



Timed Online Land Auction

156.03 Acres (+/-) Located in Section 1 - Hegbert Township - Swift County, MN



Timed Online only Auction:

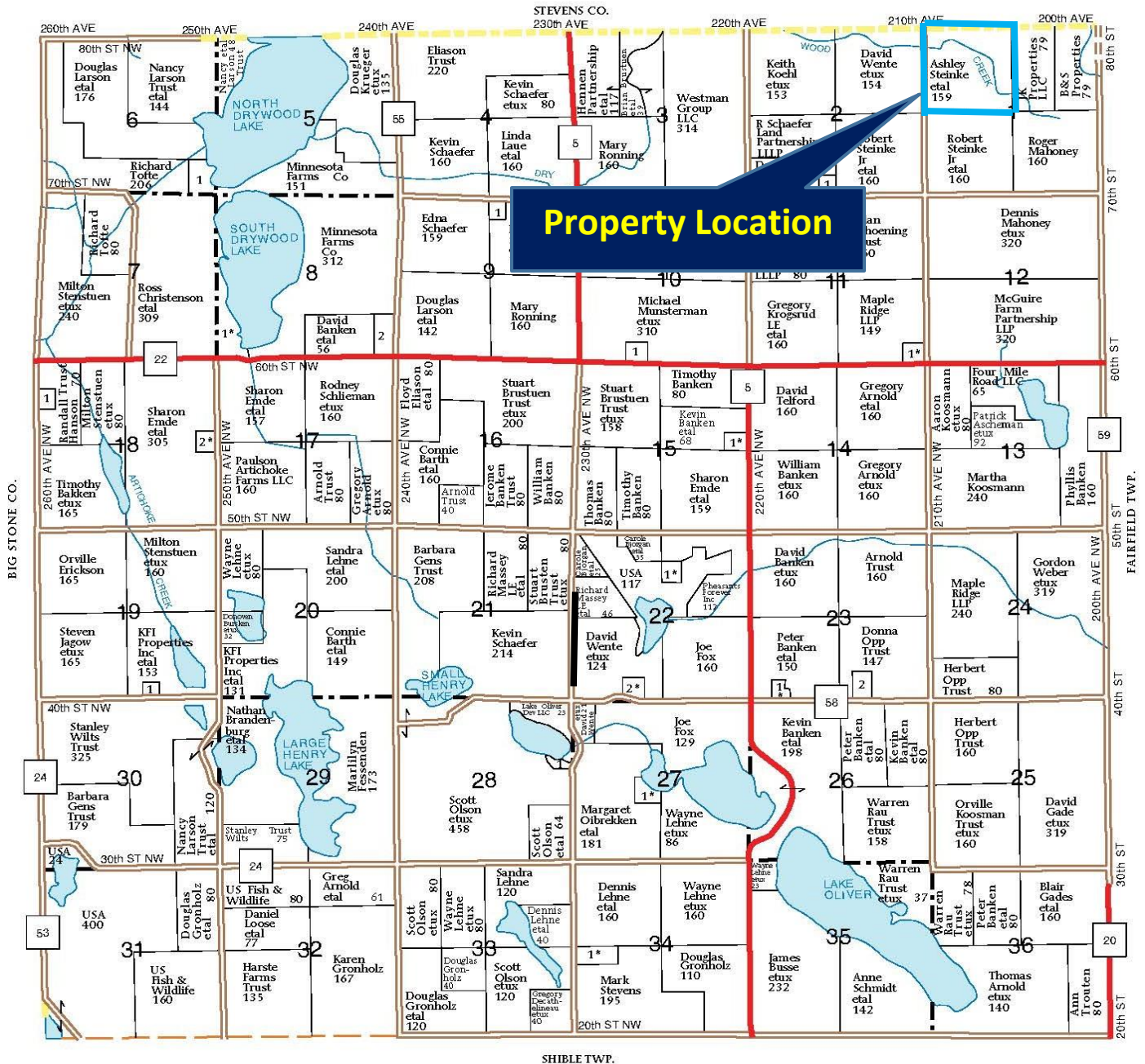
Monday December 1, 2020 10:00AM to Thursday December 10, 2020 2:00PM

