

Sealed Bid Auction

ACREAGE:

324.98 Acres, m/l
In 3 parcels
Steele County, MN

DATE:

August 19, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Waseca East Annex
Waseca, MN

Parcel

1

.....
164.00 Ac.



Property Key Features

- High-Quality, Productive Soils
- System Tiled
- Direct Drainage Outlets

Nick Meixell

Licensed Salesperson in MN

NickM@Hertz.ag

507-345-5263

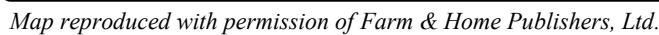
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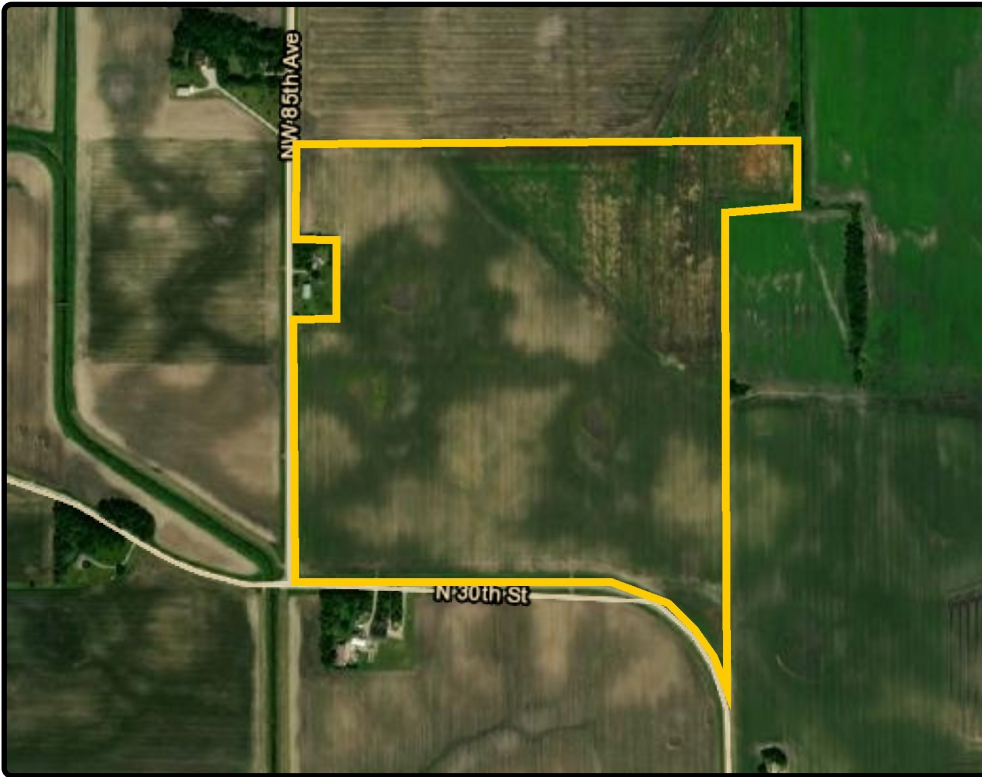
Deerfield & Meriden Townships, Steele County, MN



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Aerial Photo

Parcel 1 - 164.00 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres: 154.58*
CRP Acres: 1.51*
Corn Base Acres: 116.60
Soil Productivity: 89.50 CPI

**Acres are estimated*

Parcel 1 Property Information 164.00 Acres, m/l

Location

From Owatonna: 6 miles west on Crane Creek Rd., then 1½ miles north on NW 82nd Ave. The property is on the north side of the road.

Legal Description

NE¼, except acreage site, Section 32, Township 108 North, Range 21 West of the 5th P.M., Steele Co., MN. Abstract legal to govern.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

2020 Values for Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$9,196.73*
Special Assessments: \$828.29*
Net Taxable Acres: 164.00*

**Figures are estimated pending survey.
Steele County Assessor to determine final tax figures.*

FSA Data

Farm Number 6057, Tract 4262
Part of Farm Number 5154, Tract 4946
FSA/Eff. Crop Acres: 154.58*
CRP Acres: 1.51*
Corn Base Acres: 116.60*
Corn PLC Yield: 144 Bu.

