



Direct Outlet to CD 100 with a
CPI of 93.90

AUCTION

Hybrid
Tuesday
March 11, 2025
11:00 a.m., CDT
Winthrop, MN &
bid.hertz.ag

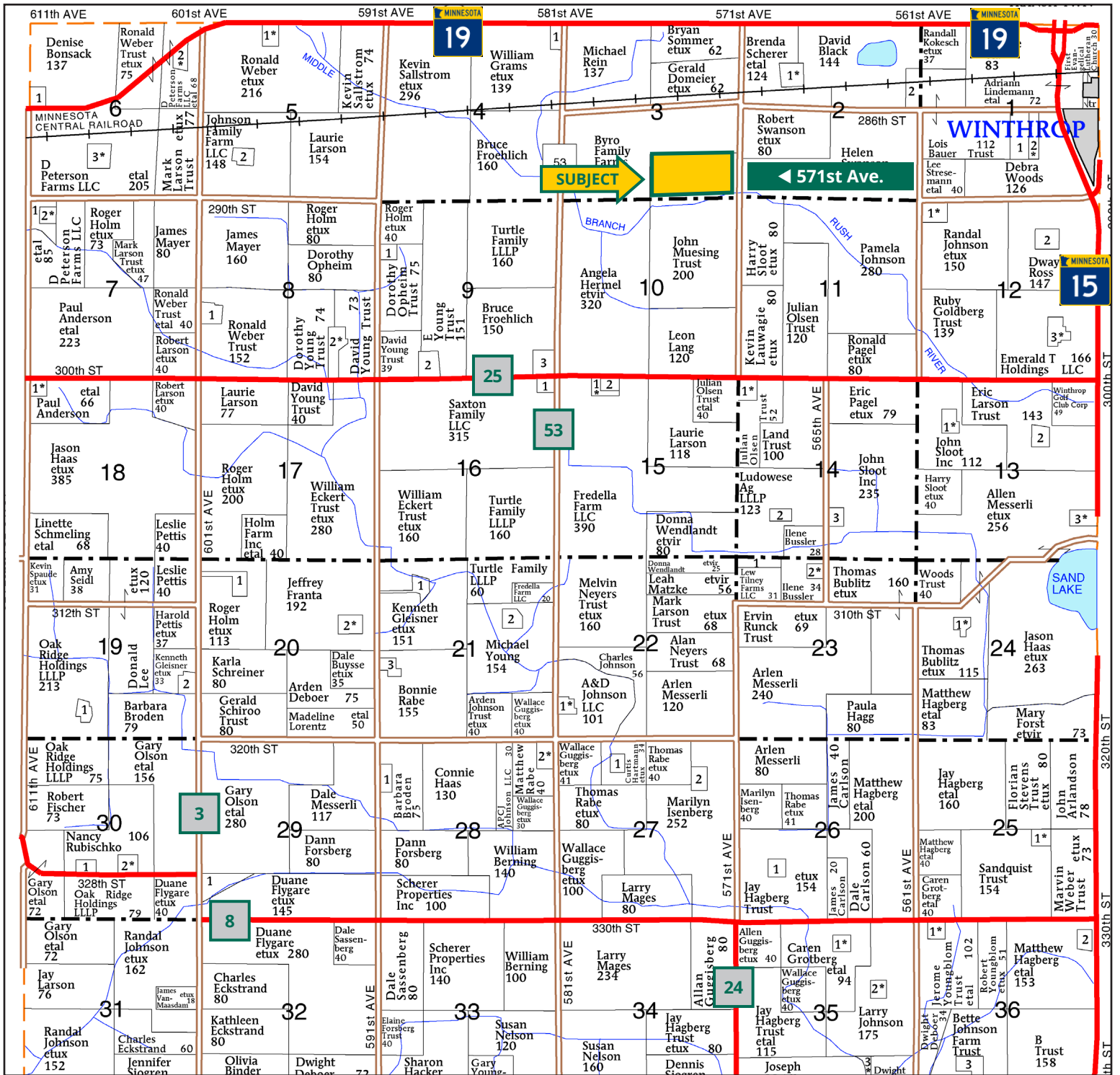
80.57 Acres, m/l
Single Parcel
Sibley County, MN



