

Land Auction

ACREAGE:

110.74 Acres, m/l
Renville County, MN

DATE:

August 29, 2024
11:00 a.m.
Register to Attend

LOCATION:

In-Person
Hector, MN



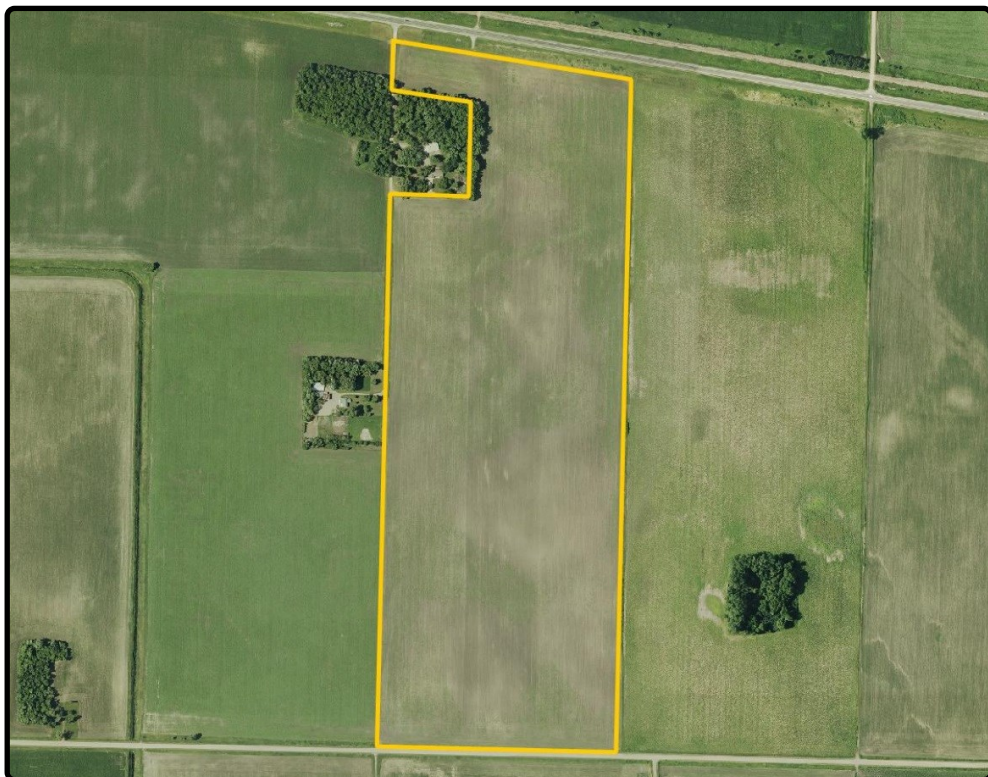
Property Key Features

- Excellent Soils with a CPI Rating of 94.90
- Nice, Gently-Sloping Topography That Sheds Excess Water
- Strong Rental Area For Investors Looking For an Investment Property

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FSA/Eff. Crop Acres:	108.67
Corn Base Acres:	34.41
Bean Base Acres:	24.46
Wheat Base Acres:	3.28
Soil Productivity:	94.90 CPI

Property Information

110.74 Acres, m/l

Location

From Hector: Go west on US Hwy 212/ Yellowstone Trail for 2½ miles to 455th St. Property is located on the south side of US Hwy 212/Yellowstone Trail.

Legal Description

Part of the SW¼ SE¼ of Section 24 and W½ NE¼ of Section 25, all in Township 115 North, Range 33 West of the 5th P.M., Renville Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2024
Ag Non-Hmstd Taxes: \$5,350.60*
Special Assessments: \$3,623.40*
Total 2024 Real Estate Taxes: \$8,974.00*

Surveyed Acres: 110.74
Net Taxable Acres: 111.83*
Tax per Net Taxable Acre: \$80.25*
Tax Parcel ID #: 18-01790-00 & 18-01770-00

**Taxes estimated due to recent survey. Renville County Assessor/Treasurer will determine final tax figures.*

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 16179, Tract 58577
FSA/Eff. Crop Acres: 108.67
Corn Base Acres: 34.41
Corn PLC Yield: 174 Bu.
Bean Base Acres: 24.46
Bean PLC Yield: 48 Bu.
Wheat Base Acres: 3.28
Wheat PLC Yield: 50 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Nicollet, Clarion, and Canisteo-Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.90. 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

Mostly level with a slight slope to the south.

Drainage

Some tile. Contact agent for details.