For More Information Call: Jesse Hughes, Broker/Auctioneer (320) 815-0460

Email: info@HughesRealEstate.net Website: www.HughesRealEstate.net

Plat Map

R-43-W



ONLINE ONLY FARMLAND AUCTION

Hegbert Township, Swift County, MN

Property Information

Property Location:

From Morris, MN: 12 miles South on US Hwy 59, then 5 miles West on Stevens County Rd #4, then 1 mile South on 530th Ave/210th Ave. Property will be on the left (East) side of the road. **Watch for Hughes Real Estate and Auction signs.**

Legal Description:

The Northwest Quarter (NW¼) of Section One (1) containing 156.03 acres, more or less, Township One Hundred Twenty-two (122) North, Range Forty-three (43) West, Swift County, Minnesota.

Land Breakdown:

The property includes approximately 156.03 Deeded Acres (+-) with 96.78 Acres (+-) Currently Tillable, 58.08 Acres of Pasture/Creek, the balance is in waste/road.

Real Estate Taxes:

Real Estate taxes for 2020 are \$3,292 Non-Homestead. Sellers have paid all of 2020 Real Estate Taxes. Buyer(s) will be responsible for Real Estate Taxes due and payable in 2021 and thereafter.

Soils:

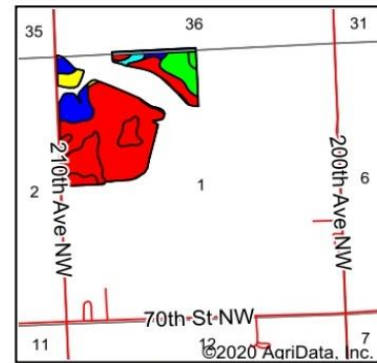
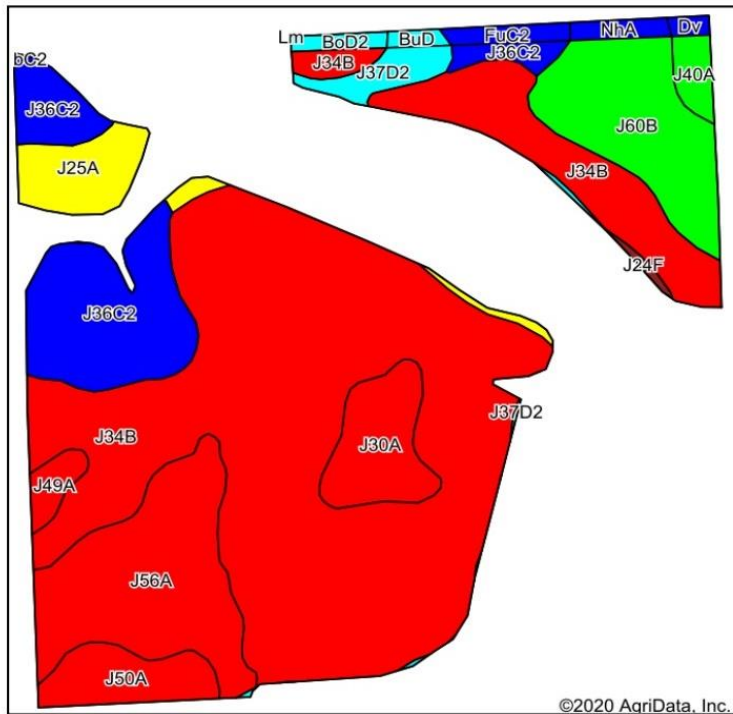
Predominately Byrne-Buse soils with an averaged Crop Productivity Index (CPI) of 85
(See soils map on the following pages)

Wetlands/Drainage:

There are no wetlands within the cropland (see FSA Aerial Map). However, the Sellers have not completed a recent certified wetland determination. A new determination would provide more up-to-date information. The Sellers make no guarantees to the results of a new wetland determination. Drainage is provided by the natural ravines and creek.



