

# 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

Standard Street



JARED AUGUSTINE Licensed Salesperson in MN, IA & ND 507.381.7425 JaredA@Hertz.ag



STEVEN J. HINIKER, AFM Licensed Salesperson in MN & SD 507.995.2487 SteveH@Hertz.ag

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

190-0262-01



# **PLAT MAP**

Cornish Township, Sibley County, MN

611th AVE 601s	st AVE 59	1st AVE	581st AVE	571st A	VE 561	STAVE MINNESOTA
Denise Bonsack 137 1 1	1* Ronald Weber etux 216	Kevin Sallstrom etux 296 Kevin Gran etux 139	am 1 Nichael Rein 137	etux 62 So	renda cherer al 24 1* + 24 1* 25 22 22 22 22 22 22 22 22 22 22 22 22 2	Randall Kokesch 37 83 Adriann Lindemann etal 72
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# **AERIAL PHOTO**

80.57 Acres, m/l, Sibley County, MN

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

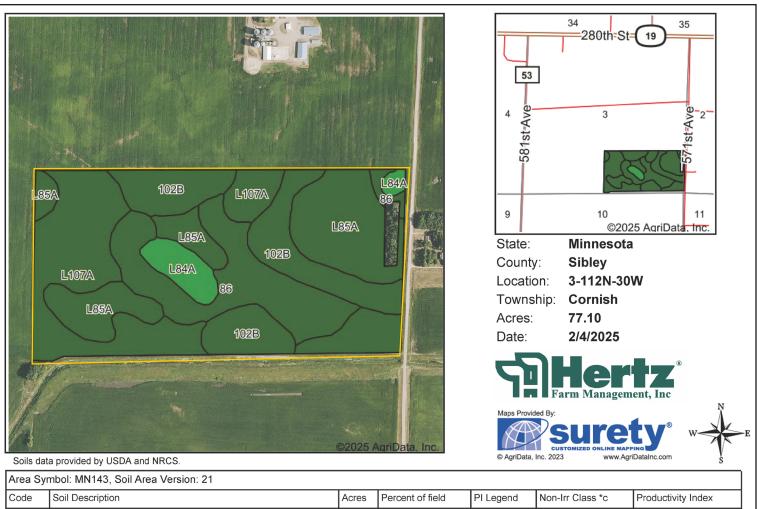


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# **SOIL MAP** 77.10 FSA/Eff. Crop Acres



Code	Soil Description		Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	23.13	29.9%		llw	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%		lle	95	
86	Canisteo clay loam, 0 to 2 percent slopes	15.29	19.9%		llw	93	
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.76	4.9%		IIIw	86	
		1.81	93.9				

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# **PROPERTY INFORMATION**

80.57 Acres, m/l, Sibley County, MN

### 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**

S<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub>, 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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# **PROPERTY PHOTOS**

80.57 Acres, m/l, Sibley County, MN

# Northwest Looking Southeast



# South Looking North



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# **PROPERTY PHOTOS**

80.57 Acres, m/l, Sibley County, MN

# Southeast Looking Northwest



# Northeast Looking Southwest

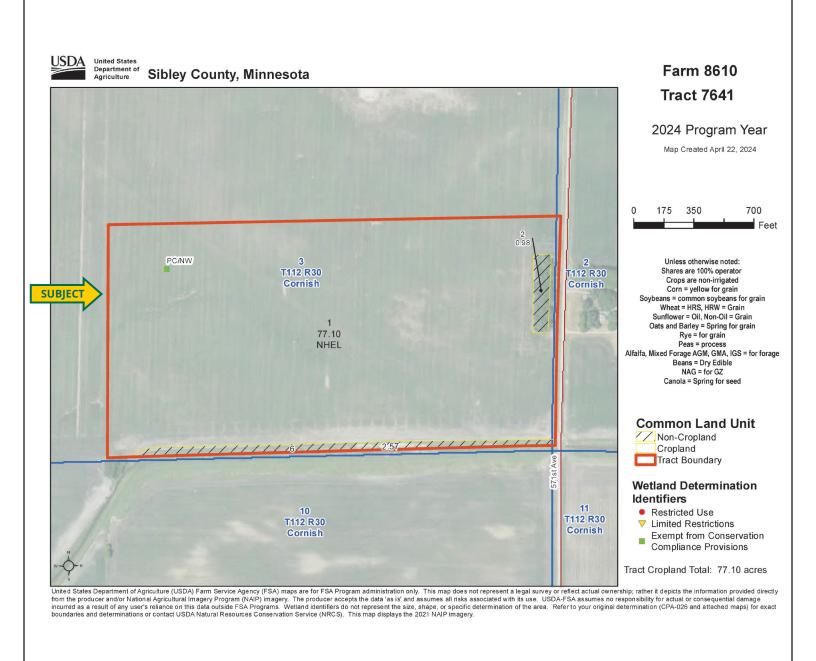


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# AUCTION INFORMATION

**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**

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

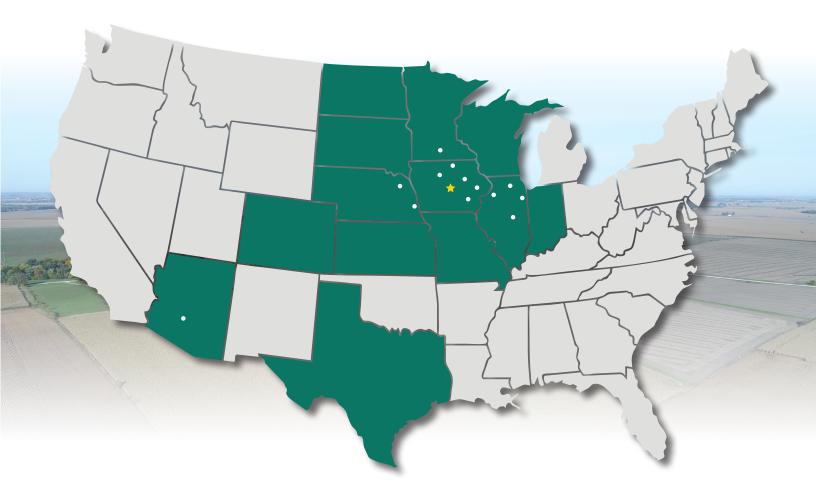
# **Contract & Title**

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.

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