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

CRP Contracts

There are an estimated 1.51 acres enrolled in a CP-21 contract that pays \$277.23 annually and expires 9/30/2022.

Soil Types/Productivity

Main soil types are Canisteo, Klossner muck and Le Sueur-Reedslake-Cordova. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop & CRP acres is 89.50. 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 to rolling.

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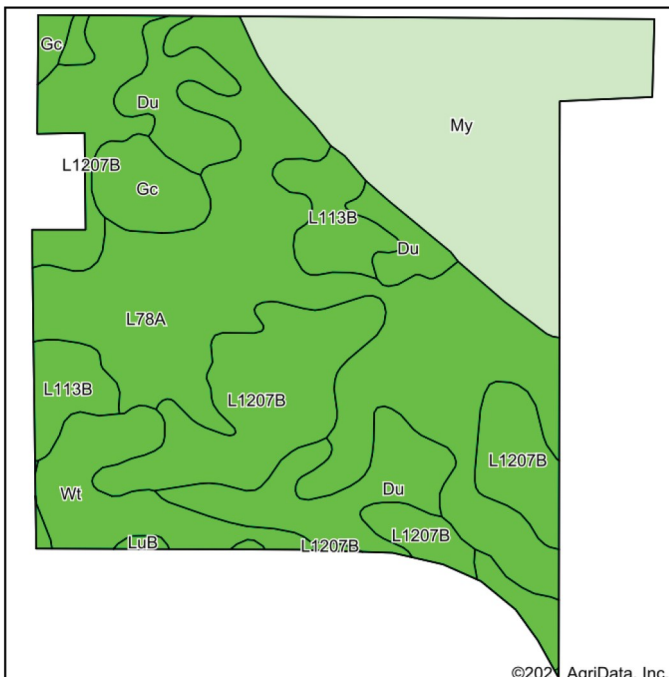
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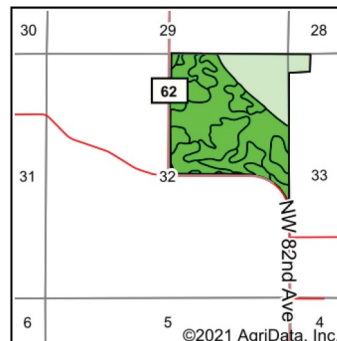
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Steele**
Location: **32-108N-21W**
Township: **Deerfield**
Acres: **156.09**
Date: **6/30/2021**



Area Symbol: MN147, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L78A	Canisteo clay loam, 0 to 2 percent slopes	48.18	30.8%		IIw	93
My	Klossner muck, 0 to 1 percent slopes	36.24	23.2%		IIIw	77
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	29.22	18.7%		Ile	95
Du	Dundas silt loam, 0 to 2 percent slopes	17.37	11.1%		IIw	91
Wt	Webster clay loam, 0 to 2 percent slopes	11.03	7.0%		IIw	93
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	8.29	5.3%		Ile	98
Gc	Glencoe clay loam, 0 to 1 percent slopes	5.77	3.7%		IIIw	86
LuB	Le Sueur clay loam, 2 to 4 percent slopes	0.43	0.3%		I	98
Weighted Average						89.5

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Drainage

Tiled. Maps available. Part of Judicial Ditch 24.

Water & Well Information

None.

Comments

High-quality soils on this Steele County farm.

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Parcel 1 – Southeast Looking Northwest



Parcel 1 - Northeast Corner



Parcel 1 - Southwest Looking Northeast



Parcel 1 - Northwest Looking Southeast



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Aerial Photo

Parcel 2 - 136.45 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres: 112.65
Corn Base Acres: 112.65
Soil Productivity: 91.80 CPI

Parcel 2 Property Information 136.45 Acres, m/l

Location

From Owatonna: 6 miles west on Crane Creek Road, then 1½ miles north on NW 82nd Ave. The property is on the west side of the road.

