



ONE-CHANCE SEALED BID SALE



**147.00 Acres, m/l, of Prime
Renville County Land**



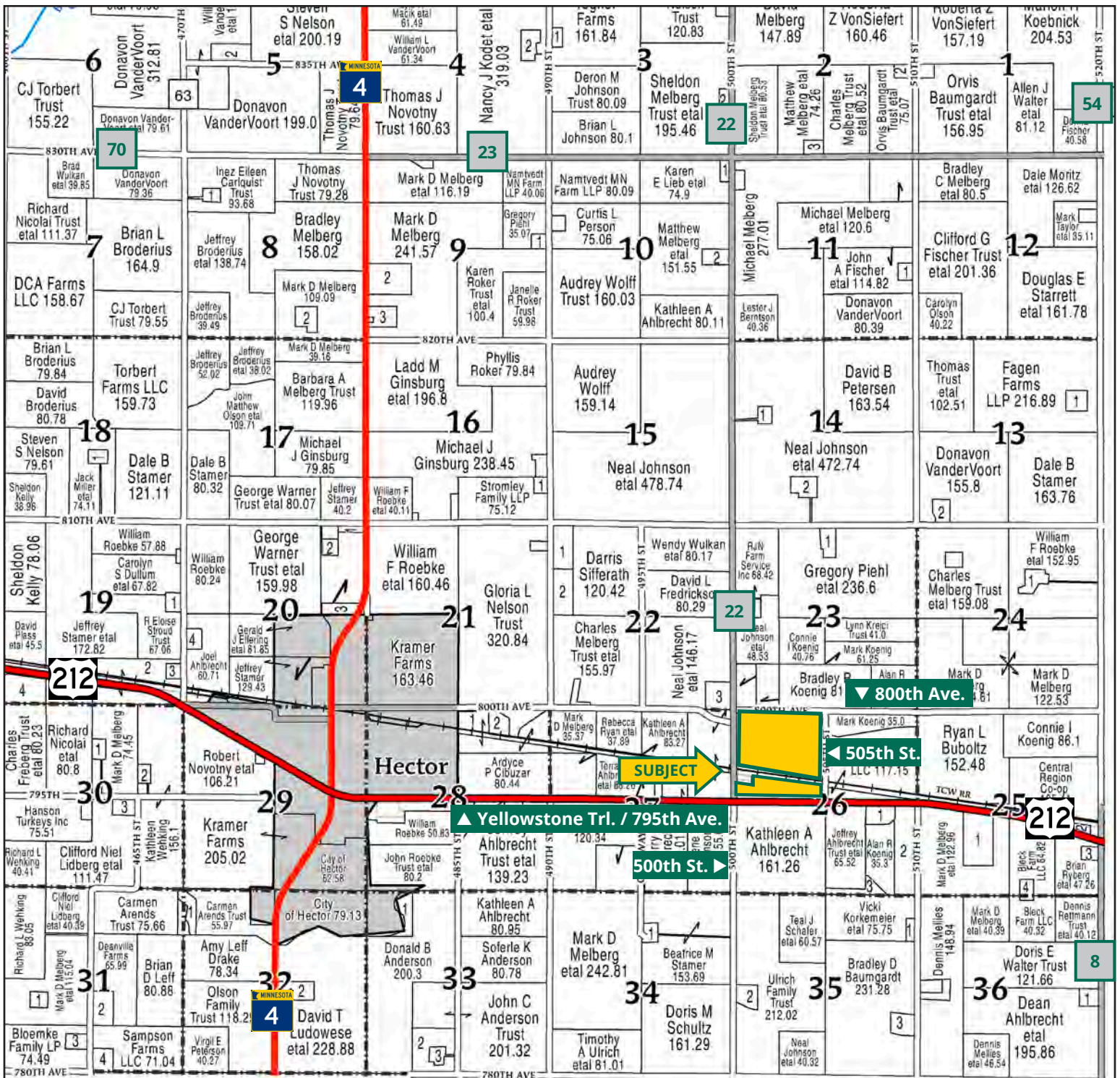
TERRY DEAN, ALC
Licensed Salesperson in MN
320.582.0563
TerryD@Hertz.ag



