

# Land Auction

**ACREAGE:**

**668.46 Acres, m/l**  
In 6 parcels  
Blue Earth County, MN

**DATE:**

Friday  
**September 6, 2024**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Mankato, MN &  
[bid.hertz.ag](https://bid.hertz.ag)



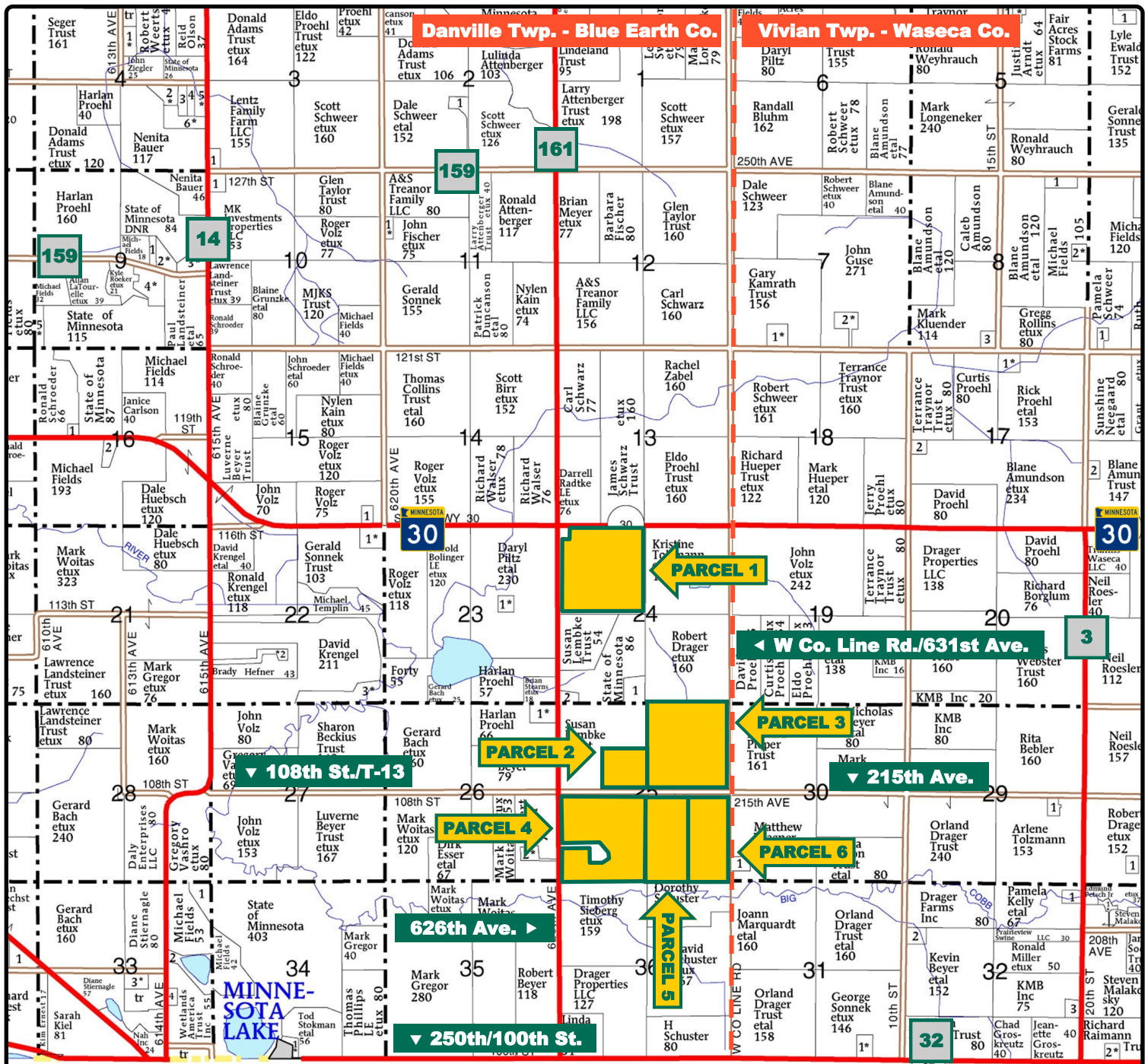
## Property Key Features

- 668.46 Acres, m/l, Offered in 6 Parcels via Choice and Privilege
- High-Quality and Well-Tiled Blue Earth County Farmland
- Excellent Investment Opportunity