Legal Description

N½ SE¼, lying south from the center of the road NW 30th St., & Lot 4 of Meandered land, approximately 19.11 acres and N¼ SE¼ SE¼, all in Section 32, Township 108 North, Range 21 West of the 5th P.M., Steele Co., MN.

Real Estate Tax

2020 Values for Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$7,614.36*
Special Assessments: \$634.15*
Net Taxable Acres: 136.45*

**Figures are estimated pending survey.
Steele County Assessor will determine final tax figures.*

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 6057, Tract 4260
FSA/Eff. Crop Acres: 112.65 NHEL
Corn Base Acres: 112.65
Corn PLC Yield: 144 Bu.

Soil Types/Productivity

Main soil types are Webster, Le Sueur and Le Sueur-Reedslake-Cordova. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 91.80. 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 to rolling.

Drainage

Tiled. Maps available. Part of Judicial Ditch 24.

Water & Well Information

None.

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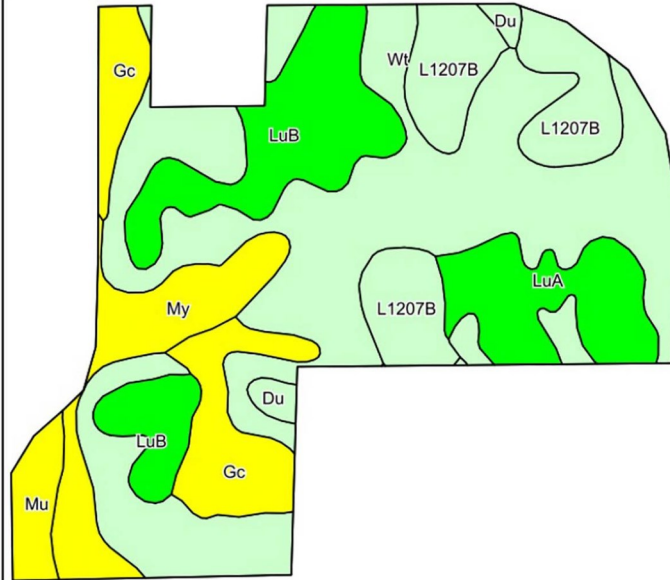
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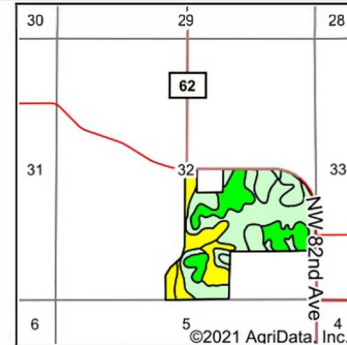
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Steele**
Location: **32-108N-21W**
Township: **Deerfield**
Acres: **112.65**
Date: **6/30/2021**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN147, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
Wt	Webster clay loam, 0 to 2 percent slopes	52.30	44.7%		IIw	93
LuB	Le Sueur clay loam, 2 to 4 percent slopes	16.34	14.0%		I	98
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	14.39	12.3%		IIe	95
Gc	Glencoe clay loam, 0 to 1 percent slopes	10.55	9.0%		IIIw	86
LuA	Le Sueur loam, 1 to 3 percent slopes	9.55	8.2%		Iw	97
My	Klossner muck, 0 to 1 percent slopes	9.30	8.0%		IIIw	77
Mu	Muck	3.12	2.7%		IIIw	74
Du	Dundas silt loam, 0 to 2 percent slopes	1.35	1.2%		IIw	91
Weighted Average						91.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Comments

High-quality, productive soils. System tiled with private drainage outlet.