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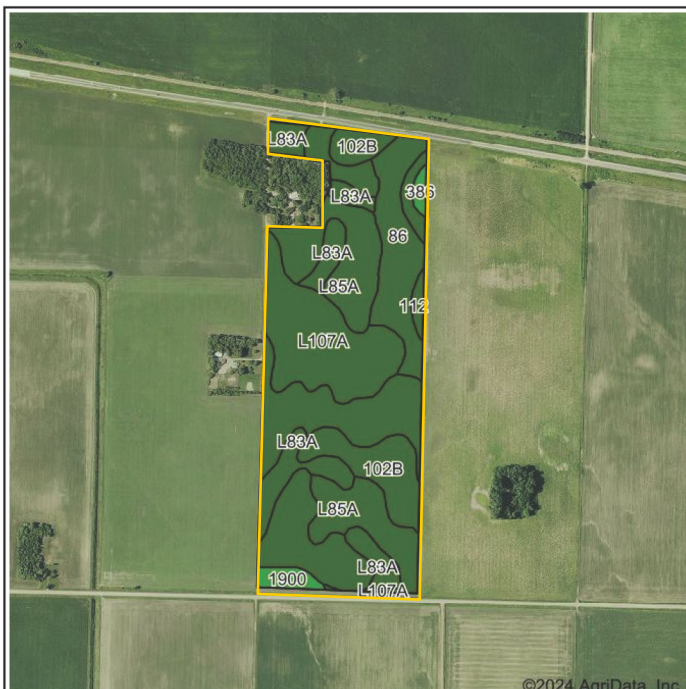
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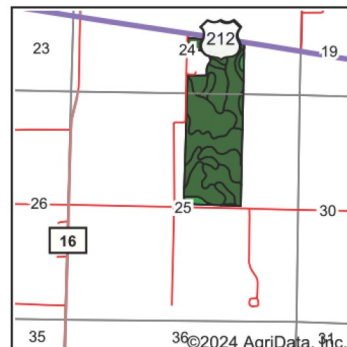
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Renville**
Location: **25-115N-33W**
Township: **Melville**
Acres: **108.67**
Date: **7/29/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN129, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	37.59	34.6%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	21.78	20.0%		Ile	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	18.92	17.4%		IIw	91
L83A	Webster clay loam, 0 to 2 percent slopes	12.60	11.6%		IIw	93
86	Canisteo clay loam, 0 to 2 percent slopes	12.40	11.4%		IIw	93
112	Harps clay loam, 0 to 2 percent slopes	2.63	2.4%		IIw	90
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	1.93	1.8%		IIIw	86
386	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	0.82	0.8%		IIIw	86
Weighted Average					1.68	94.9

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Great opportunity to add a quality farm to your land portfolio.

