



ONE-CHANCE SEALED BID SALE



Highly Productive, Pattern Tiled
Farm with 217 K Grain Storage



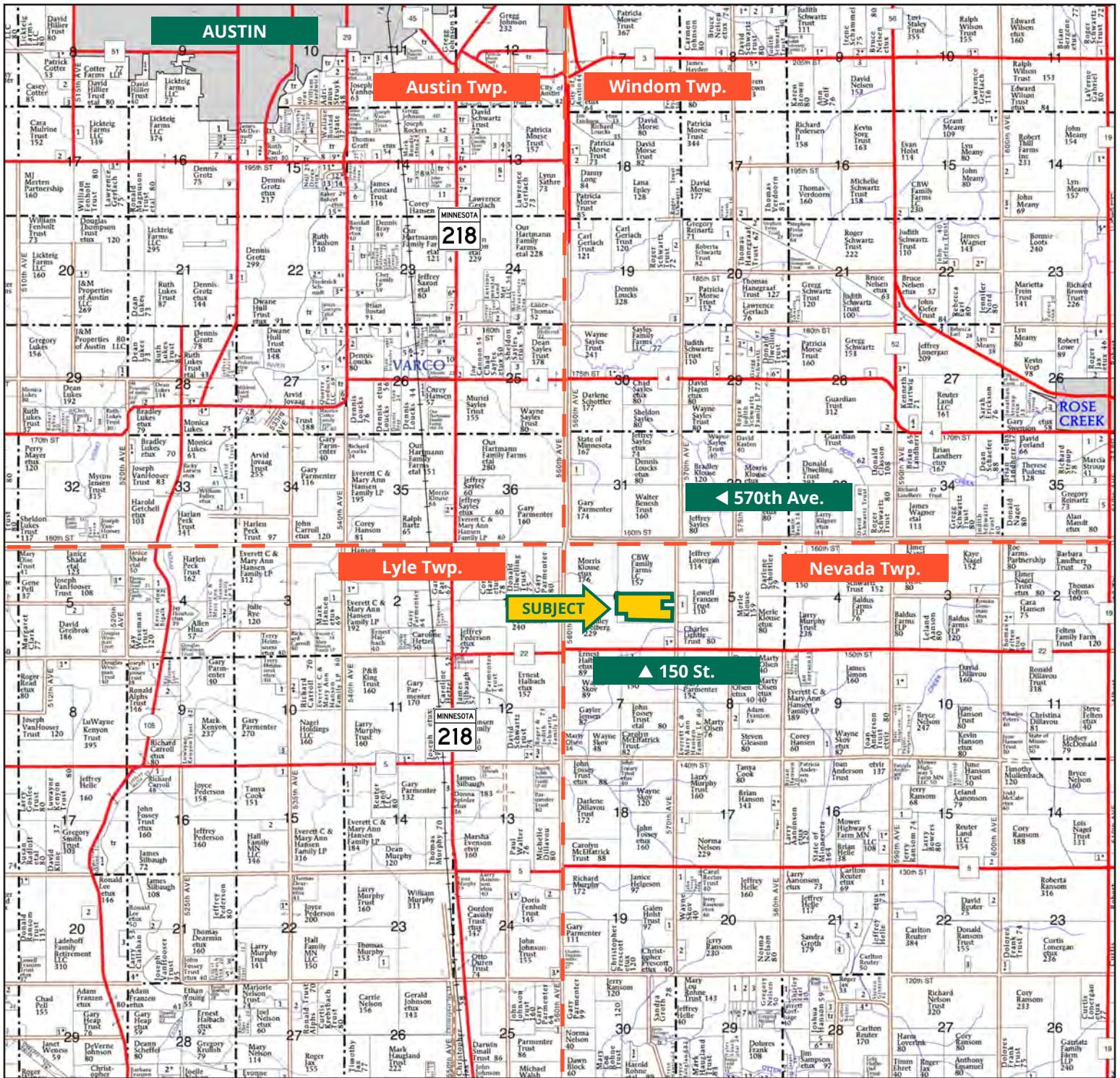
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Bid Deadline:
Friday, November 22, 2024
1:00 p.m., CST

73.37 Acres, m/l
Single Parcel
Mower County, MN



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641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | www.Hertz.ag

