



High-Quality, Highly Tillable Brown County Farm

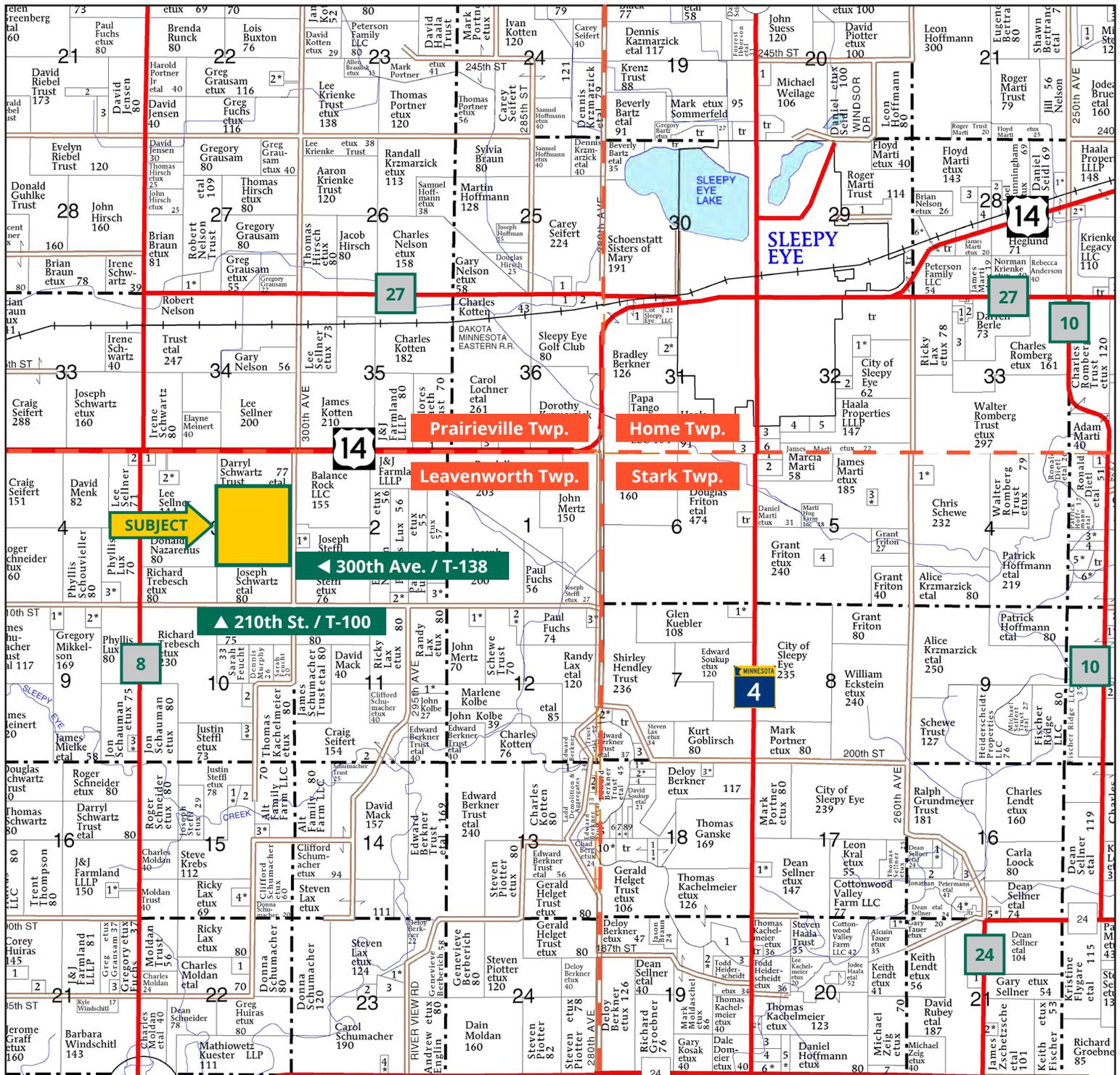
AUCTION

Hybrid
Wednesday
January 8, 2025
11:00 a.m. CST
Sleepy Eye, MN &
bid.hertz.ag

160.36 Acres, m/l
Single Parcel
Brown County, MN



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FSA/Eff. Crop Acres: 157.97 | Soil Productivity: 91.40 CPI



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State: **Minnesota**
 County: **Brown**
 Location: **3-109N-33W**
 Township: **Leavenworth**
 Acres: **157.97**
 Date: **11/18/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	39.40	24.8%		Ile	92
86	Canisteo clay loam, 0 to 2 percent slopes	31.68	20.1%		IIlw	93
L83A	Webster clay loam, 0 to 2 percent slopes	29.48	18.7%		IIlw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	20.99	13.3%		IIIw	86
L201A	Normania loam, 1 to 3 percent slopes	18.98	12.0%		Ie	99
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	12.28	7.8%		IIIe	77
423	Seaforth loam, 1 to 3 percent slopes	2.49	1.6%		IIIs	95
421B	Amiret loam, 2 to 6 percent slopes	2.32	1.5%		Ile	98
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	0.35	0.2%		IIIw	86
Weighted Average					2.09	91.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Sleepy Eye: Go west on US-14 for 3.7 miles and then south on 300th Ave./T-138 for 0.3 miles. Property is located on the west side of the road.