**Nick Meixell**  
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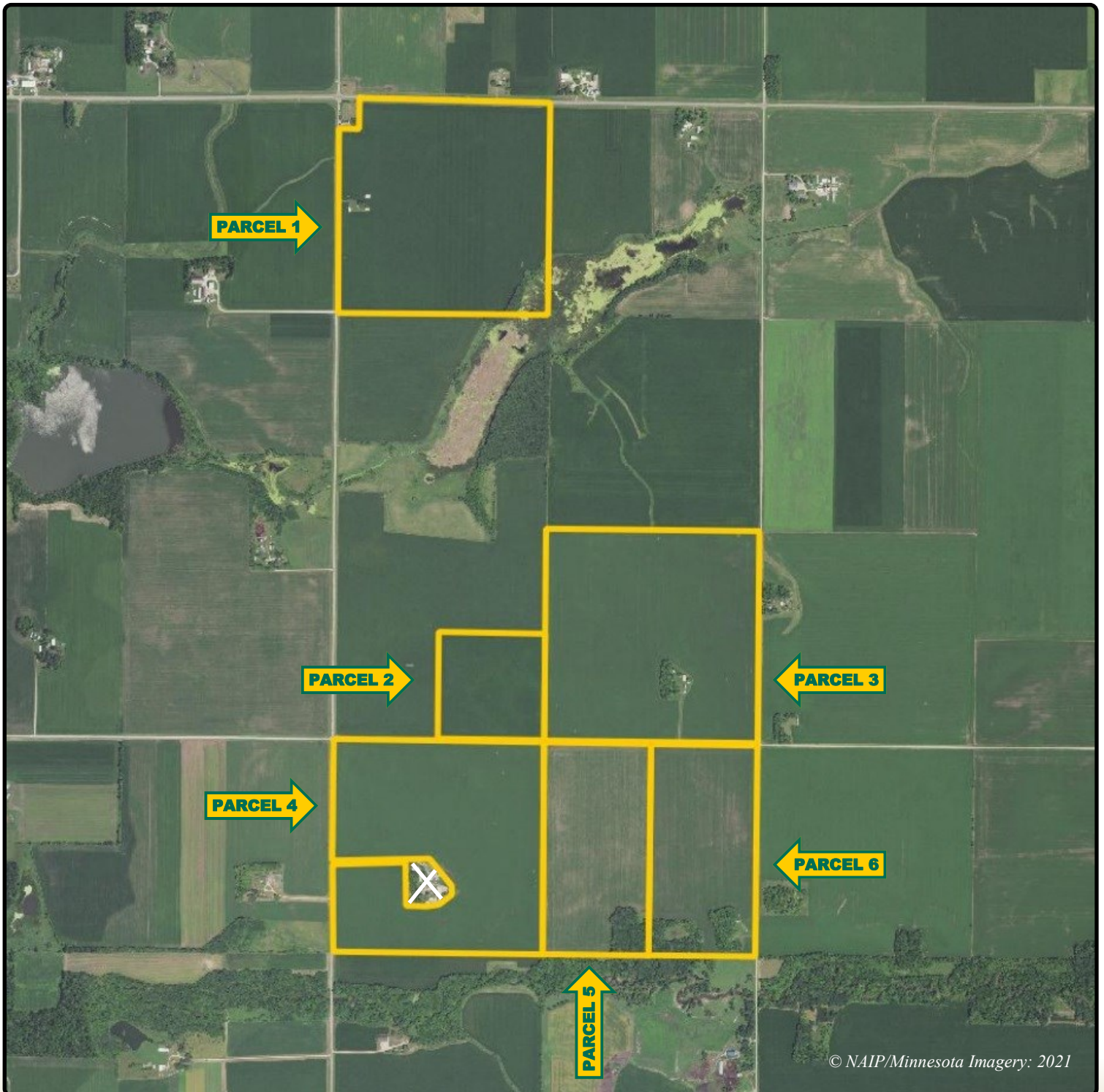


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**668.46 Acres, m/l - In 6 Parcels**, Blue Earth County, MN



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## Parcel 1

FSA/Eff. Crop Acres:	145.77
Corn Base Acres:	73.19
Bean Base Acres:	72.58
Soil Productivity:	84.60 CPI

### Parcel 1 Property Information 155.90 Acres, m/l

#### Location

From Minnesota Lake: Go east on 250th St./100th St. for 2.3 miles, then north on 626th Ave./Co. Rd. 161 for 2½ miles. Property is located on the east side of the road.

#### Legal Description

NW¼, excluding north 405' of west 271' and 2.31 acres of road ROW, all in Section 24, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

#### Real Estate Tax

Taxes and Special Assessments  
Payable in 2024  
Ag Non-Hmstd Taxes: \$8,161.81  
Special Assessments: \$590.19  
Total 2023 Real Estate Taxes: \$8,752.00  
Surveyed Acres: 155.90  
Net Taxable Acres: 155.17  
Tax Parcel ID#: R34.25-24-100-003

#### Lease Status

Leased through the 2024 crop year.

#### FSA Data

Part of Farm Number 14384, Tract 652  
FSA/Eff. Crop Acres: 145.77  
Corn Base Acres: 73.19  
Corn PLC Yield: 183 Bu.  
Bean Base Acres: 72.58  
Bean PLC Yield: 50 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW: Prior-Converted Non-Wetlands.  
Tract contains a wetland or farmed wetland. Tract contains a converted wetland technical error. Contact agent for details.

#### Soil Types/Productivity

Main soil types are Marna, Lura, and Minnetonka. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 84.60. 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 sloping.

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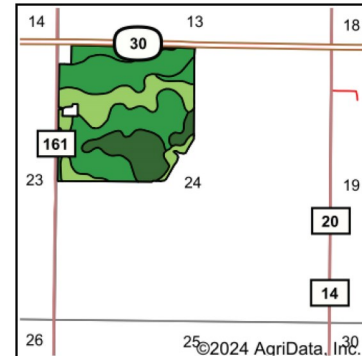
Mankato, MN 56001

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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Blue Earth**  
Location: **24-105N-25W**  
Township: **Danville**  
Acres: **145.77**  
Date: **8/1/2024**



Maps Provided By:  
  
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Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
110	Marna silty clay loam, 0 to 2 percent slopes	56.12	38.6%		IIw	87
211	Lura silty clay, 0 to 1 percent slopes	31.37	21.5%		IIIw	81
287	Minnetonka silty clay loam	30.92	21.2%		IIw	77
286	Shorewood silty clay loam, 1 to 6 percent slopes	20.31	13.9%		Ile	95
230	Guckeen silty clay loam, 1 to 3 percent slopes	3.53	2.4%		IIw	95
106C	Lester loam, 6 to 10 percent slopes	3.52	2.4%		IIIe	76
Weighted Average					2.24	84.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Drainage

Tiled. Parcel has a drainage agreement. See additional tile map and drainage agreement handouts for details. Parcel is part of Drainage District JD #51.

## Buildings/Improvements

- 52' x 30' barn
- 40' x 50' quonset shed
- 24' x 50' corn crib
- 24' x 16' granary

## Water & Well Information

There is record of one well that has been sealed. There is no record indicating that a septic system has been properly abandoned. Contact agent for details.

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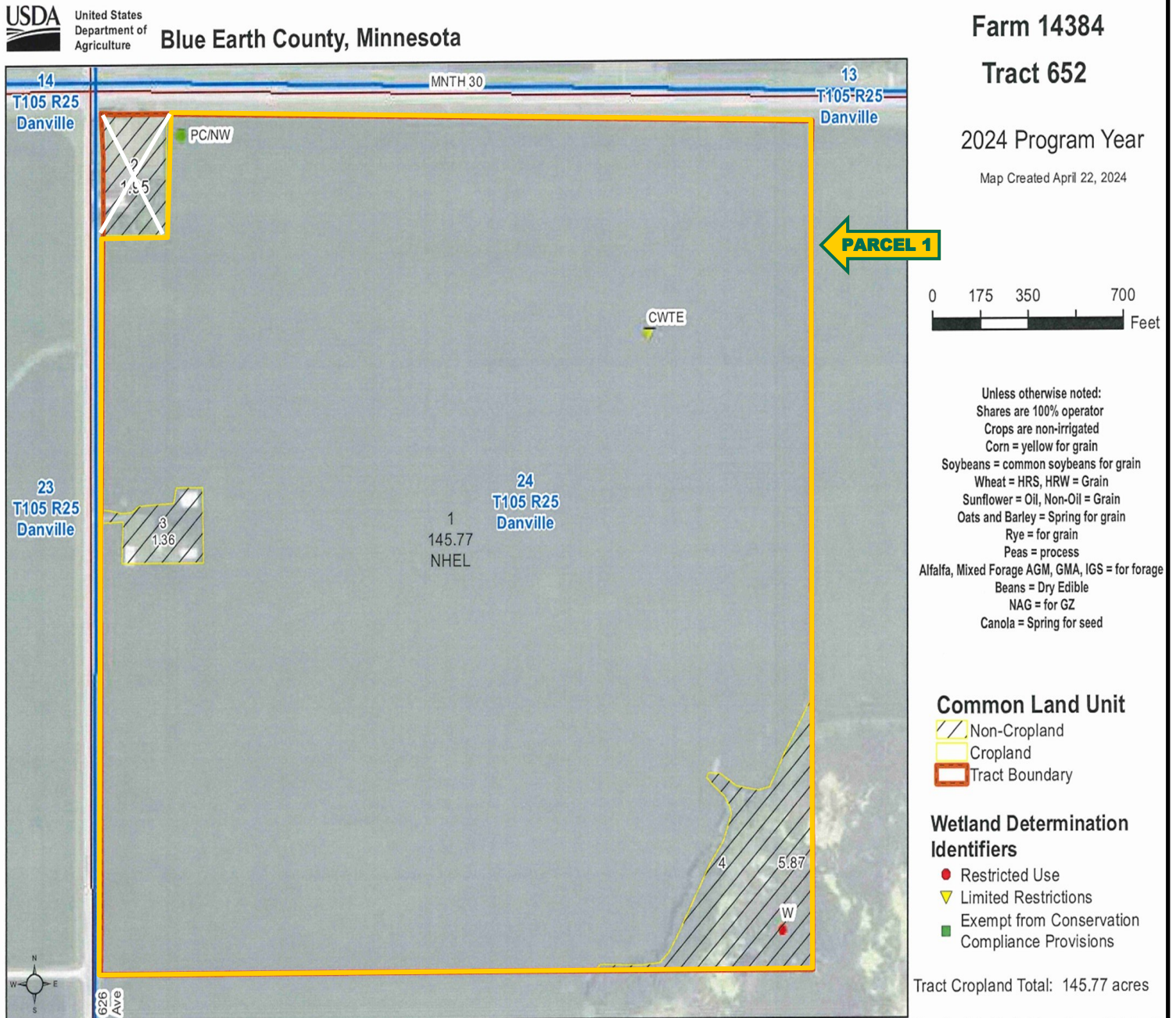
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## Parcel 2

