

# Land Auction

**ACREAGE:**

**129.90 Acres, m/l**  
Martin County, MN

**DATE:**

Tuesday  
**November 5, 2024**  
**11:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Trimont, MN &  
bid.hertz.ag



## Property Key Features

- **Quality Martin County Farm**
- **Excellent Soils with a CPI Rating of 91.40**
- **Direct Tile Outlet to Cedar Creek**

**Jared Augustine**

Licensed Salesperson in MN, IA & ND

**507-381-7425**

**JaredA@Hertz.ag**

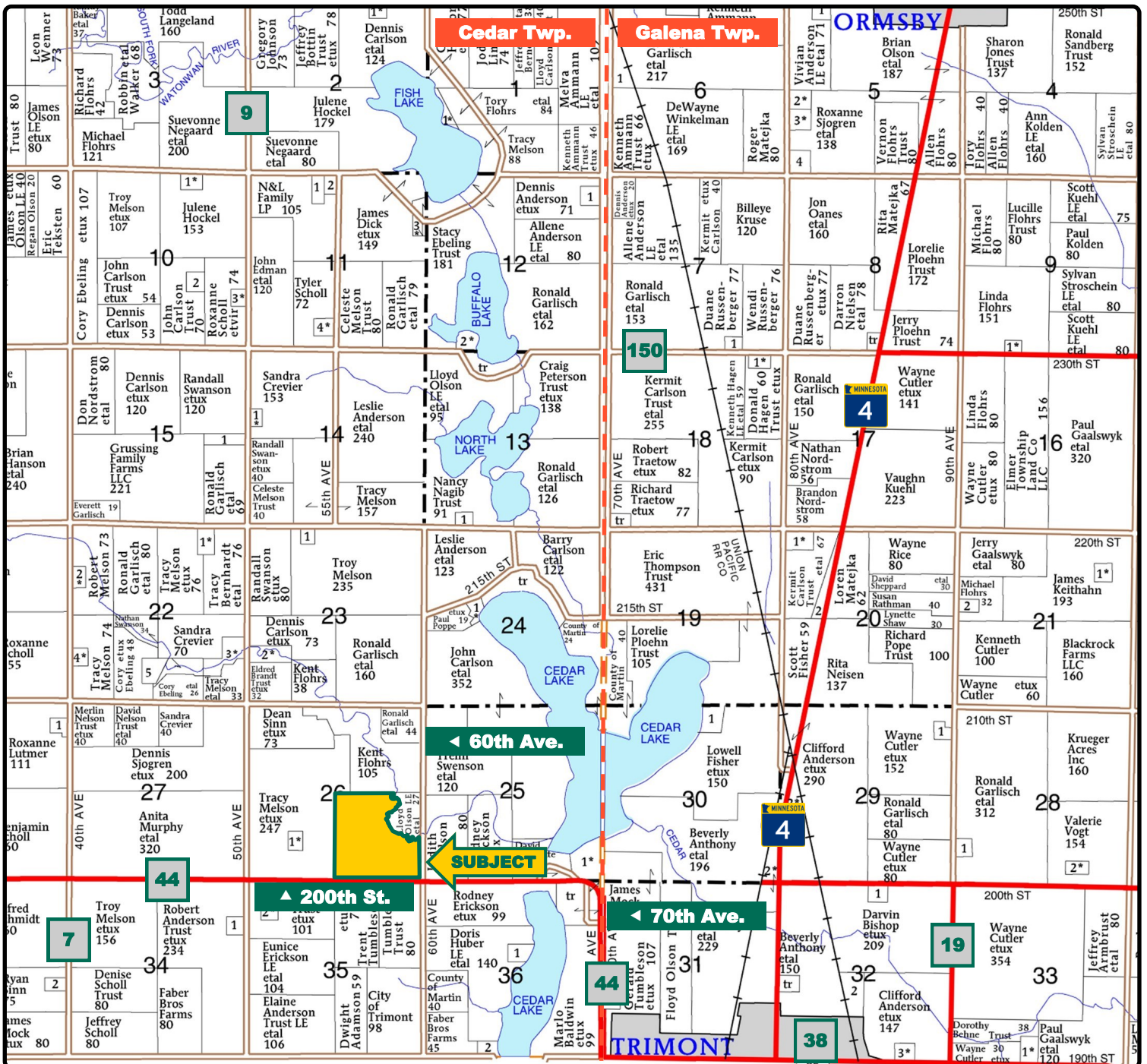
**507-345-5263**

151 Saint Andrews Ct. Suite 1310

Mankato, MN 56001

**www.Hertz.ag**





Map reproduced with permission of Farm & Home Publishers, Ltd.