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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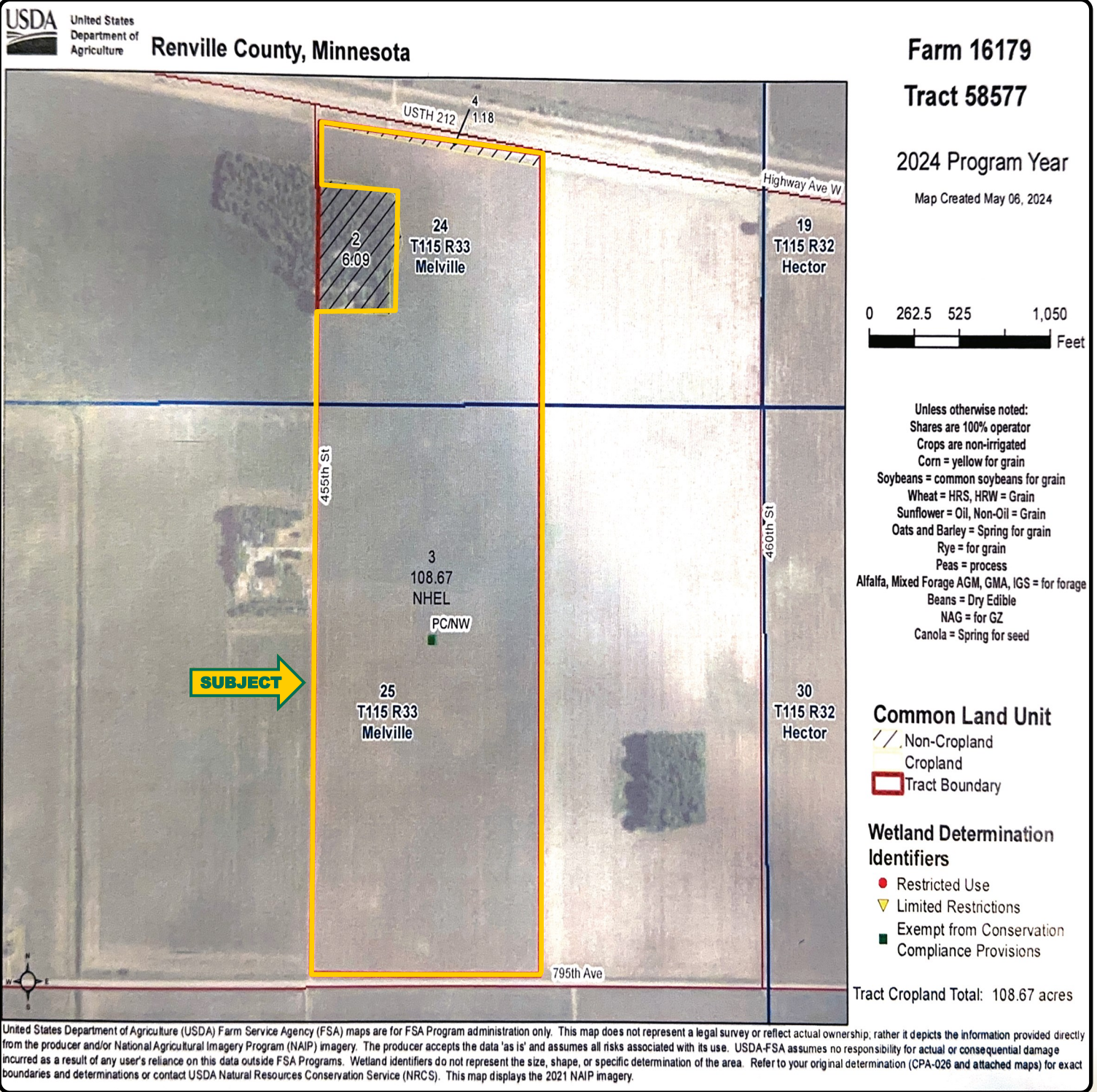
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This is a survey of part of:
**SW¼ of the SE¼ Section 24 and also the
W½ of the NE¼ of Section 25 all in,
T115N-R33W, Renville County, Minnesota**

Surveyor's Notice:

The found 1/2" iron pipe at the center of section 25 was used in a 1918 survey of the SE¼ of Section 25 by John Dahlgren, as recorded in County Survey Record Book E, page 28. This 1/2" iron pipe was also used by Byron Dahle in 1980, while surveying along the east line of the NE¼ of the NW¼ of Section 25. The 1/2" iron pipe is in line between the E¼ & W¼ corners, but is 8.60± east of a straight line between the N¼ & S¼ corners. In 1939 Deyling notes on County Survey Record Book F, page 41 located and staked the west line of the E¼ of the NE¼ of Section 25 and used the mathematical center of section position (intersection of a line between the N¼ & S¼ corners and a line between the E¼ & W¼ corners of Section 25) for his survey. For this survey we held with the monumented west line of the NE¼ (cast iron monument at the N¼ to the 1918 1/2" iron pipe at the center of section) and the 1939 monumented east line of the W¼ of the NE¼ (1939 iron pipe on the south line of the NE¼ to the midpoint of the north line of the NE¼).



This drawing prepared by:

Bonnema Runke Stern Inc.