FSA/Eff. Crop Acres:	40.43
Corn Base Acres:	20.10
Bean Base Acres:	20.10
Soil Productivity:	78.10 CPI

© NAIP/Minnesota Imagery: 2021

### Parcel 2 Property Information 40.25 Acres, m/l

#### Location

From Minnesota Lake: Go east on 250th St./100th St. for 2.3 miles, then north on 626th Ave./Co. Rd. 161 for 1½ miles, and then east on 108th St./T-13 for ½ mile. Property is located on the north side of the road.

#### Legal Description

SE¼ of the NW¼, in Section 25, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

#### Real Estate Tax

Taxes and Special Assessments  
Payable in 2023  
Ag Non-Hmstd Taxes: \$1,926.00

Surveyed Acres: 40.25  
Net Taxable Acres: 40.00  
Tax per Net Taxable Acre: \$48.15  
Tax Parcel ID #s: R34.25.25.100.004 & R34.25.25.100.005

#### Lease Status

Leased through the 2024 crop year.

#### FSA Data

Part of Farm Number 13450, Tract 15360  
FSA/Eff. Crop Acres: 40.43  
Corn Base Acres: 20.10  
Corn PLC Yield: 170 Bu.  
Bean Base Acres: 20.10  
Bean PLC Yield: 49 Bu.

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil type is Beauford. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 78.10. 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 sloping.

#### Drainage

Tiled. Parcel has a drainage agreement. See additional tile map and drainage agreement handouts for details.

#### Buildings/Improvements

None.

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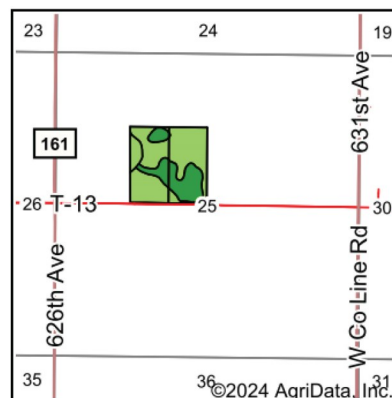
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Blue Earth**  
Location: **25-105N-25W**  
Township: **Danville**  
Acres: **40.43**  
Date: **8/1/2024**



Maps Provided By:



Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
310	Beauford clay, 0 to 2 percent slopes	26.90	66.5%		IIw	77
211	Lura silty clay, 0 to 1 percent slopes	11.22	27.8%		IIIw	81
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	2.31	5.7%		IIIw	77
Weighted Average					2.33	78.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Water & Well Information

None.

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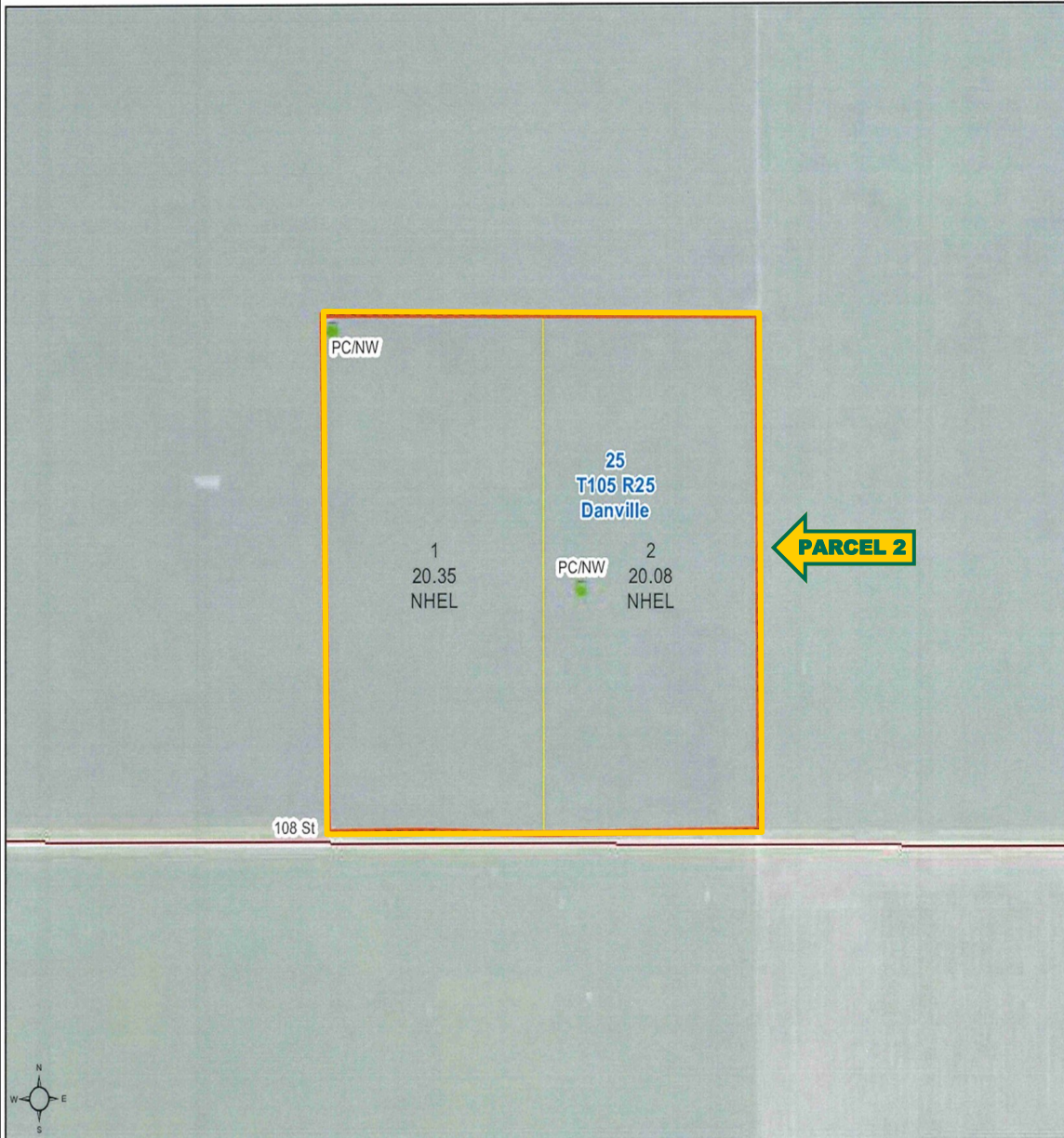
USDA United States Department of Agriculture  
**Blue Earth County, Minnesota**

