

Sealed Bid Auction

ACREAGE:

269.43 Acres, m/l
In 4 parcels
Nicollet County, MN

DATE:

September 17, 2021
10:00 a.m.
Registered Bidders Only

LOCATION:

Lafayette
Community Center
Lafayette, MN

Parcel

1

.....
149.43 Ac.



Parcel

2

.....
40.00 Ac.

Property Key Features

- Excellent Soil Productivity with Great Farming Configuration
- Great Soils with CPI Ratings ranging from 89.90 to 93.10
- Located South of Lafayette, Minnesota

Geoff Mead

Licensed Salesperson in MN

507-246-0905

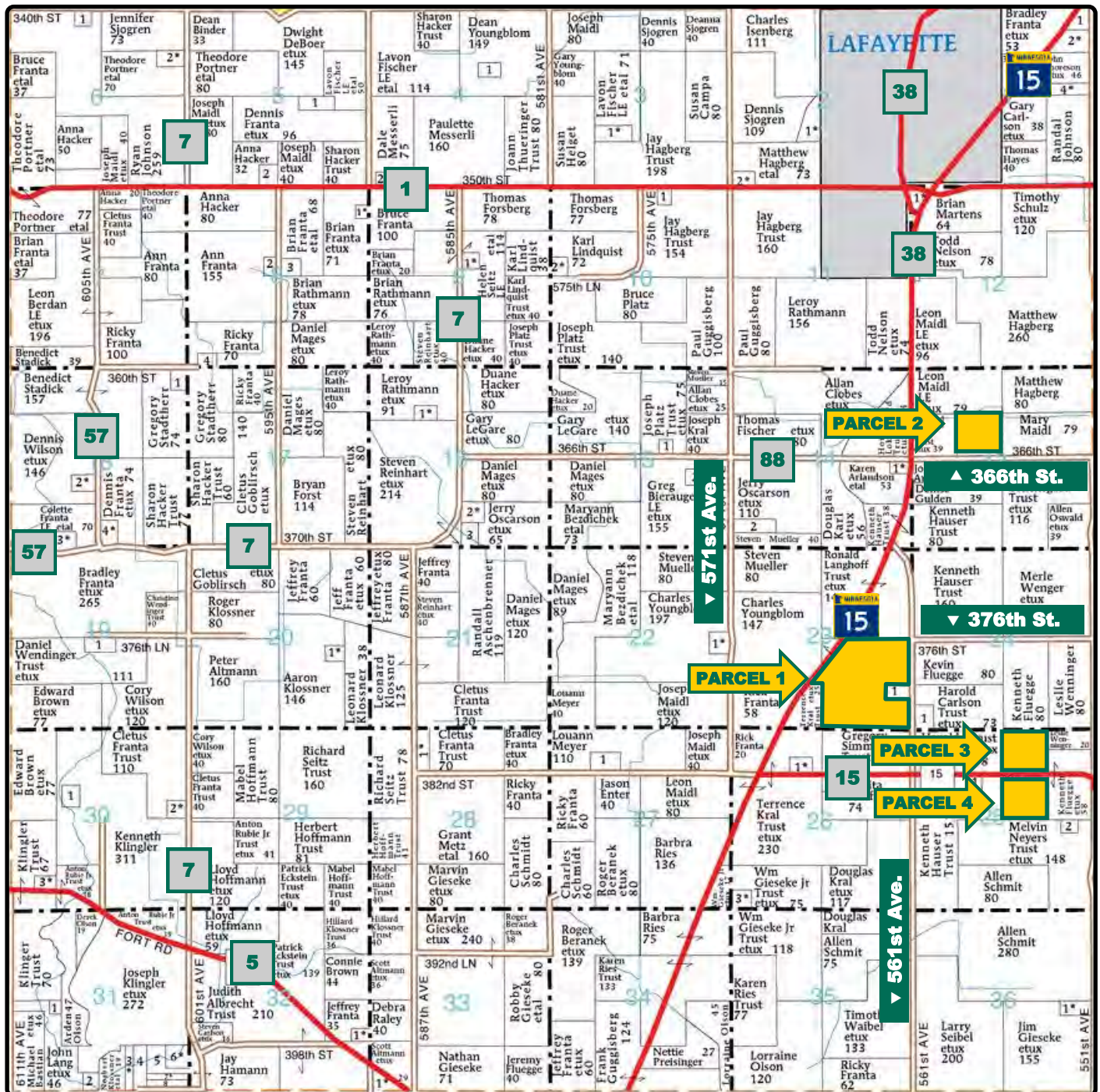
GeoffM@Hertz.ag

507-345-5263

151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