**Jared Augustine**

Licensed Salesperson in MN, IA & ND

**507-381-7425**

**JaredA@Hertz.ag**

**507-345-5263**

151 Saint Andrews Ct. Suite 1310

Mankato, MN 56001

**www.Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>116.46</b>
<b>RIM Acres:</b>	<b>4.40</b>
<b>Corn Base Acres:</b>	<b>59.01</b>
<b>Bean Base Acres:</b>	<b>57.45</b>
<b>Soil Productivity:</b>	<b>91.40 CPI</b>

## Property Information

### 129.90 Acres, m/l

#### Location

From Trimont: Go west on Co. Rd. 44 for 0.4 miles, continue onto 70th Ave. / Co. Rd. 44 for 1 mile, and then head west on 200th St. / Co. Rd. 44 for 1.2 miles. Property is located on the north side of the road.

#### Legal Description

SE¼ excluding 26.60 acres north and east of the Cedar Creek, all in Section 26, Township 104 North, Range 33 West of the 5th P.M., Martin Co., MN. Surveyed legal description to govern.

#### Real Estate Tax

2023 Values for Taxes Payable in 2024  
 Ag Non-Hmstd Taxes: \$4,728.00  
 Surveyed Acres: 129.90  
 Net Taxable Acres: 133.40  
 Tax per Net Taxable Acre: \$35.44  
 Tax Parcel ID#: R01.026.0700

#### Lease Status

Open lease for the 2025 crop year.

#### FSA Data

Farm Number 5847, Tract 13854  
 FSA/Eff. Crop Acres: 116.46  
 Rim Acres: 4.40  
 Corn Base Acres: 59.01  
 Corn PLC Yield: 172 Bu.  
 Bean Base Acres: 57.45  
 Bean PLC Yield: 50 Bu.

#### Permanent Easement

There are 4.40 acres enrolled as part of the Reinvest in Minnesota (RIM) program. Contact agent for details.

#### NRCS Classification

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

#### Soil Types/Productivity

Main soil types are Webster, Clarion-Swanlake, Canisteo-Glencoe, and Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.40. See soil map for details.

#### Land Description

Gently rolling.

**Jared Augustine**

Licensed Salesperson in MN, IA & ND

**507-381-7425**

**JaredA@Hertz.ag**

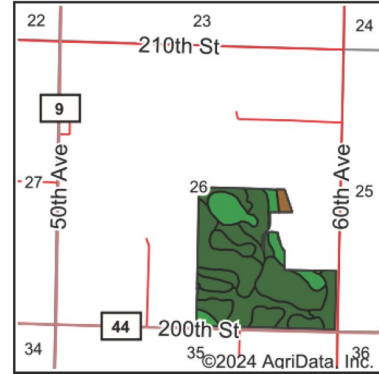
**507-345-5263**

151 Saint Andrews Ct. Suite 1310

Mankato, MN 56001

**www.Hertz.ag**





State: **Minnesota**  
 County: **Martin**  
 Location: **26-104N-33W**  
 Township: **Cedar**  
 Acres: **116.46**  
 Date: **9/18/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	23.32	20.0%		IIw	93
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.67	16.9%		IIe	92
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.06	15.5%		IIIe	87
L107A	Canisteeo-Glencoe complex, 0 to 2 percent slopes	17.98	15.4%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	17.08	14.7%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	11.95	10.3%		IIe	95
336	Delft clay loam, 0 to 2 percent slopes	6.23	5.3%		IIw	94
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	2.17	1.9%		Vw	20
<b>Weighted Average</b>					<b>2.06</b>	<b>91.4</b>

### Drainage

Some tile. See supplemental tile map document.

### Water & Well Information

None. Cedar Creek flows along the northeast property border.

### Buildings/Improvements

None.