**Farm 13450**

**Tract 15360**

**2024 Program Year**

Map Created April 22, 2024



0 175 350 700  
Feet

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

Cropland  
 Tract Boundary

### Wetland Determination Identifiers

Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 40.43 acres

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## Parcel 3

FSA/Eff. Crop Acres:	154.56
Corn Base Acres:	77.28
Bean Base Acres:	77.28
Soil Productivity:	83.60 CPI

### Parcel 3 Property Information 161.07 Acres, m/l

#### Location

From Minnesota Lake: Go east on 250th St./100th St. for 2.3 miles, then north on 626th Ave./Co. Rd. 161 for 1½ miles, and then east on 108th St./T-13 for 1 mile. Property is located on the north side of the road

#### Legal Description

NE¼ of Section 25, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

#### Real Estate Tax

Taxes and Special Assessments  
Payable in 2024  
Ag Non-Hmstd Taxes: \$8,619.08  
Special Assessments: \$184.92  
Total 2023 Real Estate Taxes: \$8,804.00  
Surveyed Acres: 161.07  
Net Taxable Acres: 160.00  
Tax Parcel ID#: R34.25.25.200.001

#### Lease Status

Leased through the 2024 crop year.

#### FSA Data

Farm Number 11844, Tract 653  
FSA/Eff. Crop Acres: 154.56  
Corn Base Acres: 77.28  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 77.28  
Bean PLC Yield: 50 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetlands.  
Tract contains a wetland or farmed wetland. Tract contains a converted wetland technical error. Contact agent for details.

#### Soil Types/Productivity

Main soil types are Beauford, Marna, and Lura. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 83.60. 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 sloping.

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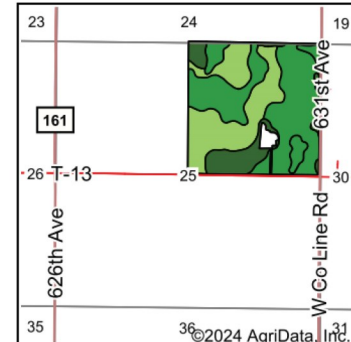
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Soils data provided by USDA and NRCS.

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State: **Minnesota**  
County: **Blue Earth**  
Location: **25-105N-25W**  
Township: **Danville**  
Acres: **154.56**  
Date: **8/1/2024**



Maps Provided By:  
  
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Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
310	Beauford clay, 0 to 2 percent slopes	52.32	33.9%		IIw	77
110	Marna silty clay loam, 0 to 2 percent slopes	47.18	30.5%		IIw	87
211	Lura silty clay, 0 to 1 percent slopes	28.04	18.1%		IIIw	81
230	Guckeen silty clay loam, 1 to 3 percent slopes	20.67	13.4%		IIw	95
319	Barbert silt loam	4.36	2.8%		IIIw	86
114	Glencoe silty clay loam, 0 to 1 percent slopes	1.99	1.3%		IIIw	86
Weighted Average					2.22	83.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Drainage

Tiled. See additional tile map handout for details. Parcel is part of Drainage District JD #50.

## Buildings/Improvements

- 76' x 40' barn (1940)
- 18' x 36' shed (1920)
- 24' x 24' garage (1940)
- 2 bird cage corn cribs
- 3 small grain bins

## Water & Well Information

There is record of one well that has been sealed. There is no record indicating that a septic system has been properly abandoned. Contact agent for details.

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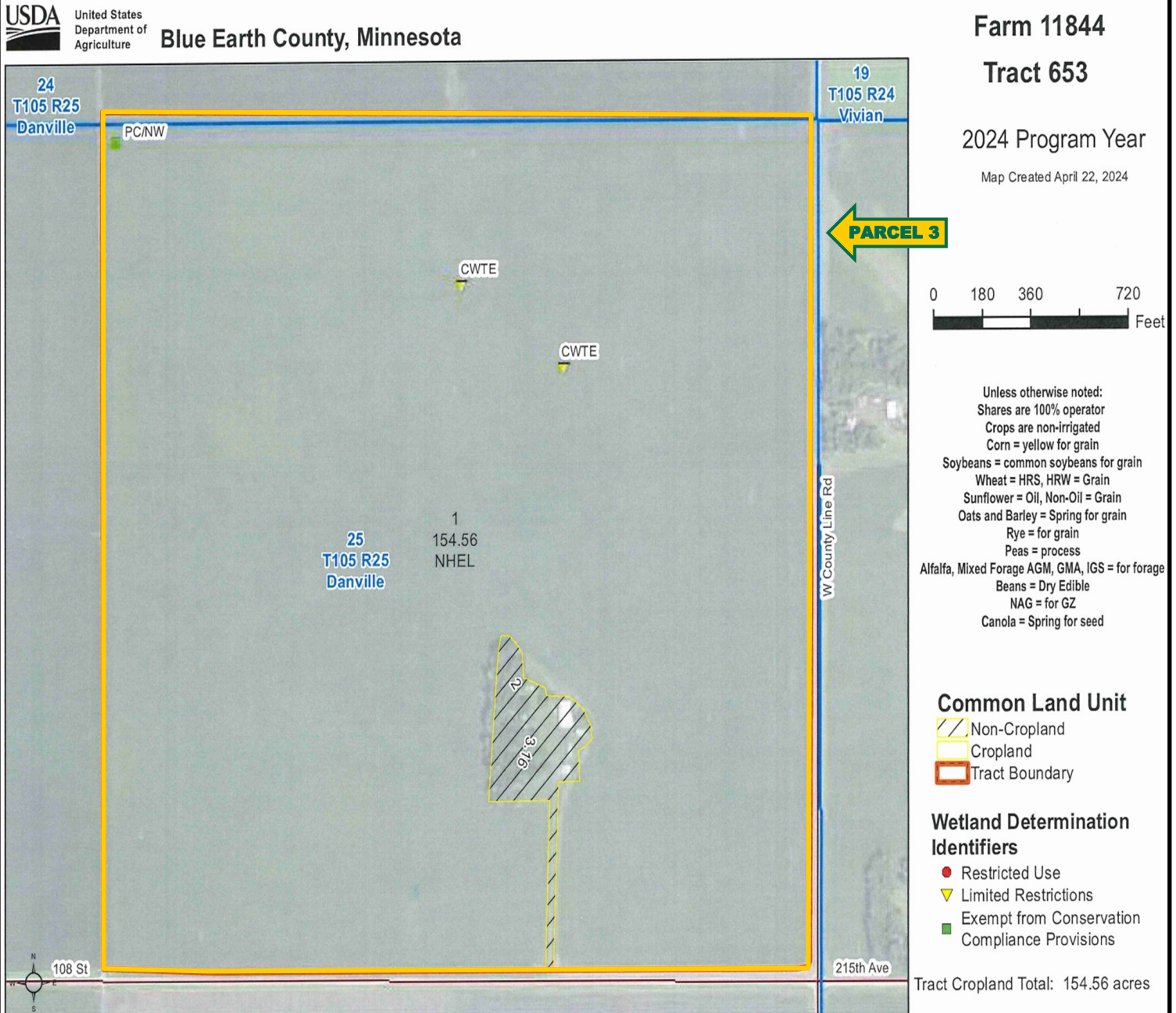
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## Parcel 4

**FSA/Eff. Crop Acres:** 150.19\*  
**Corn Base Acres:** 76.43\*  
**Bean Base Acres:** 72.91\*  
**Soil Productivity:** 83.80 CPI

*\*Acres are estimated.*

## Parcel 4 Property Information 150.83 Acres, m/l

### Location

From Minnesota Lake: Go east 250th St./100th St. for 2.3 miles, and then north on 626th Ave./Co. Rd. 161 for 1½ miles. Property is located on the east side of the road.