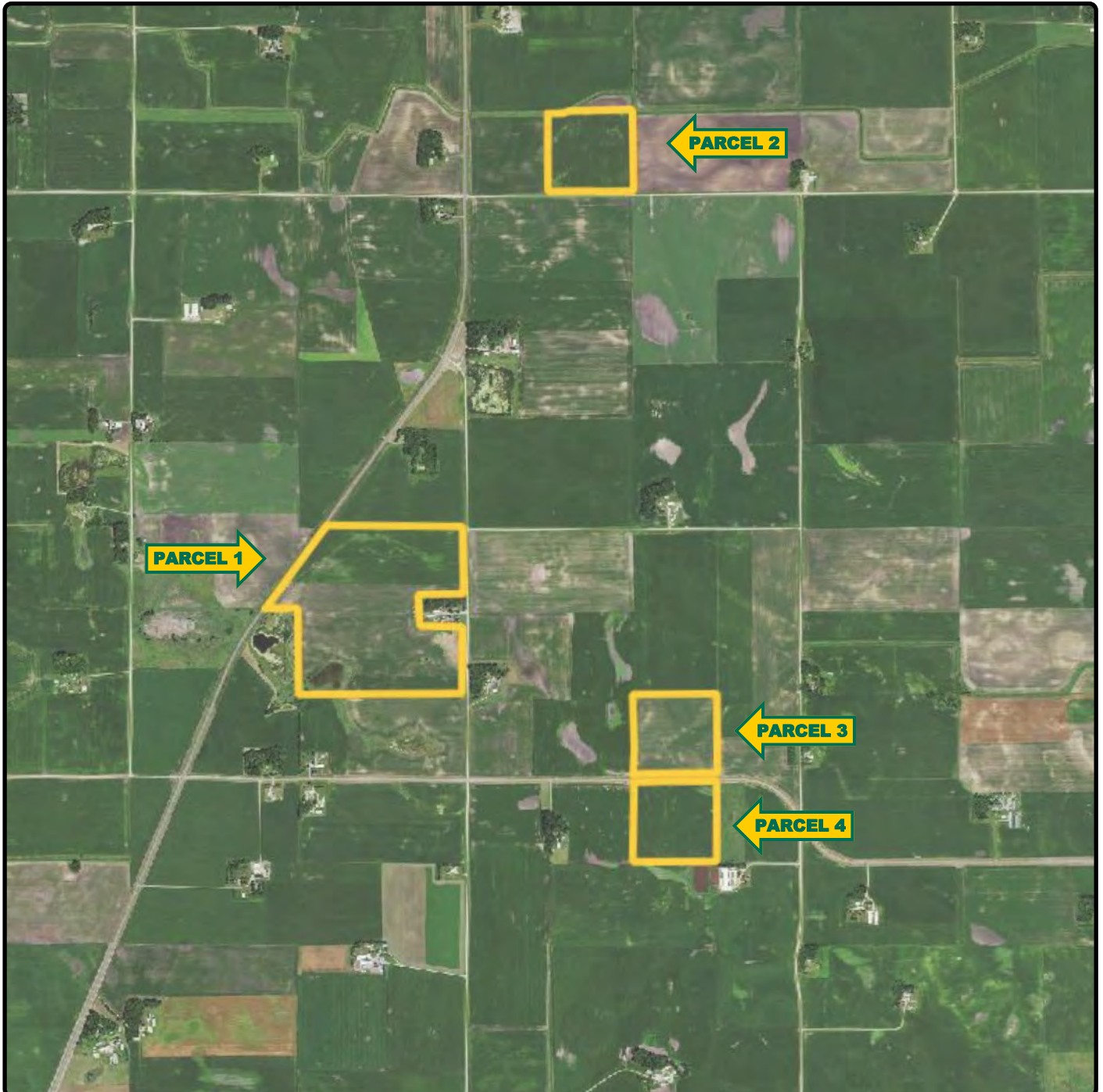
151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag

Aerial Map

269.43 Acres, m/l, Nicollet County, MN



Geoff Mead
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Aerial Photo

Parcel 1 - 149.43 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres:	144.54
Corn Base Acres:	138.61
Bean Base Acres:	5.41
Soil Productivity:	89.90 CPI

Parcel 1 Property Information 149.43 Acres, m/l

Location

From Lafayette: Go south 1.8 miles on HWY 15 to 561st Ave. Continue south 0.6 mile. Property is on the west side of 561st Ave.

