., Ste 1310

Mankato, MN 56001

www.Hertz.ag

Date: **Tues., August 20, 2024**

Time: **10:00 a.m.**

Site: **Arlington Comm. Center
204 Shamrock Dr.
Arlington, MN 56229**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Jared Augustine at Phone 507-345-5263 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

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

Seller

Van Harms

Agency

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

Auctioneer

Jared Augustine

Attorney

Lori Moldan, Esq.
Gavin, Janssen, Stabenow & Moldan, Ltd.

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

10% down payment required 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 September 26, 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 12/31/2024. Seller will pay real estate taxes and special assessments due and payable in 2024; Buyer will pay real estate taxes and special assessments due and payable in 2025 and beyond.

Contract & Title

Immediately upon conclusion of the auction, the high 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** 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.

Jared Augustine

Licensed Salesperson in MN, IA & ND

507.381.7425

JaredA@Hertz.ag

507.345.5263

151 St. Andrews Ct., Ste 1310

Mankato, MN 56001

www.Hertz.ag