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Parcel 2 - Southwest Looking Northwest



Parcel 2 - East Looking West



Parcel 2 - Northwest Looking Southeast



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Aerial Photo

Parcel 3 - 24.53 Acres, m/l



Parcel 3

FSA/Eff. Crop Acres:	22.20
Corn Base Acres:	22.20
Soil Productivity:	90.60 CPI

Parcel 3 Property Information 24.53 Acres, m/l

Location

From Owatonna: 6 miles west on Crane Creek Road, then 1 mile north on NW 82nd Ave. The property is on the west side of the road.

Legal Description

NE¼ NE¼, excluding south 10 acres and building site, Section 5 Township 72 North, Range 21 West of the 5th P.M., Steele Co., MN.

Real Estate Tax

2020 Values for Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$1,484.00
Special Assessments: \$129.92
Net Taxable Acres: 24.53

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 6057, Tract 4261
FSA/Eff. Crop Acres: 22.20
Corn Base Acres: 22.20
Corn PLC Yield: 144 Bu.

Soil Types/Productivity

Main soil types are Canisteo and Webster.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.60. 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 to rolling.

Drainage

Some tile. Maps available. Farm drainage drains to the west through neighboring property. Part of Judicial Ditch 24.

Water & Well Information

None.

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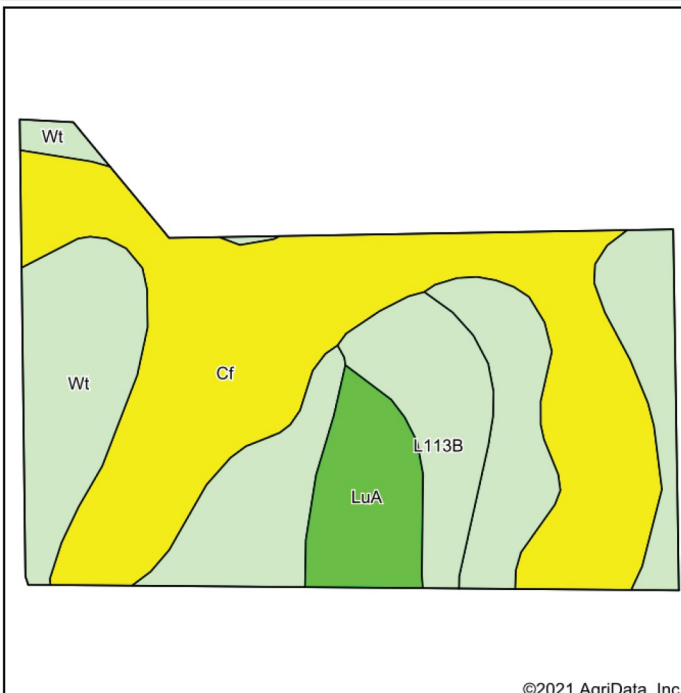
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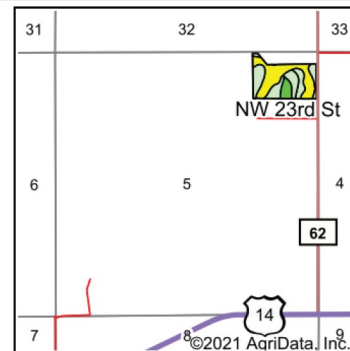
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Soil Map

Parcel 3 - 22.20 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Steele**
Location: **5-107N-21W**
Township: **Meriden**
Acres: **22.20**
Date: **6/30/2021**



Area Symbol: MN147, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
Cf	Canistee clay loam, depressional, 0 to 1 percent slopes	9.64	45.6%		IIIw	86
Wt	Webster clay loam, 0 to 2 percent slopes	7.75	36.7%		IIw	93
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	1.98	9.4%		Ile	98
LuA	Le Sueur loam, 1 to 3 percent slopes	1.76	8.3%		Iw	97
Weighted Average						90.6

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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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Parcel 3 - East Looking West



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Fri., Aug. 13, 2021**

Mail To:

**Hertz Farm Management
ATTN: Nick Meixell
151 St. Andrews Ct., Ste 1310
Mankato, MN 56001**

Auction Location Date:

Date: **Thurs., August 19, 2021**

Time: **10:00 a.m.**

Site: **Waseca East Annex
300 North State St.
Waseca, MN 56093**

Sealed Bid Auction Instructions

- All bidders must be registered prior to auction date and **only registered bidders may attend auction.**
- All potential bidders shall **deliver or mail** a Registration/Bidding Form postmarked by Friday, August 13, 2021 to address listed above. If you are unable to get postmarked bid in on time, call our office for other arrangements.
- All bids must be accompanied by a \$5,000 check for earnest money made payable to Hertz Farm Management, Inc. Trust Account.
- All persons submitting a written bid will be allowed to raise their bid after all bids have been opened on the day of auction.
- All checks will be voided and returned to unsuccessful bidders.

Method of Sale

- Bidding will be simultaneous on Parcel 1, Parcel 2, Parcel 3 and Combined Parcels with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Parrish Family

Agency

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

Auctioneer

Nick Meixell

Attorney

Bill Hoversten
Patton, Hoversten & Berg, PA

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

Successful bidder(s) will pay as earnest money 10% of the successful bid on the day of sale. A 2% Buyers 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 September 23, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given after 2021 crop is harvested. Seller(s) will keep all 2021 rental income and pay all real estate taxes payable in 2021.

Contract & Title

Immediately upon conclusion of the auction, the successful bidder(s) 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.

Survey

Parcel 1 will be surveyed prior to auction to determine north boundary line. Total acres will be adjusted up or down based on final survey.

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Registration & Bidding Form

324.98 Acres in 3 Parcels - Steele County, MN

INSTRUCTIONS:

- Write in your total price for total deeded acres for each parcel you would like to bid on.
- Write in your name, address, phone number and e-mail address.
- All bids must be accompanied by a \$5,000 check made payable to Hertz Farm Management, Inc. Trust Account for earnest money.

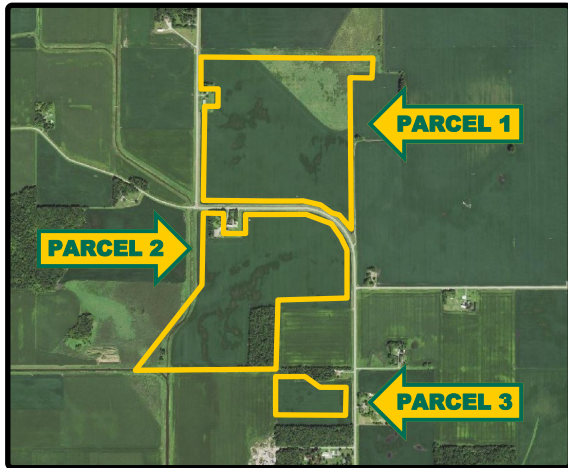
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

X _____
Signature Date

Only registered bidders will receive online or in-person auction access. If you are unable to attend the online or in-person auction, call our office for other arrangements.

All potential buyers shall deliver or mail this Registration and Bidding Form, postmarked by **Friday, August 13, 2021**, to:

Hertz Farm Management, Inc.
ATTN: Nick Meixell
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001



Acres

Parcel 1 - 164.00 Ac., m/l
Parcel 2 - 136.45 Ac., m/l
Parcel 3 - 24.53 Ac., m/l
Parcel 4 - All Parcels Combined

Total Bid Amount (Nearest \$1,000.00)

\$ _____
\$ _____
\$ _____
\$ _____

BIDDER NAME: _____

ADDRESS: _____
(Address) (City, State, Zip Code)

CELL PHONE: _____ HOME/OTHER PHONE: _____

E-MAIL ADDRESS: _____

If you are the successful bidder the day of auction, we will need contact information for both your Lender as well as your Attorney (Name, Address, Office Phone Number, E-mail address).

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