Simple Legal

The S½ of the NE¼ and the N½ of the SE¼ of Section 3, Township 109 North, Range 33 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Values for Taxes Payable in 2024
Ag Non-Hmstd Taxes: \$6,588.00
Net Taxable Acres: 160.36
Tax per Net Taxable Acre: \$41.08

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 8615, Tract 9277
FSA/Eff. Crop Acres: 157.97
Corn Base Acres: 78.99
Corn PLC Yield: 181 Bu.
Bean Base Acres: 78.98
Bean PLC Yield: 48 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Amiret-Swanlake, Canisteo, and Webster. Productivity Index (PI) on the FSA/Eff. crop acres is 91.40. 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

Gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

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.

Southwest looking Northeast



Southeast looking Northwest

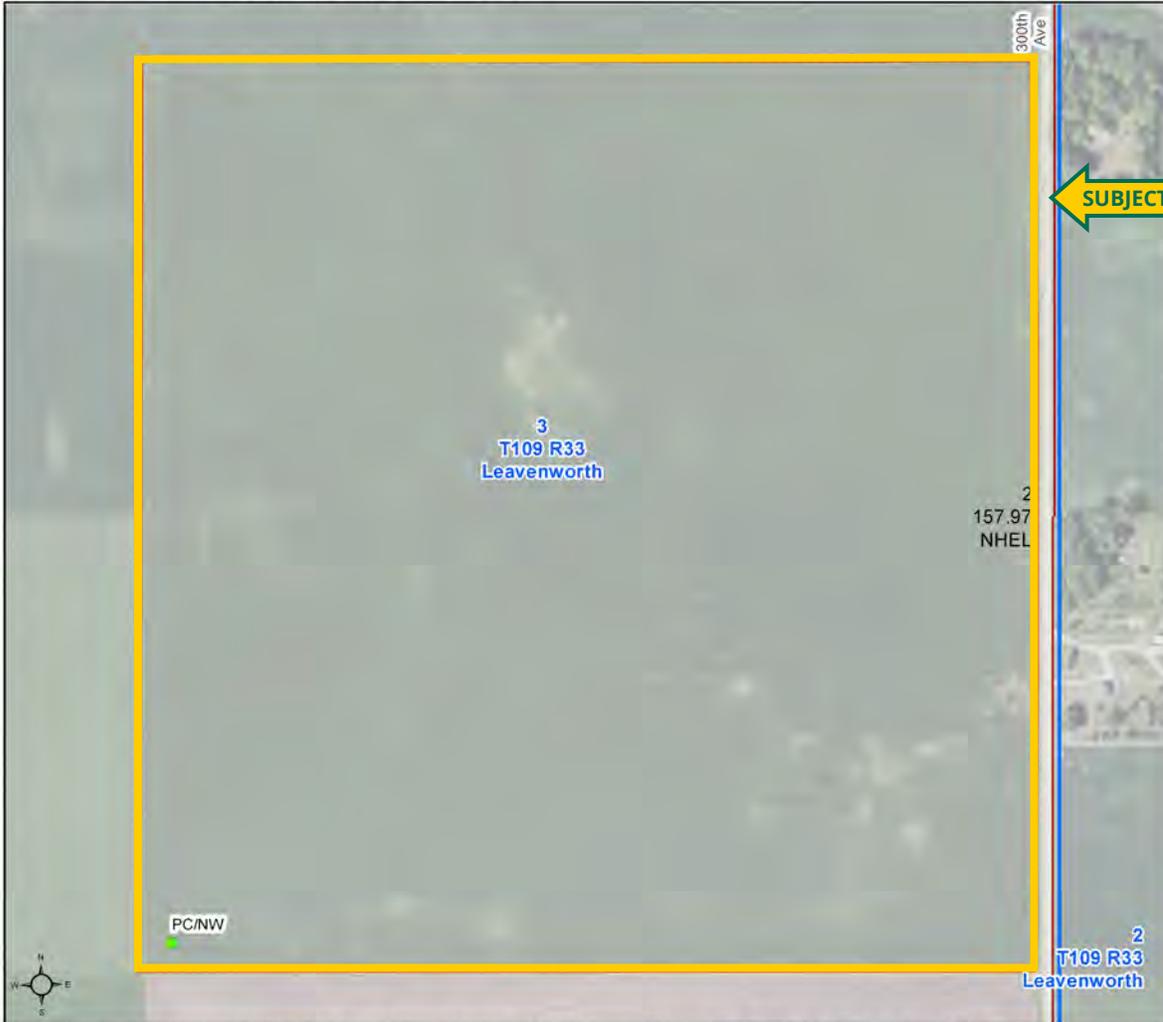


Southwest looking Northeast





Brown County, Minnesota

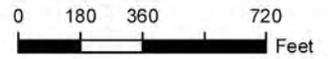


Farm 8615

Tract 9277

2024 Program Year

Map Created April 29, 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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 157.97 acres

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Date: Wed., January 8, 2025

Time: 11:00 a.m.

Site: Sleepy Eye Event Center
110 12th Ave.
Sleepy Eye, MN 56085

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

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

Seller

The Murphy Family

Agency

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

Auctioneer

Jared Augustine

Attorney

Alissa Fischer Groen
Fischer Groen Law

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% Buyer's 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 February 19, 2025 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 February 28, 2025. The Seller will pay real estate taxes due and payable in 2024; Buyer will pay real estate taxes due and payable in 2025.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Certified Farm Appraisals | Professional Farm Management**

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