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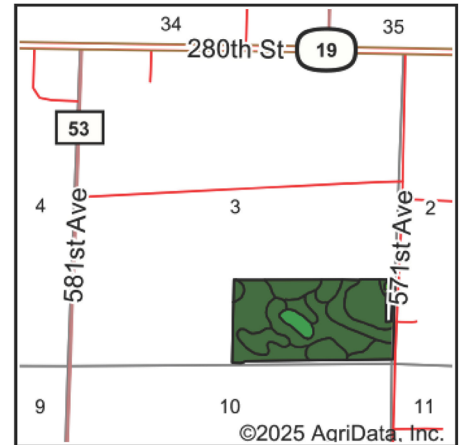
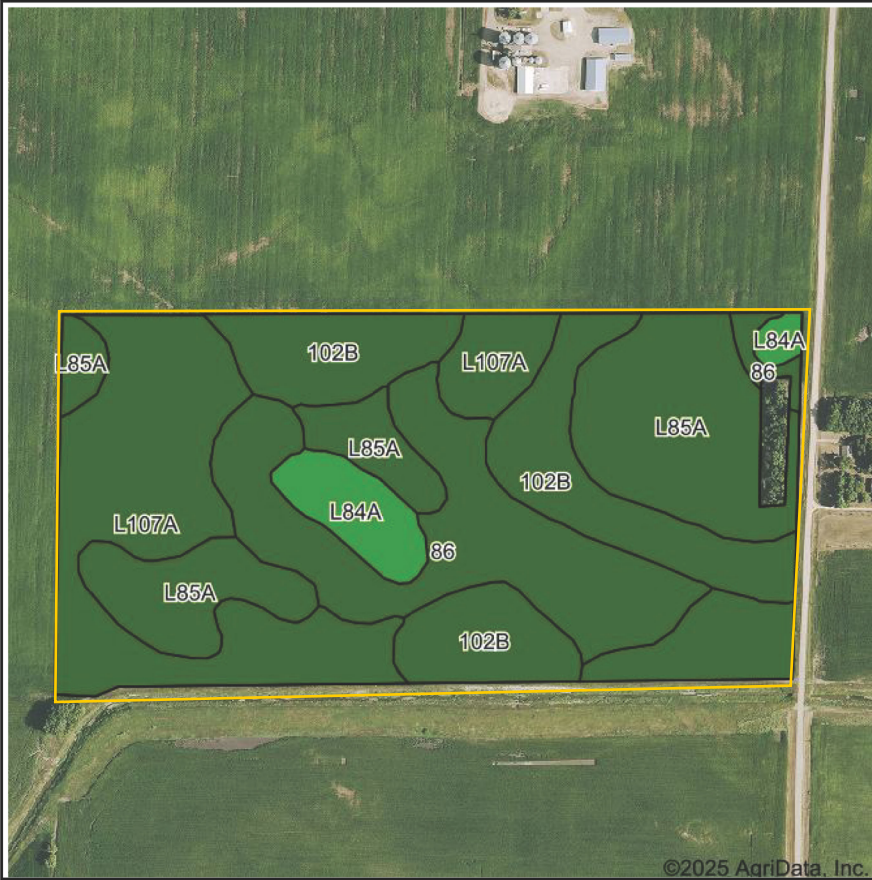
FSA/Eff. Crop Acres: 77.10 | Soil Productivity: 93.90 CPI



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State: **Minnesota**
 County: **Sibley**
 Location: **3-112N-30W**
 Township: **Cornish**
 Acres: **77.10**
 Date: **2/4/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	23.13	29.9%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	18.47	23.9%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	16.45	21.4%		Ile	95
86	Canisteo clay loam, 0 to 2 percent slopes	15.29	19.9%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.76	4.9%		IIIw	86
Weighted Average					1.81	93.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Winthrop: go west on MN Hwy 19 for 2¼ miles, then south on 571st Ave. for ¾ mile. The property is on the west side of 571st Ave.

Simple Legal

S½ SE¼, Section 3, 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: \$4,398
Surveyed Acres: 80.57
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$54.98

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 8610, Tract 7641
FSA/Eff. Crop Acres: 77.10
Corn Base Acres: 63.43
Corn PLC Yield: 172 Bu.
Bean Base Acres: 12.55
Bean PLC Yield: 39 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo-Glencoe Nicollet and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 93.90. 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.

Drainage

Some tile. No maps available. Part of CD 100 (FKA CD 23).

Water & Well Information

None.

Fall Inputs

Buyer will reimburse 2024 tenant \$1,707.77 for fall tillage, payable at closing. Contact agent for details.