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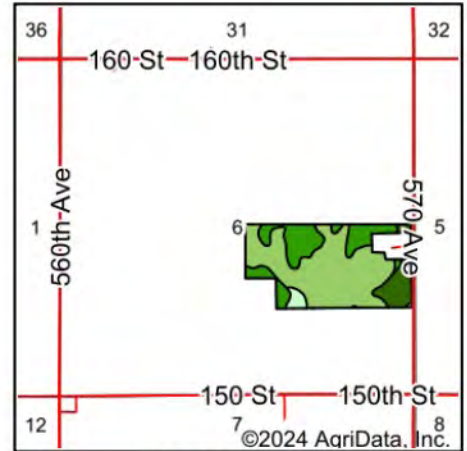
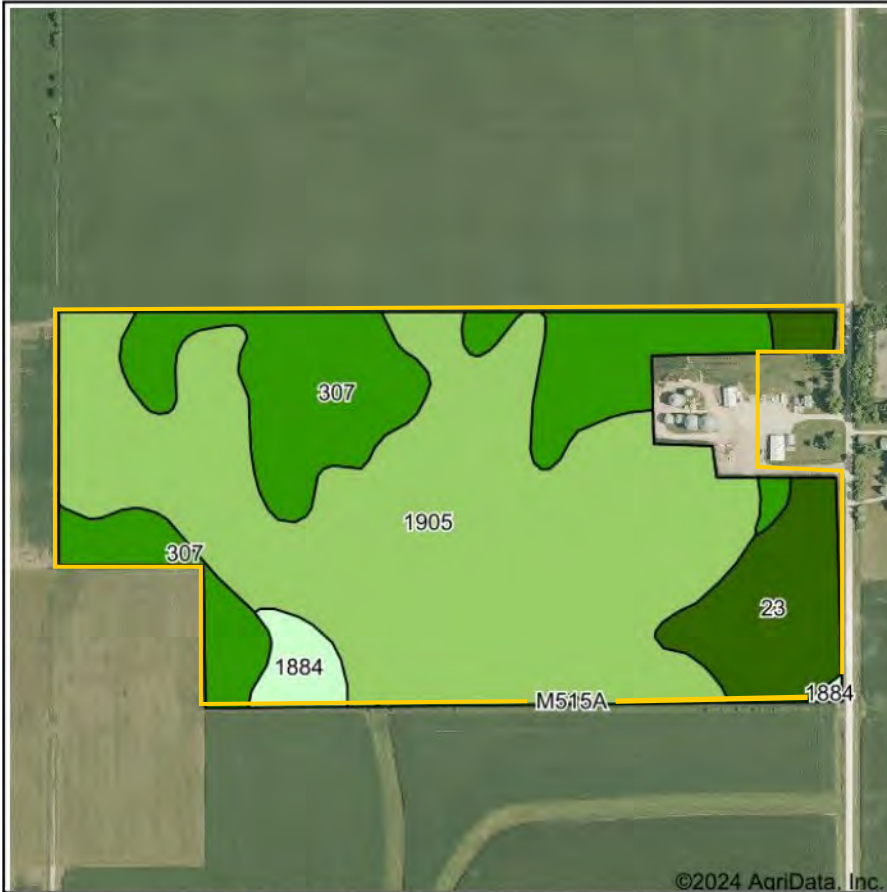
FSA/Eff. Crop Acres: 68.29 | Soil Productivity: 80.90 CPI



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State: **Minnesota**
 County: **Mower**
 Location: **6-101N-17W**
 Township: **Nevada**
 Acres: **68.29**
 Date: **10/21/2024**




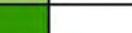


Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1905	Brownsdale silt loam	41.62	61.0%		IIIw	77
307	Sargeant silt loam	17.64	25.8%		IIIw	86
23	Skyberg silt loam, 0 to 3 percent slopes	7.12	10.4%		Iw	95
1884	Stateline silt loam	1.91	2.8%		IIIw	68
Weighted Average					2.79	80.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

Located 7½ miles southeast of Austin, Minnesota on the west side of 570th Ave.

Simple Legal

Part of N½ SE¼ of Section 6, Township 101 North, Range 17 West of the 5th P.M. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2024

Ag Hmstd Taxes: \$2,086.00*

Net Taxable Acres: 73.37

Tax per Net Taxable Acre: \$28.43*

**Taxes are estimated due to pending survey to update acreage site boundary and split tax parcel. Survey markers posted showing the acreage site not included in sale. Mower County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 6645, Tract 5157

FSA/Eff. Crop Acres: 68.29

Corn Base Acres: 65.70

Corn PLC Yield: 179 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

PC-NW Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Brownsdale silt loam and Sargeant silt loam. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 80.90. See soil map for details.

Fertility

Cattle manure has been applied to the farm each of the past 7 years.

Mineral Rights

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

Land Description

Level.

Drainage

Tiled. See supplemental tile map document. Part of Lyle-Nevada Group Drainage District with 8" main through property.

Buildings/Improvements

- 3-Phase 1200 amp with 800 amp capacitor (2005)
- GSI pneumatic 5" airlock system (2019)
- 820 MC 24' twin burner dryer (2003)
- 2 - 48' x 40' Conrad bins with power sweep. 68K capacity each (2005)
- 30' x 24' Stormor with sweep auger. 15k capacity.
- 30' x 30' GSI w/ sweep auger. 15K capacity
- 42' x 33' Conrad with power sweep. 41K capacity
- 21' hopper bin - 10K capacity
- American hopper under bin w/ 8" unload dryer
- 8" unloads except GSI bin with 6"
- Bins have electric spreaders
- 10,000 gallon diesel tank
- 10,000 gallon LP tank

Comments

Highly productive, tiled farm on 30', 40', and 60' centers. Pneumatic grain storage and drying with 217,000 bu. capacity.



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.

Northwest Looking Southeast (Oct. 16, 2024)



Northwest Looking Southeast (Aug. 14, 2024)



Southeast Looking Northwest (Oct. 16, 2024)



Southeast Looking Northwest (Aug. 14, 2024)



Grain Bin Site - Looking Northeast



Grain Bin Site & Shed - Looking Southwest



Grain Bin Site & Shed - Looking Northwest



Grain Bin Site & Shed - Looking Southeast



Bid Deadline: Fri., Nov. 22, 2024

Time: 1:00 p.m., CST

Mail To:

Hertz Farm Management
Attn: Nicole Rustad
2800 4th St. SW, Ste. 7
Mason City, IA 50401

Seller

Golden View Farms, LLC

Agency

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

Attorney

Marty G. Helle
Hoversten, Johnson, Beckmann &
Hovey, LLP

Method of Sale

- Parcel will be offered as a single tract of land.
- Sale is contingent upon Court approval.

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, Nicole Rustad at 641-423-9531.

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 Mason City, IA Hertz office, on or before Fri., November 22, 2024, by 1:00 p.m., CST. The Seller will accept or reject all bids by 1:00 p.m., on Mon., November 25, 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 19, 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 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation
Certified Farm Appraisals | Professional Farm Management**

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