

ACREAGE:

80.00 Acres, m/l
Freeborn County, MN

DATE:

Bid Deadline:
November 07, 2024
3:00 p.m., CST

RETURN BIDS TO:

**Hertz Farm
Management**
Mason City, IA



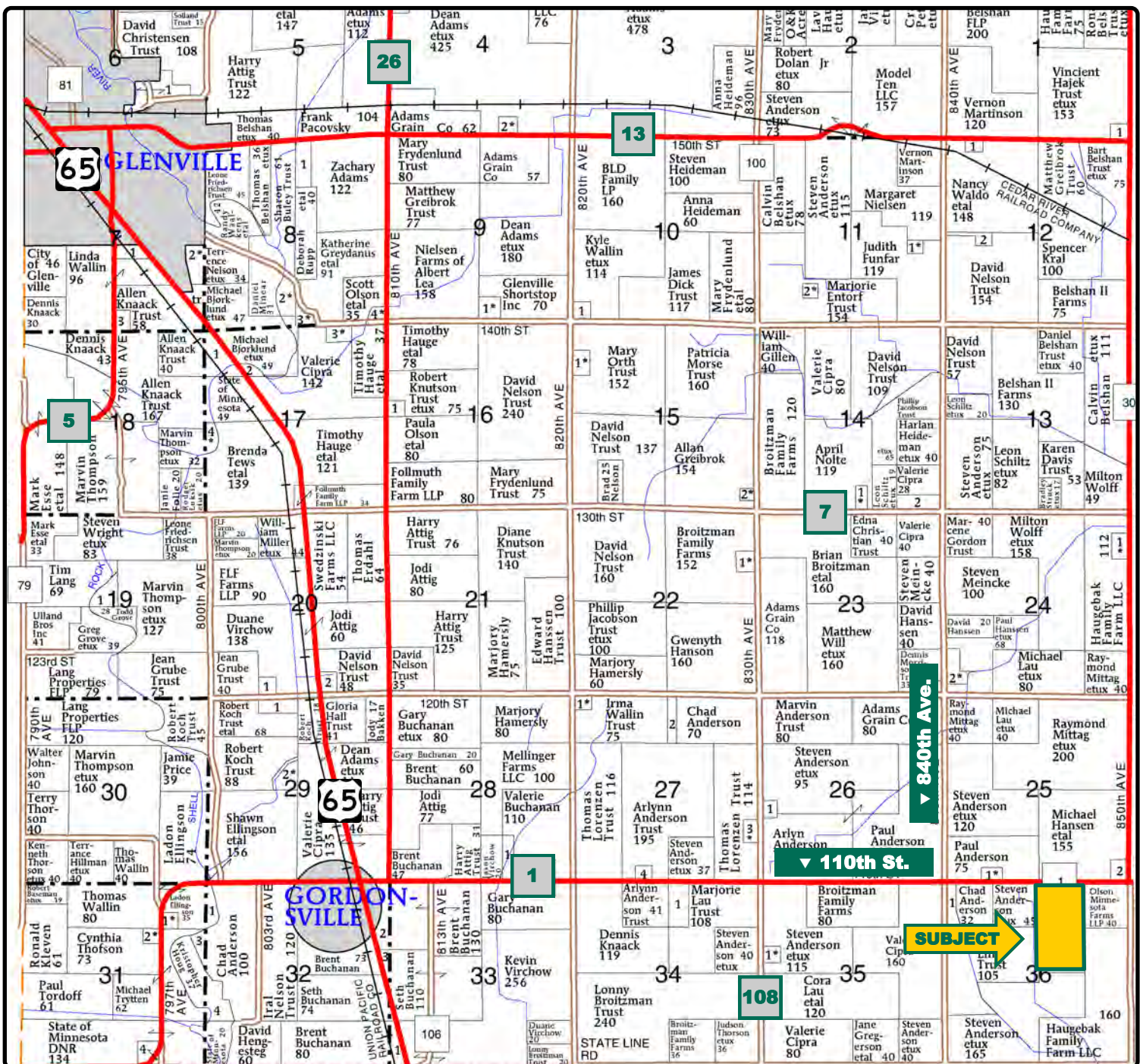
Property Key Features

- 78.17 FSA/Eff. Crop Acres with a 89.50 CPI Rating
- Additional Annual Income From Neighboring Wind Turbine Easement
- Located 3½ Miles East of Gordonsville, MN Along a Hard-Surfaced Road

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FSA/Eff. Crop Acres:	78.17
Corn Base Acres:	39.10
Bean Base Acres:	38.90
Soil Productivity:	89.50 CPI

Property Information

80.00 Acres, m/l

Location

From Gordonsville: go east on Co. Hwy 1/ 110th St. for 3½ miles. The farm will be on the south side of the road.

Legal Description

W½ NE¼, Section 36, Township 101 North, Range 20 West of the 5th P.M., Freeborn Co., MN (Shell Rock Twp.)

Real Estate Tax

Taxes Payable in 2024
Ag Non-Hmstd Taxes: \$4,610.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$57.63
Tax Parcel ID #: 020360020

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1901, Tract 3146
FSA/Eff. Crop Acres: 78.17
Corn Base Acres: 39.10
Corn PLC Yield: 166 Bu.
Bean Base Acres: 38.90
Bean PLC Yield: 41 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Maxcreek and Merton.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.50. 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.

Drainage

Natural with some tile. Contact agent for details.

Water & Well Information

None.

Easement

There is an easement on this property from a neighboring wind turbine that produces additional annual income. Contact agent for details.

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Comments

Highly productive Freeborn County farmland with easy access from a hard-surfaced road.

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.

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North Looking South



Northeast Looking Southwest



Southwest Looking Northeast



Bean Crop



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Time: 3:00 p.m. CST

Mail To:

**Hertz Farm Management
Attn: Jameson Anders
2800 4th St. SW., Ste. 7
Mason City, IA 50401**

Seller

Donald Jaspers Trust &
Bradley Jaspers Estate

Agency

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

Attorney

Daniel Kolker
Peterson, Kolker, Haedt, & Benda, LTD

Method of Sale

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

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Jameson Anders at 319-269-7975.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Mason City, IA Hertz office, on or before Thursday, November 7, 2024, by 3:00 p.m., CST. The Seller will accept or reject all bids by 3:00 p.m., CST on Friday, November 8, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 18, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2025. Taxes will be prorated to closing date.

Contract & Title

Upon acceptance of bid by Seller, the successful 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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