Legal Description

SE¼, Exc. building site, in Section 23, Township 111 North, Range 30 West of the 5th p.m., Nicollet County, MN.
Updated abstract to govern.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$7,924
Net Taxable Acres: 149.43
Tax per Net Taxable Acre: \$53.03
PID #s: 06.023.0500, 06.023.0600

FSA Data

Farm Number 2909, Tract 513
FSA/Eff. Crop Acres: 144.54
Corn Base Acres: 138.61
Corn PLC Yield: 138 Bu.
Bean Base Acres: 5.41
Bean PLC Yield: 47 Bu.

NRCS Classification

Wetlands present. Remainder of farm is PC/NW; HEL conservation practice is being actively applied.

Soil Types/Productivity

Main soil types are Clarion-Swanlake, Harps, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.90. 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

Level to gently rolling.

Drainage

Some tile present. Contact agent for details. There is a 15" dual wall outlet in the southwest corner of the farm located in the neighboring property that appears to drain the north and west side of property.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

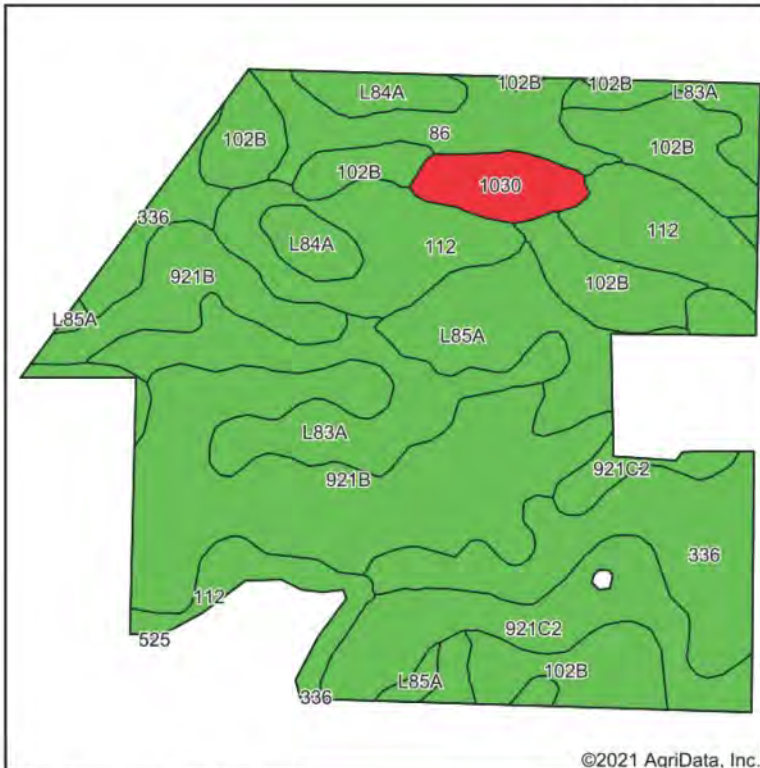
GeoffM@Hertz.ag

507-345-5263

151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	32.83	22.7%		IIe	92
112	Harps clay loam, 0 to 2 percent slopes	20.45	14.1%		IIw	90
102B	Clarion loam, 2 to 6 percent slopes	19.46	13.5%		IIe	95
336	Delft clay loam, 0 to 2 percent slopes	16.01	11.1%		IIw	94
L83A	Webster clay loam, 0 to 2 percent slopes	15.96	11.0%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.42	10.0%		IIIe	87
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.84	6.8%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	7.21	5.0%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.56	3.2%		IIIw	86
1030	Udorthents-Pits, gravel complex	3.80	2.6%		VIIs	0
Weighted Average						89.9

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



State: **Minnesota**
County: **Nicollet**
Location: **23-111N-30W**
Township: **Lafayette**
Acres: **144.54**
Date: **8/6/2021**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Buildings/Improvements

None.

Comments

Property has good access with multiple points of entry.