*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 Saint Andrews Ct. Suite 1310

Mankato, MN 56001

**www.Hertz.ag**



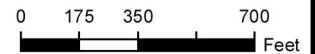
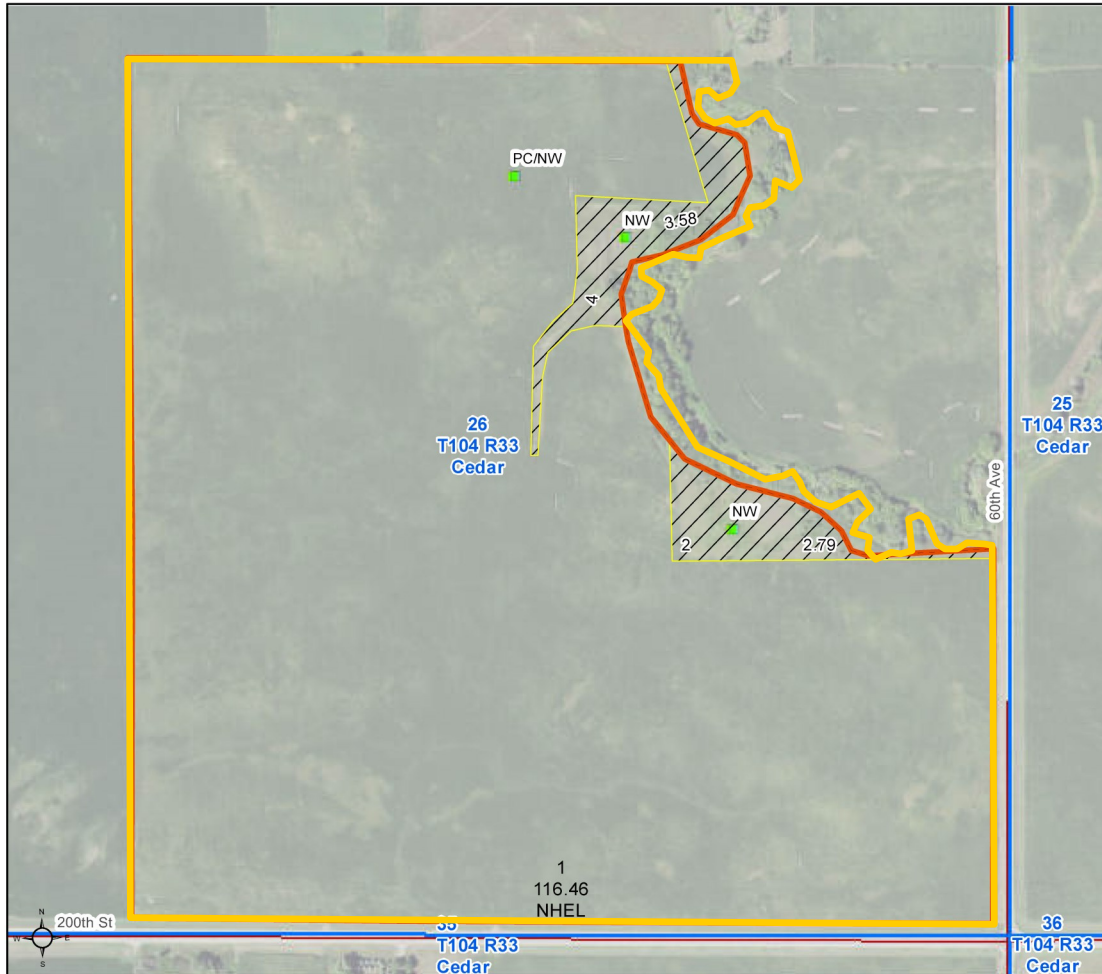
**Martin County, Minnesota**

**Farm 5847**

**Tract 13854**

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: 116.46 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

