



High-Quality Sibley County Farm!

AUCTION

Hybrid
Tuesday
March 04, 2025
10:00 a.m., CST
Winthrop, MN &
bid.hertz.ag

79.13 Acres, m/l
Single Parcel
Sibley County, MN



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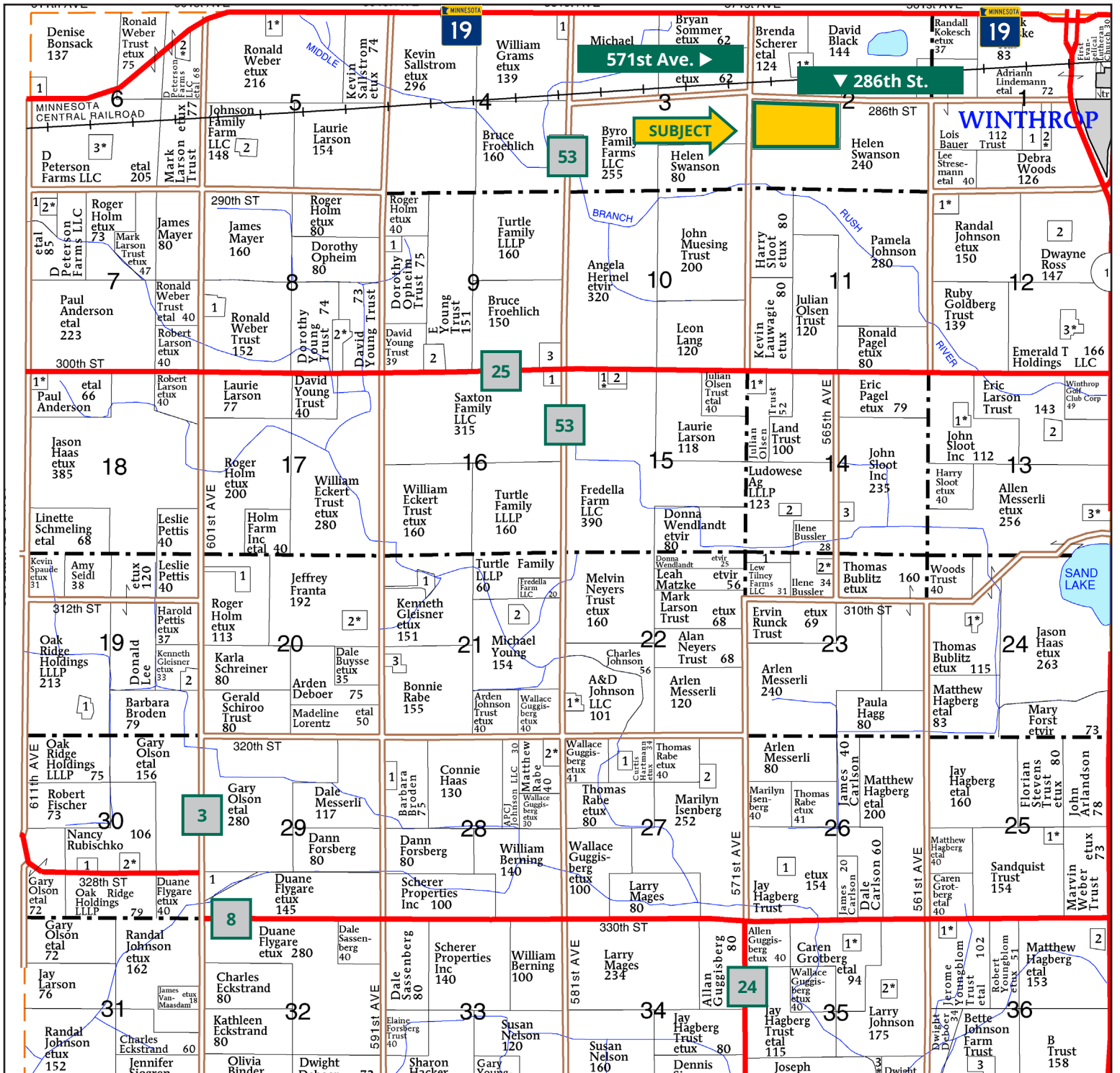


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Map reproduced with permission of Farm & Home Publishers, Ltd.