Water & Well Information

None known.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag

Property Photos

Parcel 1 - 149.43 Acres, m/l

Southeast Looking Northwest



Southwest Outlet



Northeast Looking Southwest

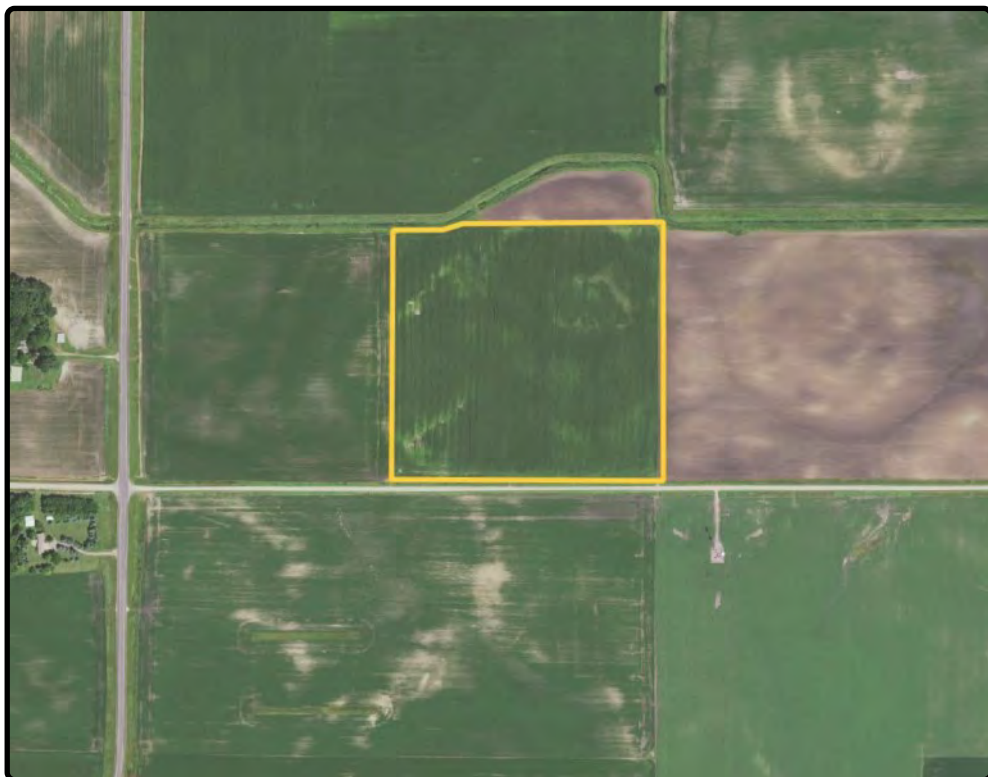


Geoff Mead
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Aerial Photo

Parcel 2 - 40.00 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres:	38.88
Corn Base Acres:	37.29
Bean Base Acres:	1.46
Soil Productivity:	90.20 CPI

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Lafayette: Go south 1½ miles on HWY 15 to 366th St., then go east ¼ mile. Property is on the north side of 366th St.

Legal Description

SE¼ NW¼ Section 13, Township 111 North, Range 30 West of the 5th p.m., Nicollet County, MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$2,186
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$54.65
PID #: 06.013.0300

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 2909, Tract 502
FSA/Eff. Crop Acres: 38.88
Corn Base Acres: 37.29
Corn PLC Yield: 138 Bu.
Bean Base Acres: 1.46
Bean PLC Yield: 47 Bu.

NRCS Classification

PC/NW - HEL conservation system is being actively applied.

Soil Types/Productivity

Main soil types are Nicollet, Clarion-Storden and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.20. 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 gently rolling

Drainage

Farm has drainage outlet to open County Ditch on north boundary. Some tile is present, but no maps available.

Water & Well Information

None known.

Comments

Great farming configuration.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