Professional Land Surveyors

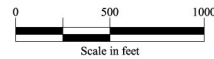
4566 Hwy 71 NE - Suite 1

Willmar, MN 56201

Office (320) 231-2844 Fax (320) 231-2827

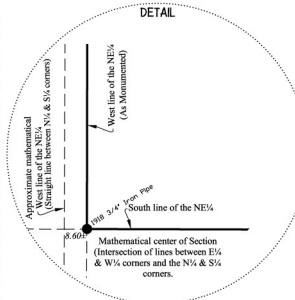
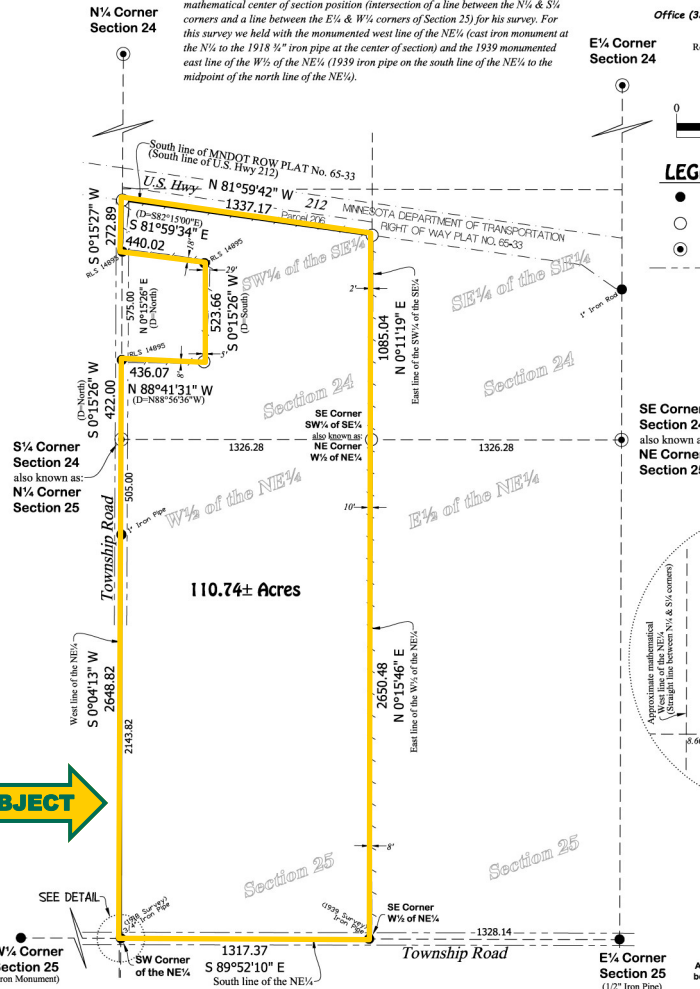
Requested by: **David Anderson**

**E¼ Corner
Section 24**



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- Cast Iron Monument
- - - Approximate Right of Way Line



Land Description - 110.74± Acres

The Northwest Quarter of Northeast Quarter (NW¼ of NE¼) and the Southwest Quarter of Northeast Quarter (SW¼ of NE¼); all Section 25, Township 115, Range 33.

and

That part of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼) of Section 24, Township 115, Range 33, lying South of U.S. Highway 212, EXCEPT that part thereof described as follows: Commencing at the Southwest corner of said Section 24; thence on an assumed bearing of North, along the West line of said SE¼, a distance of 422.00 feet to the point of beginning; thence continuing on a bearing of North, along the West line of said SE¼, a distance of 575.00 feet; thence on a bearing of South 82 degrees 15 minutes 00 seconds East parallel with the Southerly right-of-way of U.S. Highway 212, a distance of 440.02 feet; thence on a bearing of South a distance of 523.66 feet thence on a bearing of North 88 degrees 56 minutes 36 seconds West, a distance of 436.07 feet to the point of beginning.

All Documents referred to on this survey can be found in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THE FIELD WORK WAS COMPLETED ON JULY 24, 2024.

Joshua M. Stern

Date **July 26, 2024** License No. 48109

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Southwest looking Northeast



Southeast looking Northwest



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Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Aug. 28, 2024**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Thur., Aug. 29, 2024**

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

Site: **Hector Comm. Center**
130 Main Street South
Hector, MN 55342

Auction Instructions

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

Seller

Dave & Carol Anderson

Agency

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

Auctioneer

Nick Meixell

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 October 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 Seller will pay real estate taxes due and payable in 2024; Buyer will pay real estate taxes due and payable in 2025 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

110.74 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.

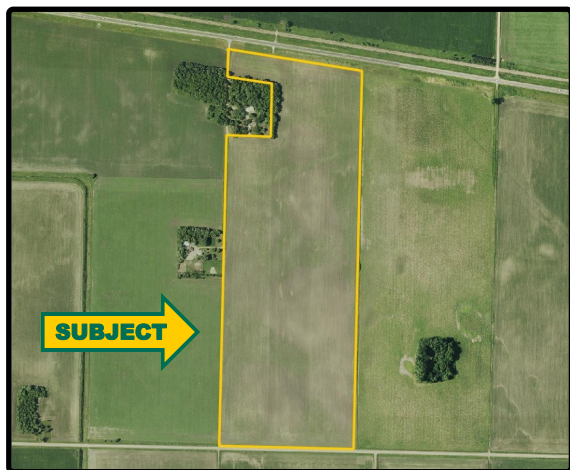
X _____
Signature

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, August 28, 2024** to attend auction.

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



Acres

Subject - 110.74 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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