507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | www.Hertz.ag

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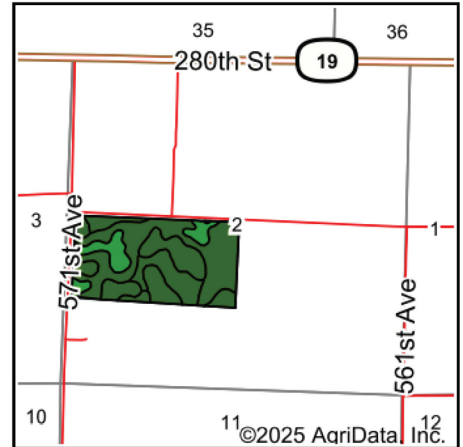
Estimated FSA/Eff. Crop Acres: 76.20 | Soil Productivity: 92.70 CPI



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State: **Minnesota**
 County: **Sibley**
 Location: **2-112N-30W**
 Township: **Cornish**
 Acres: **76.20**
 Date: **1/23/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: MN143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	31.76	41.7%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	14.82	19.4%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	11.97	15.7%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.79	8.9%		IIIw	86
118	Crippin loam, 1 to 3 percent slopes	3.47	4.6%		Ie	100
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	3.35	4.4%		IIw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.62	3.4%		IIIw	86
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.36	1.8%		Ile	92
112	Harps clay loam, 0 to 2 percent slopes	0.06	0.1%		IIw	90
Weighted Average					2.08	92.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Winthrop: go west on MN Hwy 19 for 2.2 miles to 571st Ave., then south for ½ mile. The property is on east side of 571st Ave at 286th St.

Simple Legal

N½ SW¼, Section 2, Township 112 North, Range 30 West of the 5th P.M., Sibley Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Values for Taxes Payable in 2024
Ag Non-Hmstd Taxes: \$4,434.00
Surveyed Acres: 79.13
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$55.43

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 5562, Tract 7640
FSA/Eff. Crop Acres: 76.20*
Corn Base Acres: 58.32*
Corn PLC Yield: 154 Bu.
Bean Base Acres: 17.76*
Bean PLC Yield: 40 Bu.

**Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC-NW Prior Converted Non-Wetland

Soil Types/Productivity

Main soil types are Canisteo clay loam, Clarion loam, and Webster clay loam. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 92.70. 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

Some tile. Map available, contact agent. Part of CD 100 (FKA CD 23)

Drainage Agreement

A drainage agreement will be granted at closing, allowing Buyer to repair, maintain and improve existing outlets as well as add one additional outlet to CD 100 (FKA CD 23)

Buildings/Improvements

None.

Water & Well Information

None.

Fall Inputs

Buyer will reimburse tenant \$1,860.34 for fall tillage, payable at closing. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real 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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Southwest Looking Northeast