JARED AUGUSTINE
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Bid Deadline:
Friday, April 4, 2025
12:00 Noon, CDT

147.00 Acres, m/l
Single Parcel
Renville County, MN



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

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FSA/Eff. Crop Acres: 97.50 | Soil Productivity: 90.90 CPI



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State: **Minnesota**
 County: **Renville**
 Location: **26-115N-32W**
 Township: **Hector**
 Acres: **97.5**
 Date: **3/3/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	43.61	44.7%		Ile	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	16.93	17.4%		IIw	91
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	8.84	9.1%		IIIw	77
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.15	7.3%		IIIe	87
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.60	5.7%		IIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	5.38	5.5%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.35	3.4%		Iw	99
1373C	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	2.82	2.9%		IIIe	73
336	Delft clay loam, 0 to 2 percent slopes	2.13	2.2%		IIw	94
112	Harps clay loam, 0 to 2 percent slopes	1.25	1.3%		IIw	90
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.44	0.5%		Ile	92
Weighted Average					2.22	90.9

Location

From Hector: Go east on US Hwy 212/ Yellowstone Trl / 795th Ave. for 1½ miles to Co. Rd. 22 / 500th St. Property is located on the east side of Co. Rd. 22 / 500th St.

Simple Legal

NW¼, excluding RR and 4.31 acres, m/l, all in Section 26, Township 115 North, Range 32 West of the 5th P.M., Renville Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Values for Taxes Payable in 2024
 Ag Non-Hmstd Taxes: \$4,615.18
 Special Assessments: \$1,050.82
 Total 2024 Real Estate Taxes: \$5,666.00
 Net Taxable Acres: 147.00

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 14363, Tract 62905

FSA/Eff. Crop Acres: 97.50

Corn Base Acres: 36.55

Corn PLC Yield: 138 Bu.

Bean Base Acres: 13.75

Bean PLC Yield: 30 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

HEL: Highly Erodible Land.

PCNW: Prior-Converted Non-Wetland.

Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Clarion and Canisteo-Glencoe. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 90.90. See soil map for details

Land Description

Gently to moderately sloping.

Drainage

Some tile. Contact agent for tile maps. Property is part of Drainage District JD-15.

Buildings/Improvements

There is a shed that is approximately 60' x 36'.

Water & Well Information

Well number 211292 is sealed and located on the property.

Utilities

There is three-phase power located on the property border. Contact agent for details.

Comments

Great mixed-use investment opportunity. Property has highway frontage on two sides. In addition to row crop acres there are timber and wetland acres providing wildlife and hunting opportunities.



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.

View of the Shed



Looking Northwest from the Shed



Northwest looking Southeast



Southeast looking Northwest



Southwest looking Northeast



Northwest looking Southeast



East looking West



West looking East





Renville County, Minnesota



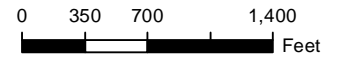
Farm 14363

Tract 62905

2024 Program Year

Map Created May 07, 2024

1153226



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: 97.50 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.

Bid Deadline: Fri., April 4, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Farm Management
Attn: Terry Dean, ALC
151 Saint Andrews Ct.
Ste. 1310
Mankato, MN 56001

Seller

Rev. Harvey Witte Trust

Agency

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

Attorney

The Title Team

Method of Sale

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

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, Terry Dean, ALC at 507.345.5263.

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 Mankato, MN Hertz office, on or before Friday, April 4, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Monday, April 7, 2025, and all bidders will be notified shortly thereafter.

