

ACREAGE:

143.52 Acres, m/l
Blue Earth County, MN

DATE:

Bid Deadline:
November 21, 2024
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Farm
Management**
Mankato, MN



Property Key Features

- Excellent Blue Earth County Farm
- High-Quality Soils with a CPI of 94.50
- Tile Drainage Outlet to County Ditch #51 and Perch Creek

Jared Augustine

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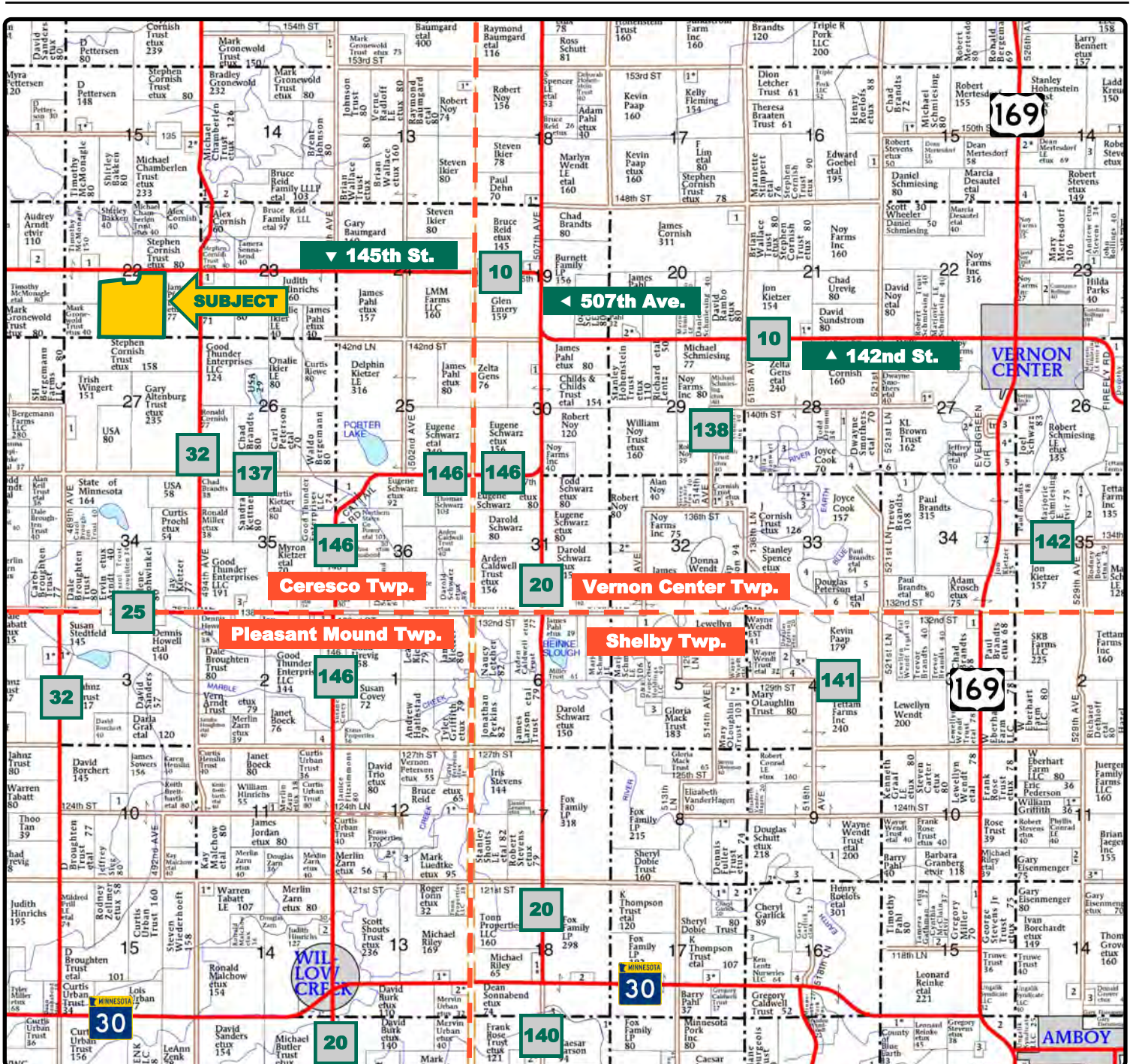
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FSA/Eff. Crop Acres:	140.96
Corn Base Acres:	69.96
Bean Base Acres:	69.76
Soil Productivity:	94.50 CPI

Property Information

143.52 Acres, m/l

Location

From Vernon Center: Go west on 142nd St. / Co. Rd. 10 for 3.2 miles, then go north on 507th Ave. for ½ mile, and then west on 145th St. / Co. Rd. 10 for 2.8 miles. Property is on the south side of the road.

Legal Description

The E½ of the SW¼ and the W½ of the SE¼, excluding the building site, all in Section 22, Township 106 North, Range 29 West of the 5th P.M., Blue Earth Co., MN. Surveyed legal description to govern.

Lease Status

Open lease for the 2025 crop year.

Real Estate Tax

Taxes and Special Assessments Payable in 2024
 Ag Non-Hmstd Taxes: \$7,854.00*
 Special Assessments: \$122.87*
 Total 2024 Real Estate Taxes: \$7,976.87*
 Surveyed Acres: 143.52
 Net Taxable Acres: 141.51*
 Tax Parcel ID #: R33.16.22.300.002
**Taxes estimated due to recent survey of property and pending tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 12254, Tract 800
 FSA/Eff. Crop Acres: 140.96
 Corn Base Acres: 69.96
 Corn PLC Yield: 130 Bu.

Bean Base Acres: 69.76
 Bean PLC Yield: 41 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Kingston-Nicollet, Clarion, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 94.50. 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

Nearly level to rolling.

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Drainage

Some tile, see tile map. Property has a tile drainage outlet to County Ditch #51.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

A recent survey of the property has been completed.

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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Map obtained from Beacon Schneider.

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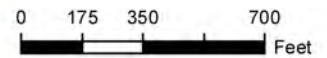
Blue Earth County, Minnesota

Farm 12254

Tract 800




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: 140.96 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.

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Southeast looking Northwest



Southwest looking Northeast



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Sealed Bid Information

Bid Deadline: Thur., Nov. 21, 2024

Time: 12:00 Noon, CST

Mail To:

**Hertz Farm Management
Attn: Jared Augustine
151 Saint Andrews Court
Suite 1310
Mankato, MN 56001**

Seller

The John W. Schwardt Jr. Disclaimer Trust & The Trust Agreement of Alice L. Schwardt

Agency

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

Attorney

Paul Moosbrugger
Farrish Johnson Law Office, CHTD.

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 Farm Management 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, Jared Augustine at 507-381-7425.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Thursday, November 21, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 4:00 p.m. on November 22, 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. A 2% Buyers Premium will be added to the final sale price to arrive at the final contract price. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 9, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. 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

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** an 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. agent. The Seller will provide an Abstract of Title for review by Buyer’s attorney.

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