### Legal Description

SW¼, excluding building site, all in Section 25, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
 Payable in 2024  
 Ag Non-Hmstd Taxes: \$8,057.00\*  
 Surveyed Acres: 150.83  
 Net Taxable Acres: 150.83\*  
 Tax per Net Taxable Acre: \$53.42\*  
 Tax Parcel ID#: Part of R34.25.25.300.001  
*\*Taxes estimated due to recent survey and tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Part of Farm Number 14641, Tract 13630  
 FSA/Eff. Crop Acres: 150.19\*  
 Corn Base Acres: 76.43\*  
 Corn PLC Yield: 166 Bu.  
 Bean Base Acres: 72.91\*  
 Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Blue Earth County FSA Office.*

### NRCS Classification

PCNW: Prior Converted Non-Wetlands.  
 HEL determination not complete.

### Soil Types/Productivity

Main soil types are Beauford, Guckeen, and Reedslake-Le Sueur. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 83.80. See soil map for details.

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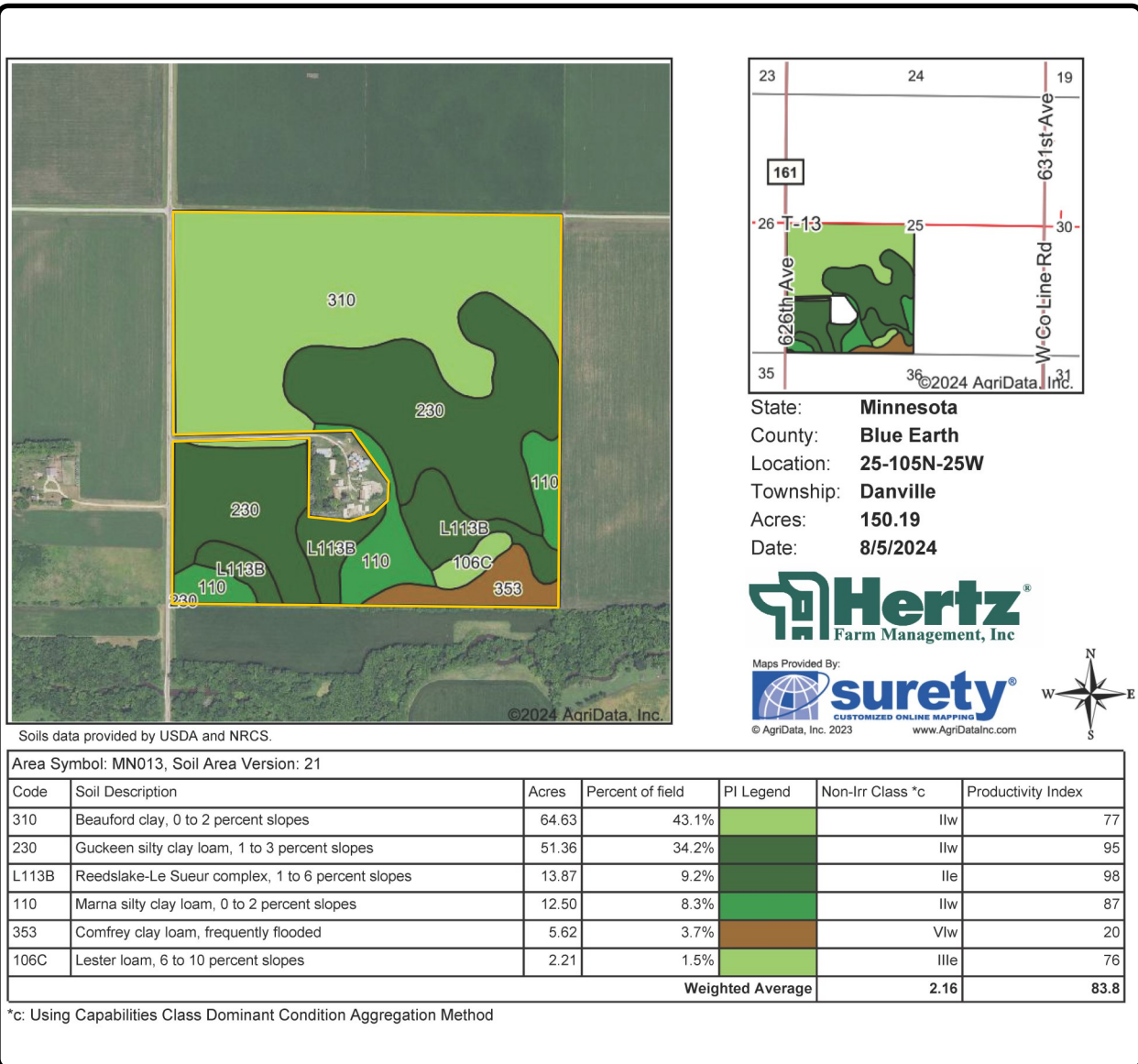
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## Mineral Rights

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

## Land Description

Nearly level to gently sloping.

## Drainage

Tiled. Parcel has a drainage agreement. See additional tile map and drainage agreement handouts for details.

## Buildings/Improvements

None.

## Water & Well Information

None.