Northwest Looking Southeast



20" West Outlet



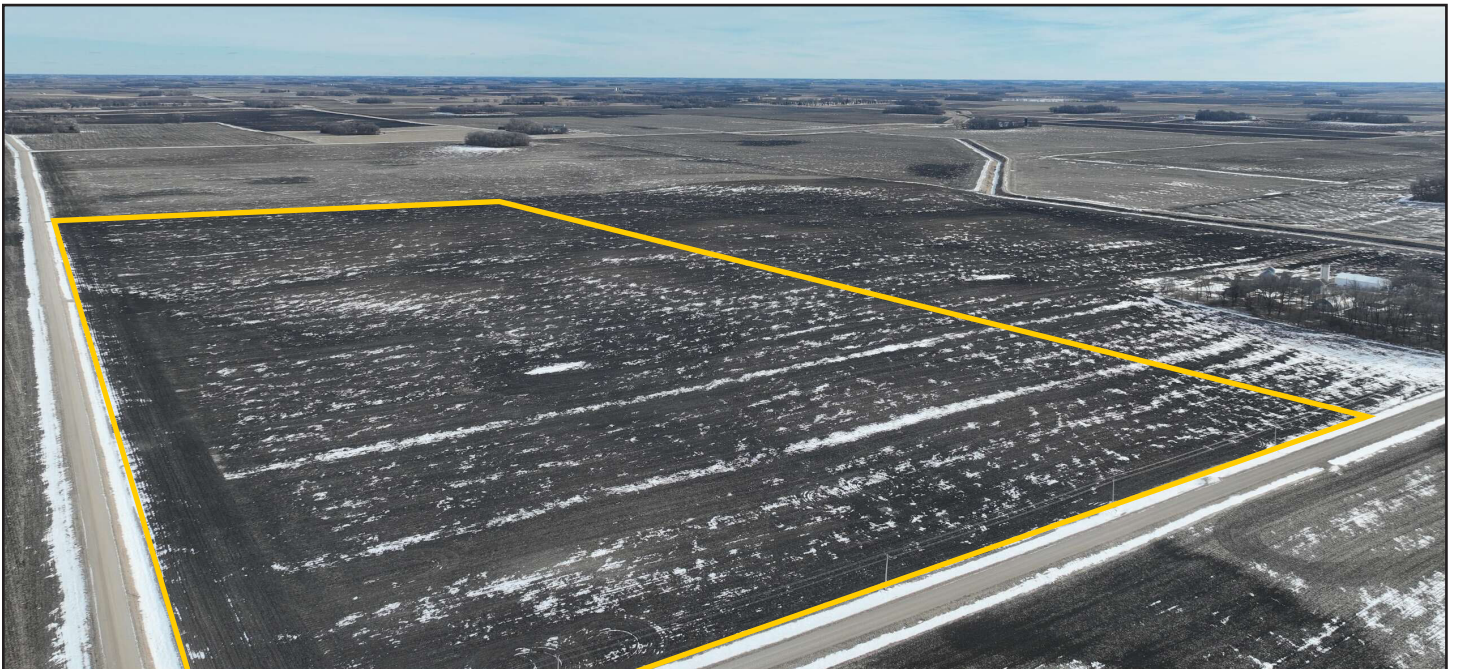
2 - Drainage Outlets



Southwest Looking Northeast



Northwest Looking Southeast



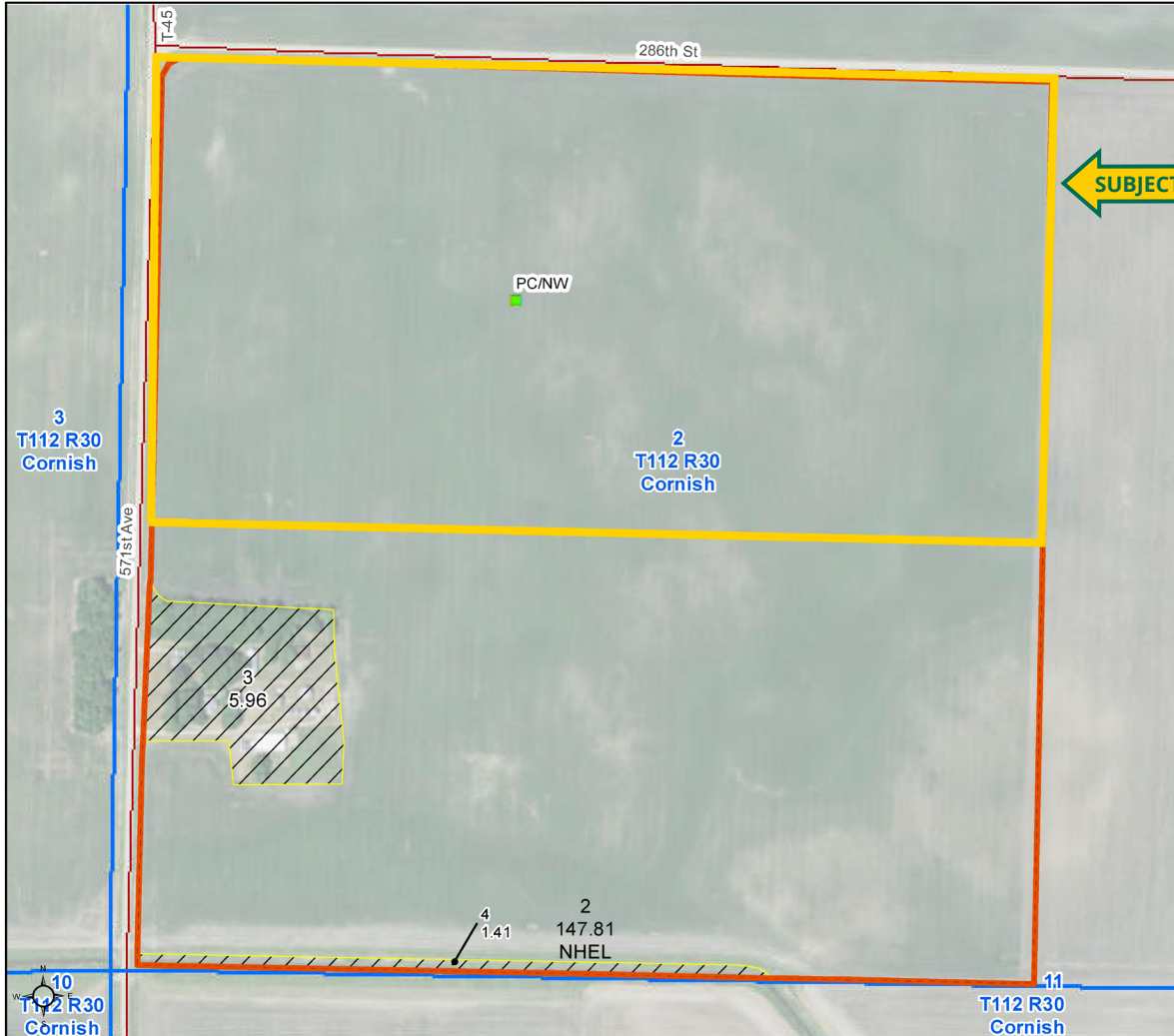
USDA United States Department of Agriculture
Sibley County, Minnesota

Farm 5562

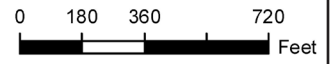
Tract 7640

2024 Program Year

Map Created April 22, 2024



SUBJECT



- 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: 147.81 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.