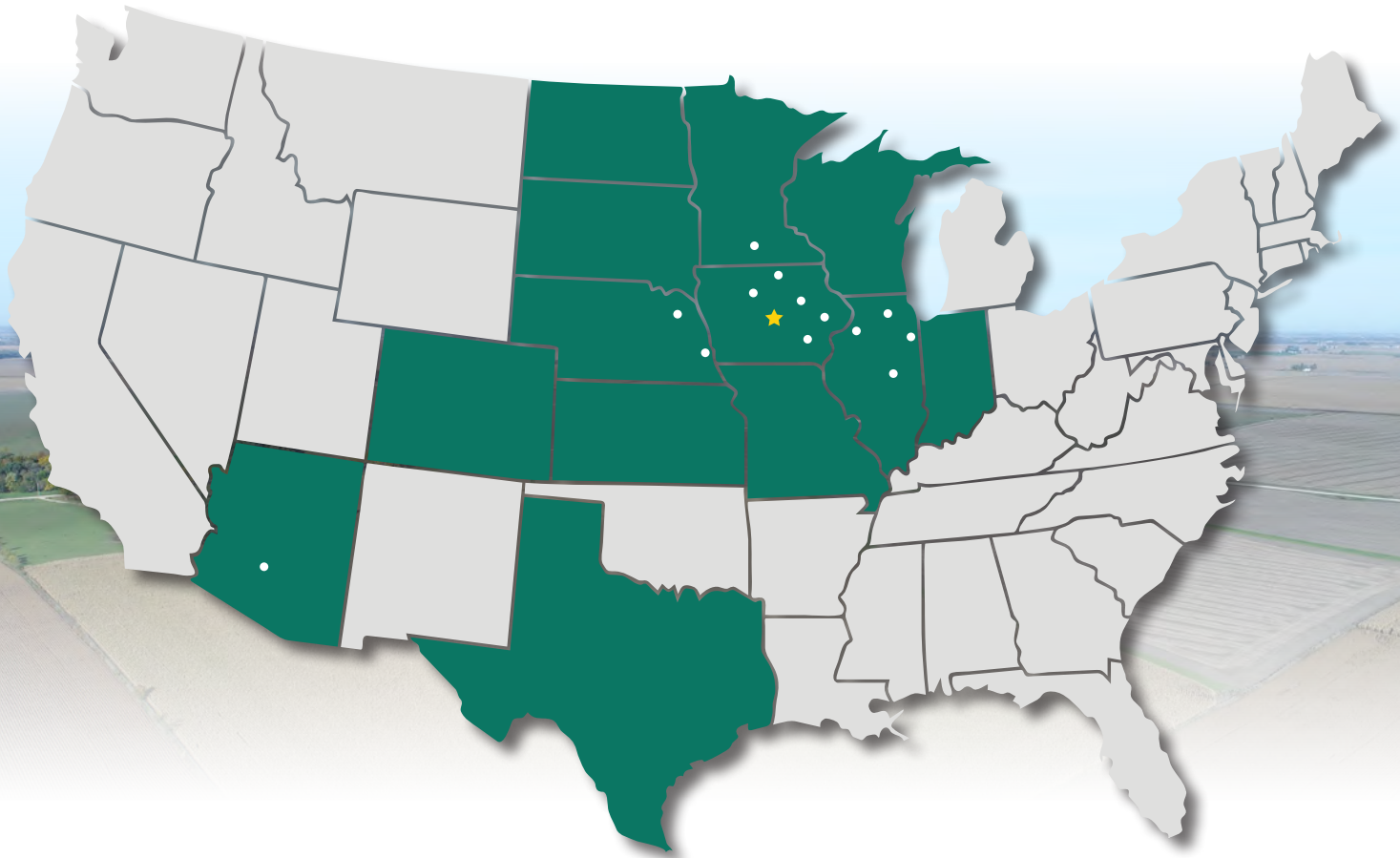
Terms of Possession

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. 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 May 8, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

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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