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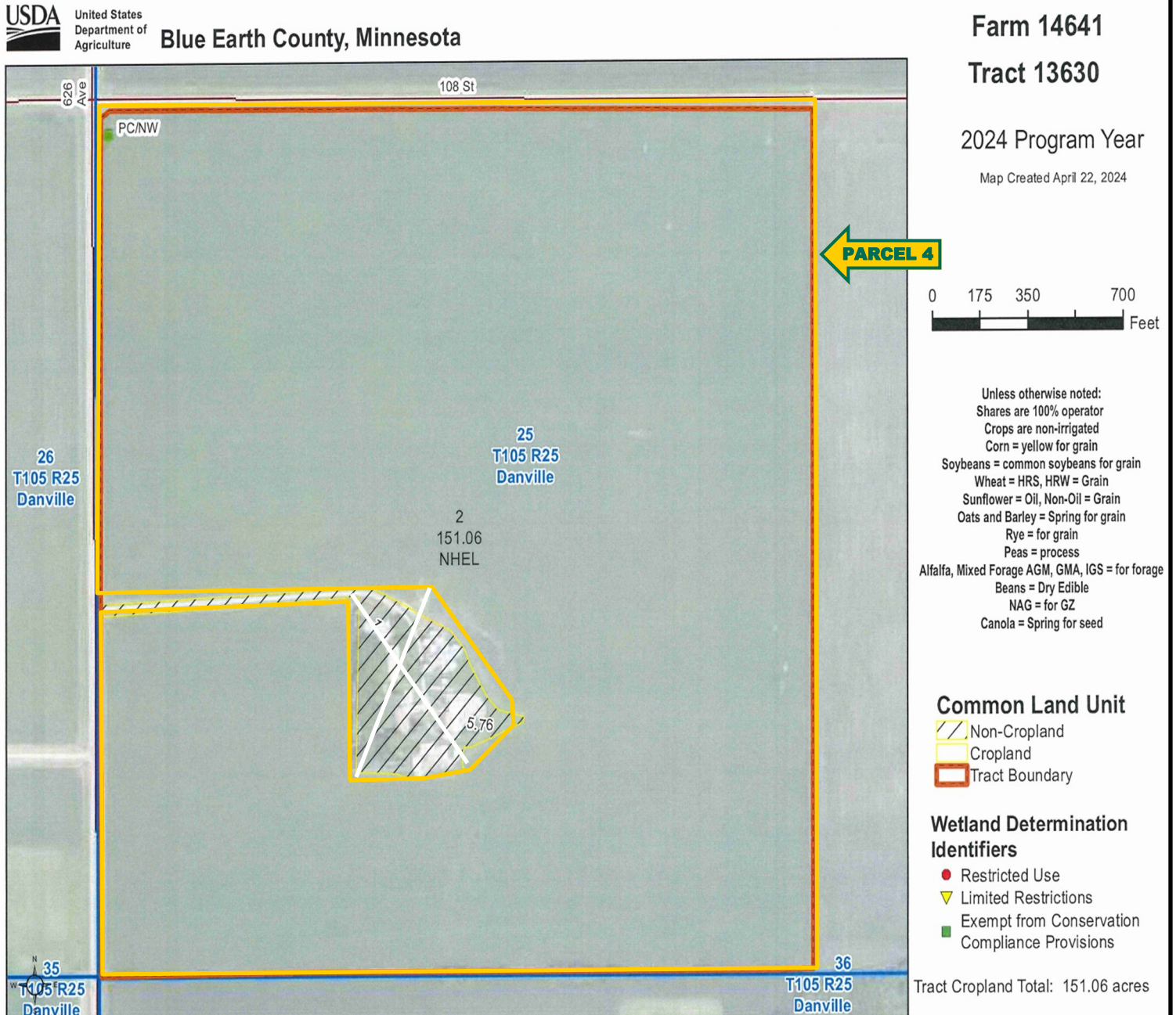
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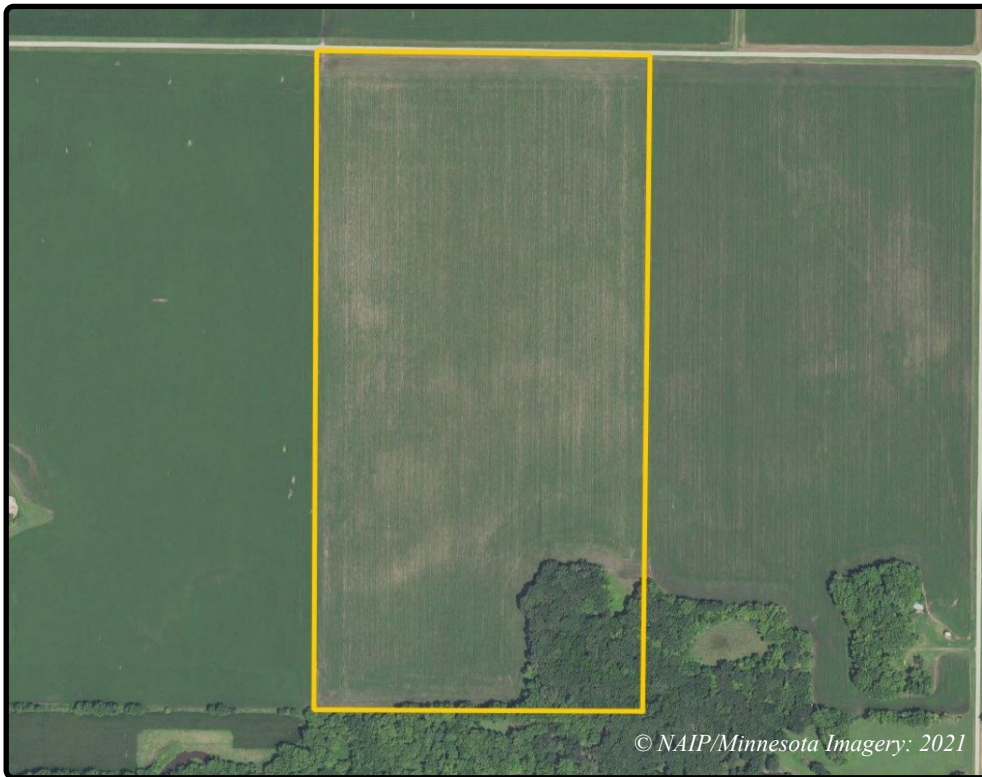




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## Parcel 5

FSA/Eff. Crop Acres:	72.56
Corn Base Acres:	36.09
Bean Base Acres:	36.09
Soil Productivity:	77.90 CPI

## Parcel 5 Property Information 80.23 Acres, m/l

### Location

From Minnesota Lake: Go east on 4th Ave./250th St. for 2.3 miles, then north on 626th Ave./Co. Rd. 161 for 1½ miles, and then east on 108th St./T-13 for ¾ mile. Property is located on the south side of the road

### Legal Description

W½ of the SE¼ in Section 25, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN

### Real Estate Tax

Taxes and Special Assessments Payable in 2024

Ag Non-Hmstd Taxes: \$3,756.00  
Surveyed Acres: 80.23  
Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$46.95  
Tax Parcel ID#: R34.25.25.400.004

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Part of Farm Number 13450, Tract 13631  
FSA/Eff. Crop Acres: 72.56  
Corn Base Acres: 36.09  
Corn PLC Yield: 170 Bu.  
Bean Base Acres: 36.09  
Bean PLC Yield: 49 Bu.

### NRCS Classification

HEL determination not complete.

### Soil Types/Productivity

Main soil types are Beauford, Guckeen, and Marna. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 77.90. 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

Nearly level to gently sloping.

### Drainage

Tiled. See tile map handout. Parcel has a drainage agreement. See additional drainage agreement handout for details.

### Buildings/Improvements

None.

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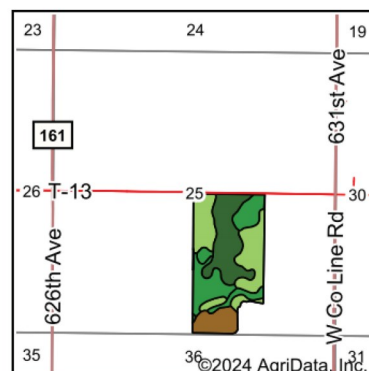
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State: **Minnesota**  
County: **Blue Earth**  
Location: **25-105N-25W**  
Township: **Danville**  
Acres: **72.56**  
Date: **8/1/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
310	Beauford clay, 0 to 2 percent slopes	21.89	30.1%		IIw	77
230	Guckeen silty clay loam, 1 to 3 percent slopes	19.41	26.8%		IIw	95
110	Marna silty clay loam, 0 to 2 percent slopes	15.52	21.4%		IIw	87
353	Comfrey clay loam, frequently flooded	8.00	11.0%		VIw	20
211	Lura silty clay, 0 to 1 percent slopes	4.28	5.9%		IIIw	81
287	Minnetonka silty clay loam	1.66	2.3%		IIw	77
106C	Lester loam, 6 to 10 percent slopes	1.65	2.3%		IIIe	76
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.15	0.2%		Ile	98
Weighted Average					2.52	77.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Water & Well Information

None.