**Jared Augustine**

Licensed Salesperson in MN, IA & ND

**507-381-7425**

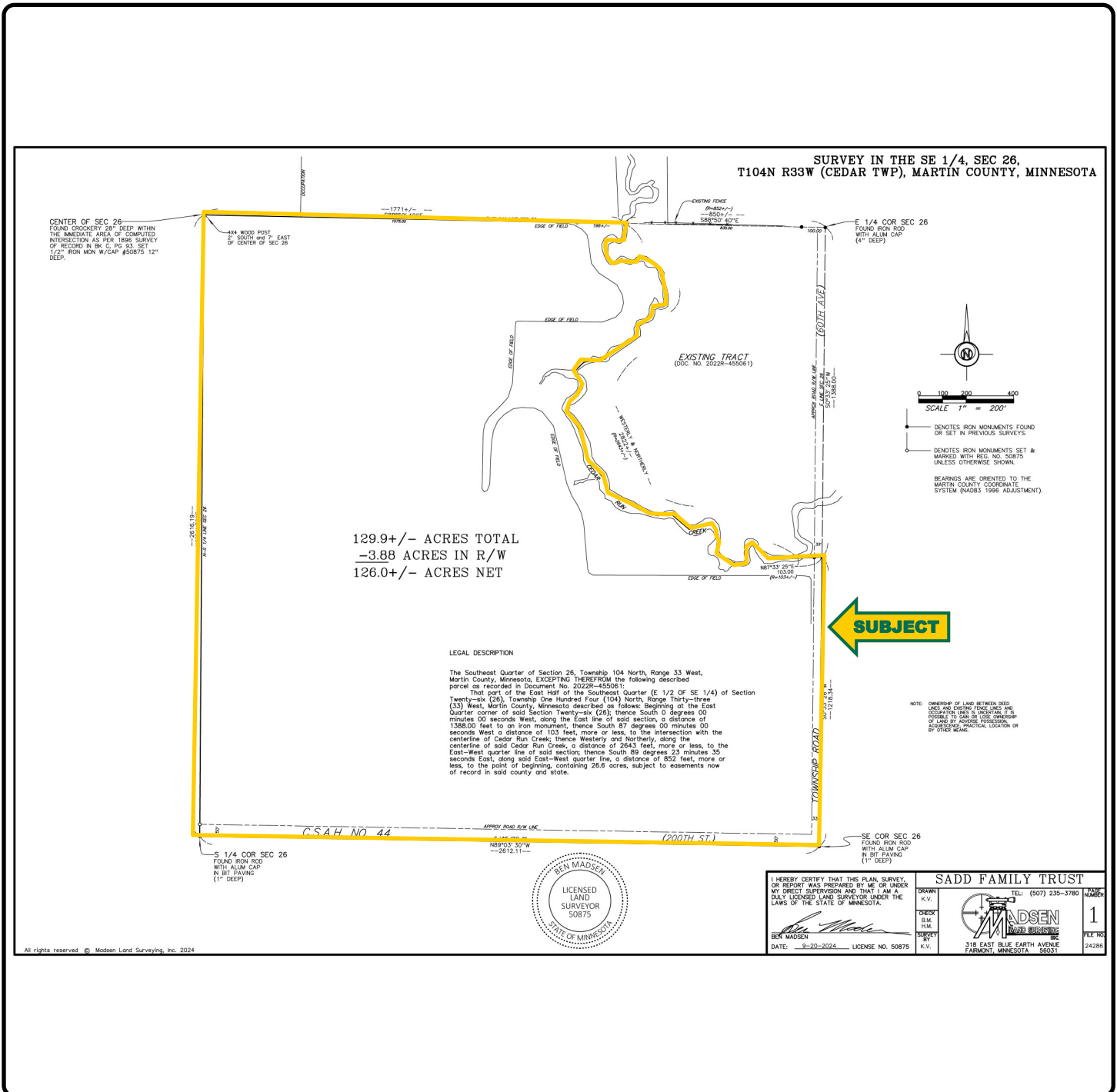
**JaredA@Hertz.ag**

**507-345-5263**

151 Saint Andrews Ct. Suite 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 Saint Andrews Ct. Suite 1310  
Mankato, MN 56001  
**www.Hertz.ag**

Date: **Tues., November 5, 2024**

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

Site: **Sinn Family Celebration  
of Life Center  
111 Apple St. E  
Trimont, MN 56176**

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 507-381-7425 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

Sadd Family Trust

### Agency

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

### Auctioneer

Jared Augustine

### Attorney

Daniel L. Lundquist  
Frundt, Lundquist, & Gustafson, 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 sale 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 December 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 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 Saint Andrews Ct. Suite 1310

Mankato, MN 56001

**www.Hertz.ag**



Southwest looking Northeast



Southeast looking Northwest



**Jared Augustine**

Licensed Salesperson in MN, IA & ND

**507-381-7425**

**JaredA@Hertz.ag**

**507-345-5263**

151 Saint Andrews Ct. Suite 1310

Mankato, MN 56001

**www.Hertz.ag**