Soils Map (Page 1)



State:	Minnesota
County:	Swift
Location:	1-122N-43W
Township:	Hegbert
Acres:	96.78
Date:	10/28/2020



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN149, Soil Area Version: 17
Area Symbol: MN151, Soil Area Version: 19

[illegible]

Soils Map (Page 2)

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	Sunflowers	*n NCCPI Soybeans
J25A	Rauville silty clay loam, 0 to 2 percent slopes, frequently flooded	3.58	3.7%		Vw	20									15
J50A	Balaton-Tara complex, 1 to 3 percent slopes	2.91	3.0%		IIIs	96			4.7	167	83	53	57		75
J37D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	1.66	1.7%		IVe	60									53
J40A	Foxlake silty clay, 0 to 2 percent slopes	0.97	1.0%		IIw	86			3.6	150	70	47	48		60
J49A	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	0.90	0.9%		IIw	92									65
FuC2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	0.74	0.8%		IIIe	80									55
NhA	Nutley-Hattie clays, 0 to 2 percent slopes	0.62	0.6%		IIIs	76	4.6	5.3		124		38	45	1800	47
BoD2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	0.51	0.5%		IVe	60									54
BuD	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	0.32	0.3%		IVe	64									54
Dv	Dovray clay, very poorly drained	0.26	0.3%		IIIw	82	3.4	3.9		134		41	34	1400	42
J24F	Langhei loam, 12 to 40 percent slopes	0.20	0.2%		VIIe	21									17
Weighted Average						85	*-	*-	3.5	120.7	61.7	38	43.2	15.3	*n 64.5