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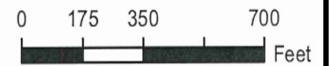
USDA United States Department of Agriculture  
**Blue Earth County, Minnesota**

**Farm 13450**

**Tract 13631**

**2024 Program Year**

Map Created April 22, 2024



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

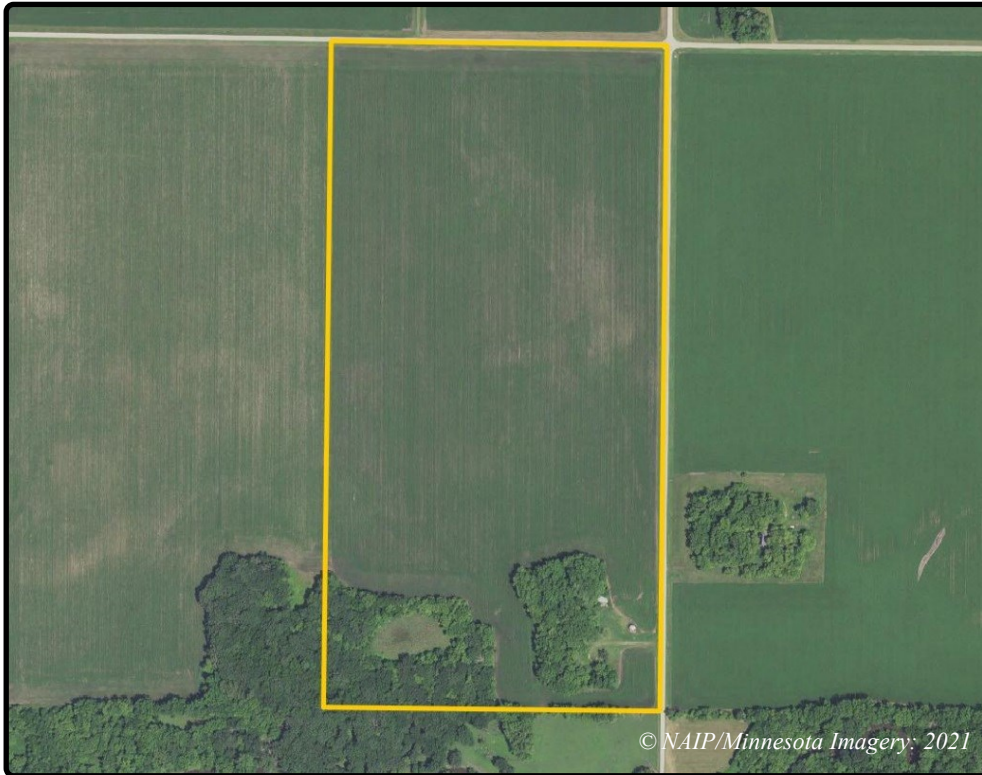
Tract Cropland Total: 72.56 acres

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## Parcel 6

FSA/Eff. Crop Acres:	65.49
Corn Base Acres:	32.56
Bean Base Acres:	32.56
Soil Productivity:	80.00 CPI

## Parcel 6 Property Information 80.18 Acres, m/l

### Location

From Minnesota Lake: Go east on 250th St./100th St. for 2.3 miles, then north on 626th Ave./Co. Rd. 161 for 1½ miles, and then east on T-13 for 1 mile. Property is located on the south side of the road

### Legal Description

E½ of the SE¼ in Section 25, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2024  
Ag Non-Hmstd Taxes: \$3,772.00  
Surveyed Acres: 80.18

Net Taxable Acres: 80.00  
Tax Parcel ID#: R34.25.25.400.003

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Part of Farm Number 13450, Tract 545  
FSA/Eff. Crop Acres: 65.49  
Corn Base Acres: 32.56  
Corn PLC Yield: 170 Bu.  
Bean Base Acres: 32.56  
Bean PLC Yield: 49 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetlands.  
Tract contains a wetland or farmed wetland.

### Soil Types/Productivity

Main soil types are Beauford, Marna, and Minnetonka. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 80.00. 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

Nearly level to gently sloping.

### Drainage

Tiled. See additional tile map handout for details.

### Buildings/Improvements

- 30' x 40' pole barn (1960)
- Small grain bin (1975)

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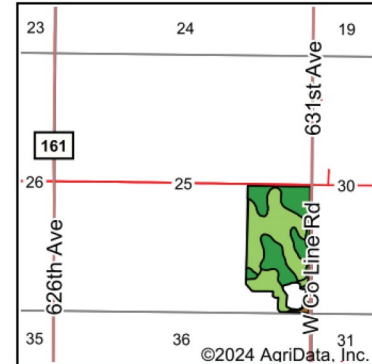
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Blue Earth**  
Location: **25-105N-25W**  
Township: **Danville**  
Acres: **65.49**  
Date: **8/1/2024**



Maps Provided By:



Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
310	Beauford clay, 0 to 2 percent slopes	29.00	44.4%		IIw	77
110	Marna silty clay loam, 0 to 2 percent slopes	22.07	33.7%		IIw	87
287	Minnetonka silty clay loam	8.48	12.9%		IIw	77
211	Lura silty clay, 0 to 1 percent slopes	3.95	6.0%		IIIw	81
353	Comfrey clay loam, frequently flooded	0.98	1.5%		VIw	20
102B	Clarion loam, 2 to 6 percent slopes	0.52	0.8%		Ile	95
230	Guckeen silty clay loam, 1 to 3 percent slopes	0.49	0.7%		IIw	95
Weighted Average					2.12	80