Date: Tues., March 4, 2025

Time: 10:00 a.m., CST

Site: Winthrop City Hall
305 Main St. N
Winthrop, MN 55396

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 Managers, Jared Augustine or Steve Hiniker at 507-345-5263 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

CR Swanson Grandchildren.

Agency

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

Auctioneer

Jared Augustine

Attorney

Mary Kay Mages
Blethen Berens

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 April 10, 2025 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given prior to closing for farming purposes. 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.

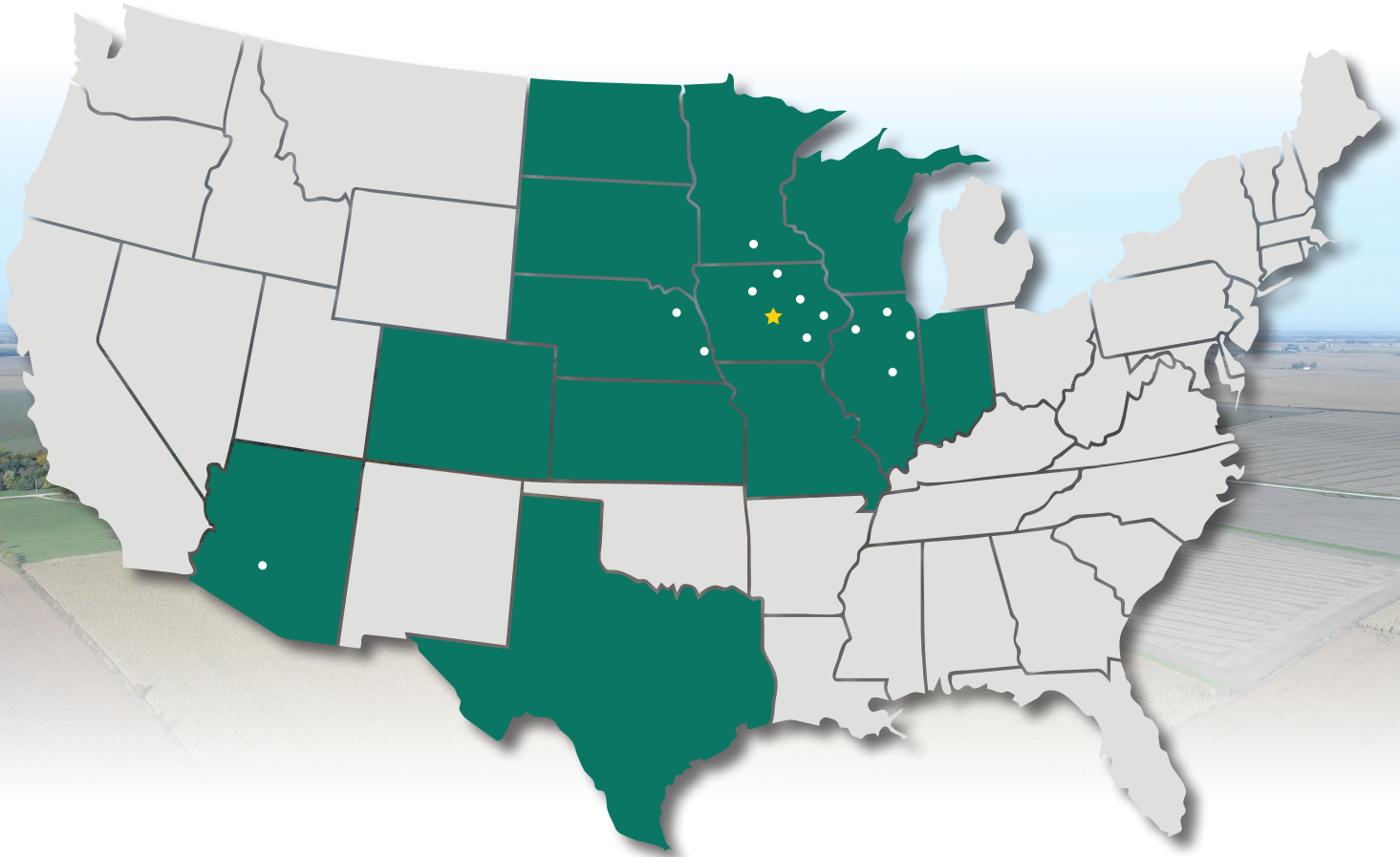
Fall Inputs

Buyer will reimburse tenant \$1,860.34 for fall tillage, payable at closing. Contact agent for details.

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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