ONLINE ONLY FARMLAND AUCTION
Hegbert Township, Swift County, MN

FSA Aerial Map

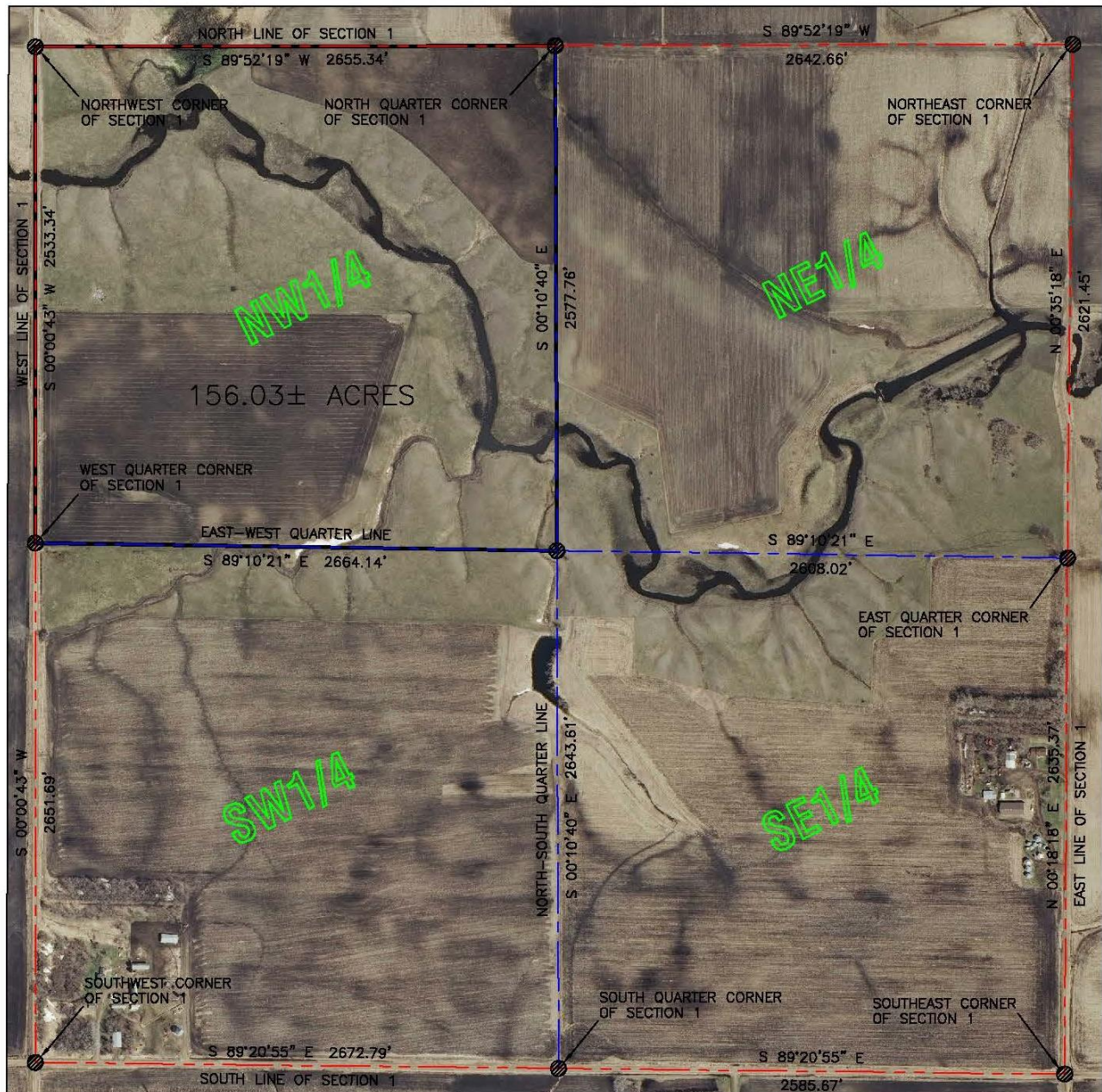


ONLINE ONLY FARMLAND AUCTION
Hegbert Township, Swift County, MN

Preliminary Survey

CERTIFICATE OF SURVEY

The Northwest Quarter of Section 1,
Township 122 North, Range 43 West, Swift County, Minnesota



ONLINE ONLY FARMLAND AUCTION

Hegbert Township, Swift County, MN

FSA 156

Tract Number: 7059 **Description** TW10 S1 NW4

FSA Physical Location : Swift, MN

ANSI Physical Location: Swift, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2019 - 193