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Water & Well Information

There is record of two wells that have been sealed. There is also a record of a septic system being properly abandoned. 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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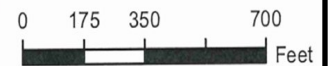
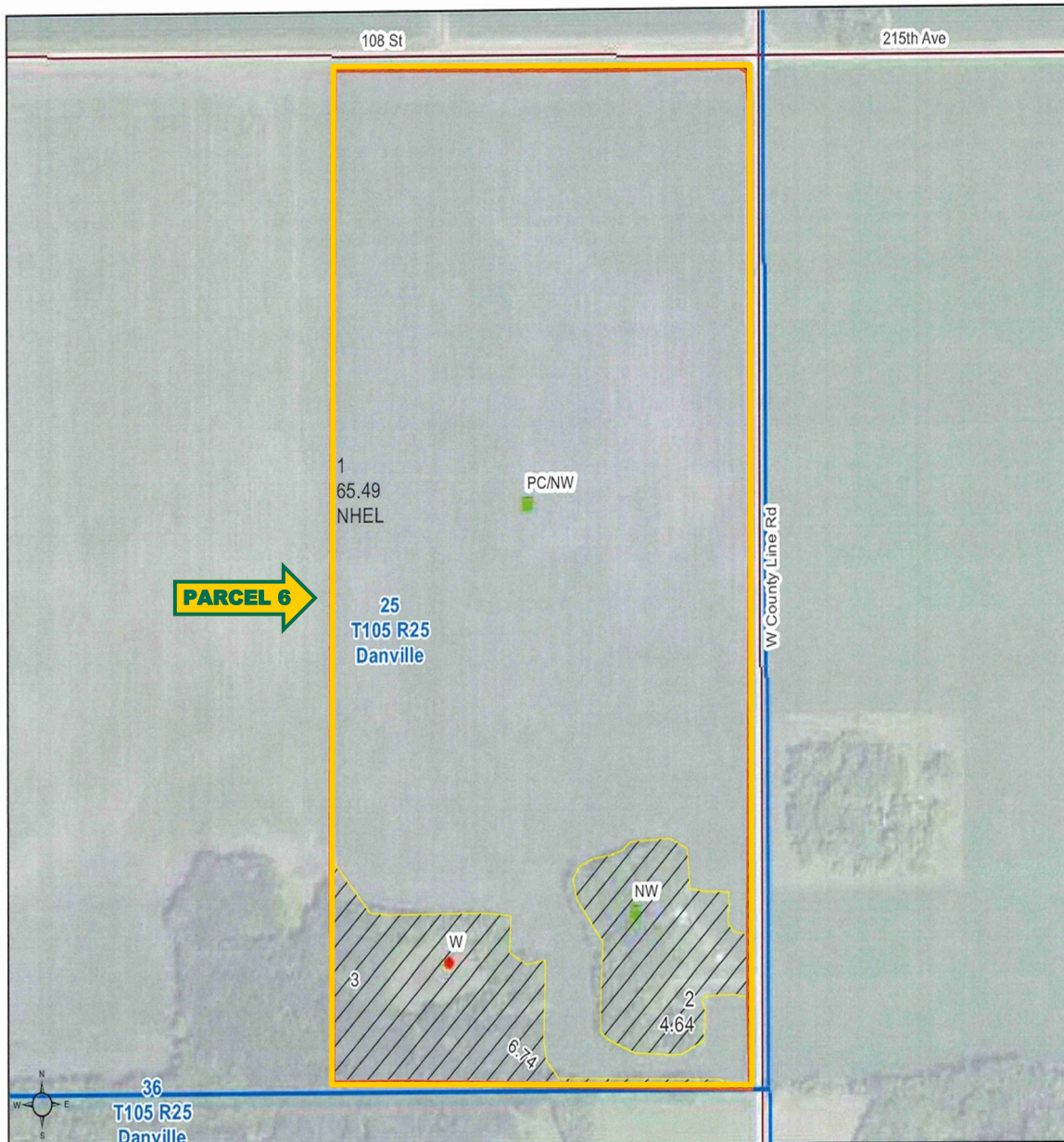
USDA United States Department of Agriculture  
Blue Earth County, Minnesota

**Farm 13450**

**Tract 545**

**2024 Program Year**

Map Created April 22, 2024



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### Common Land Unit

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### Wetland Determination Identifiers

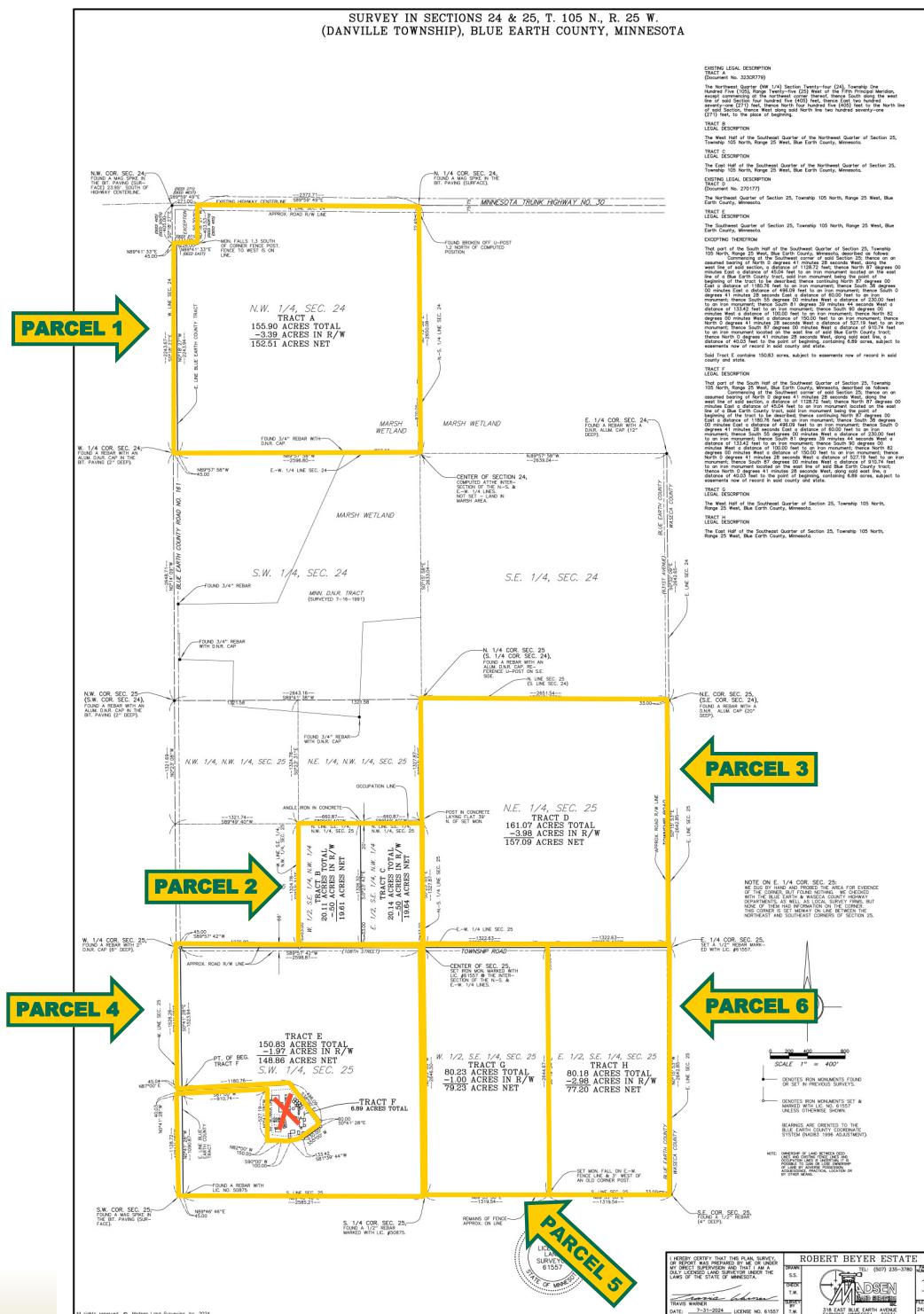
- Restricted Use
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Tract Cropland Total: 65.49 acres

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**Parcel 4** - View of the Corn



**Parcel 5** - View of the Beans



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Date: **Fri., September 6, 2024**

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

Site: **Pioneer Bank  
1450 Adams Street  
Mankato, MN 56001**

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, Nick Meixell at 507-380-7638 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 land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

### Seller

Robert R. Beyer Estate

### Agency

Hertz Farm Management 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

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 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. Seller will retain all 2024 rental payments.

### 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.

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