Comments

Buyer will be granted access to the property for farming purposes prior to closing.



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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Northwest Looking Southeast



South Looking North



Southeast Looking Northwest



Northeast Looking Southwest





Date: Tues., March 11, 2025

Time: 11:00 a.m., CDT
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 the 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

Swanson Heirs.

Agency

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

Auctioneer

Jared Augustine

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 16, 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.

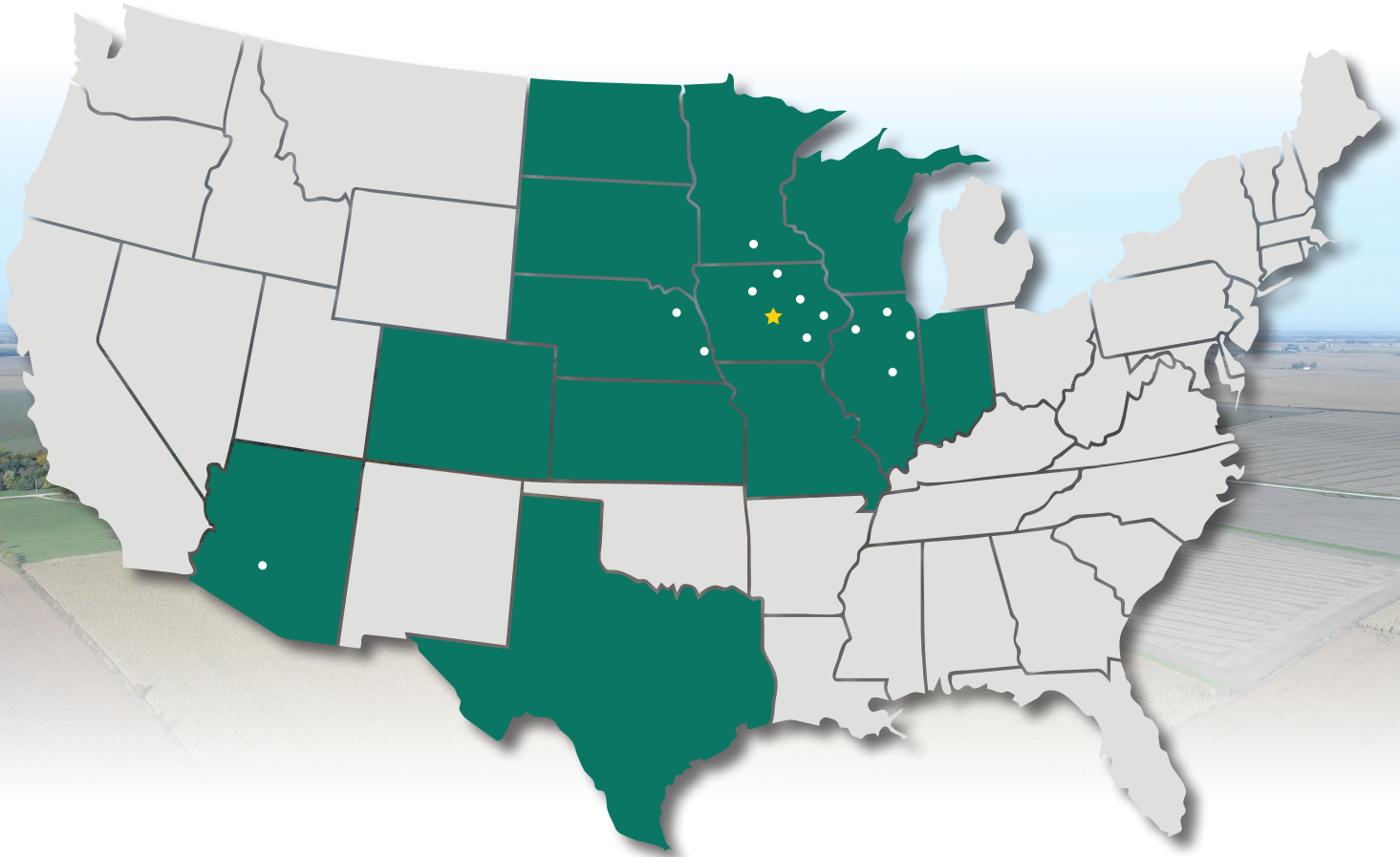
Fall Inputs

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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.

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