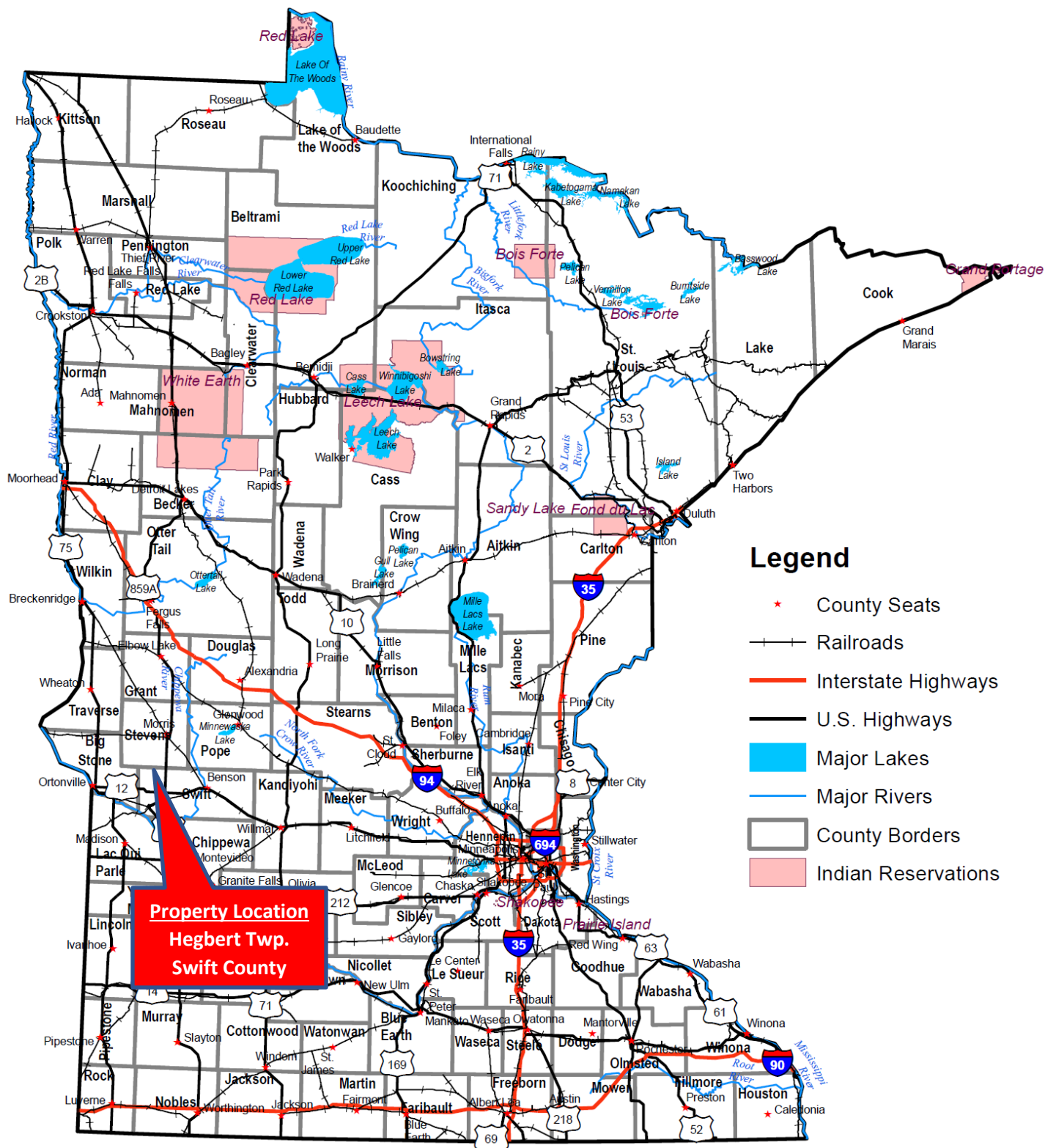
V

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
154.86	96.78	96.78	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	96.78	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	39.75	152	0.00				
SOYBEANS	39.75	33	0.00				
Total Base Acres:	79.5						



NOTE: To place your bid go to **HughesRealEstate.net** under the "Auctions" Tab. Bidding runs from 10:00 AM Monday, December 1st, through 2:00 PM Thursday December 10th, 2020

Minnesota



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ONLINE ONLY FARMLAND AUCTION

Hegbert Township, Swift County, MN

Auction Terms and Conditions

Specific Terms for Online Only Auction

This is an online only auction with no buyer's premium. Hughes Real Estate and Auction Service, LLC along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions. **Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.**

- This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing. The auction begins at 10AM Monday, December 1, 2020 and will end at 2PM Thursday, December 10, 2020.
- Property is to be sold by the **DEEDED ACRE** (\$Bid x 156.03 acres)
- All bidders must register with HughesRealEstate.net as an online bidder to participate in the auction.
- This sale is subject to a right of first refusal. Holder of the right of first refusal will have thirty (30) days to meet the high bid and purchase the property or give up their right to do so.
- All bidders must register their name, address, and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of \$50,000 of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at the offices of Hughes Real Estate and Auction Service located at 1222 Atlantic Ave Benson, MN 56215.
- If the winning bidder is unable to come to the Hughes Real Estate office for signing of the contract, contact Jesse Hughes at 320-815-0460. Arrangements will be made to email or fax a copy of the contract for signature or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or about February 1, 2020 at the offices of Michael Erhardt, Attorney for the Seller 201 12th St North Benson, MN 56215.

ONLINE ONLY FARMLAND AUCTION

Hegbert Township, Swift County, MN

Auction Terms and Conditions (continued)

- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements, and public roads shall not be deemed encumbrances or defects.
- 2020 Taxes to be paid by the Seller. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION. PROPERTY SOLD WITHOUT WARRANTY** All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.



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ONLINE ONLY FARMLAND AUCTION
Hegbert Township, Swift County, MN
Auction Terms and Conditions (continued)

Successful Bidder

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute.

Sellers Performance

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

Agency Disclosure

Hughes Real Estate and Auction Service, LLC is representing the Seller.

Possession

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

Mineral Rights

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

Environmental Disclaimer

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state, or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

Easements and Survey

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show. A preliminary survey has been completed. Deeded acres are 156.03 (more or less). Should the final survey find any discrepancy, final sale price will be adjusted accordingly.

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