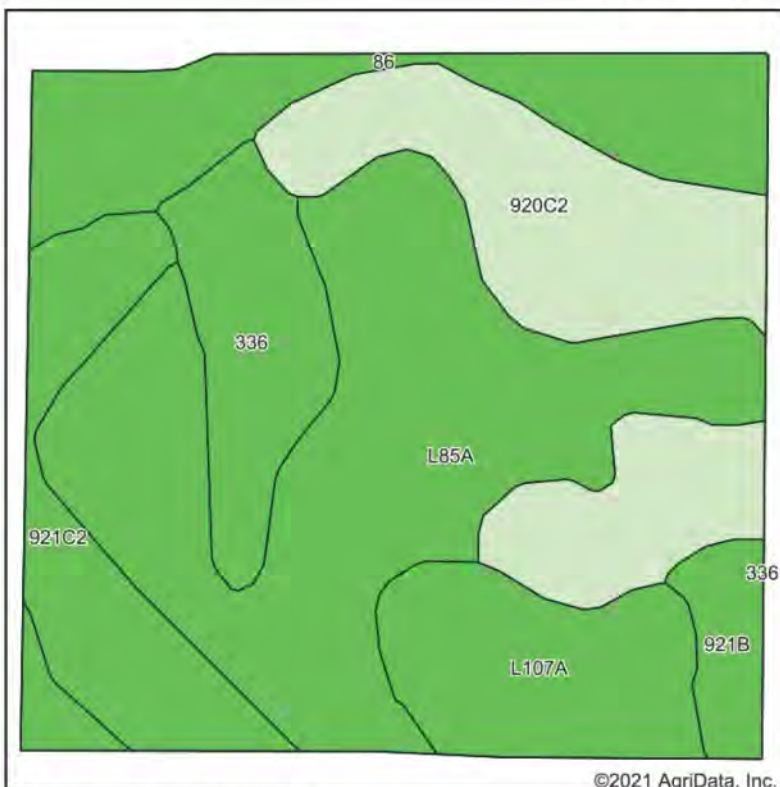
151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag

Soil Map

Parcel 2 - 38.88 FSA/Eff. Crop Acres

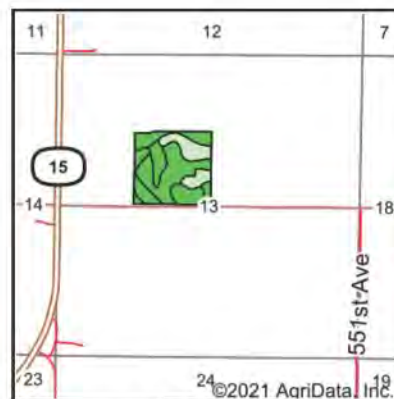


Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.13	33.8%		IIw	99
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	8.04	20.7%		IIIe	73
86	Canisteo clay loam, 0 to 2 percent slopes	5.43	14.0%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	3.95	10.2%		IIw	91
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.84	9.9%		IIIe	87
336	Delft clay loam, 0 to 2 percent slopes	3.33	8.6%		IIw	94
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.16	3.0%		Ile	92
Weighted Average						90.2

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



State: **Minnesota**
County: **Nicollet**
Location: **13-111N-30W**
Township: **Lafayette**
Acres: **38.88**
Date: **5/19/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Geoff Mead
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Property Photos

Parcel 2 - 40.00 Acres, m/l

Northeast Looking Southwest



Northwest Looking Southeast



Southeast Looking Northwest



Geoff Mead
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Aerial Photo

Parcel 3 - 40.00 Acres, m/l



Parcel 3

FSA/Eff. Crop Acres: 38.06
Corn Base Acres: 36.49*
Bean Base Acres: 1.43*
Soil Productivity: 93.10 CPI

**Acres are estimated*

Parcel 3 Property Information 40.00 Acres, m/l

Location

From Lafayette: Go south 3 miles on HWY 15 to Co Rd. 15., then go east 1½ mile. Property is on the north side of Co. Rd. 15.

Legal Description

NW¼ NE¼ Section 25, Township 111, Range 30 West of the 5th p.m., Nicollet County, MN.

Lease Status

Leased through the 2021 crop year.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$2,278
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$56.95
PID #: 06.025.0405

FSA Data

Farm Number 2909, Part of Tract 746
FSA/Eff. Crop Acres: 38.06
Corn Base Acres: 36.49*
Corn PLC Yield: 138 Bu.
Bean Base Acres: 1.43*
Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL - Non-Highly Erodible Land
PC/NW - Prior Converted, Non-Wetlands

Soil Types/Productivity

Main soil types are Delft, Clarion and Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.10. 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 gently rolling.

Drainage

Some tile. No maps available.

Geoff Mead

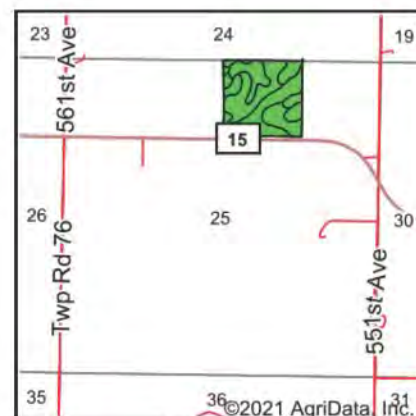
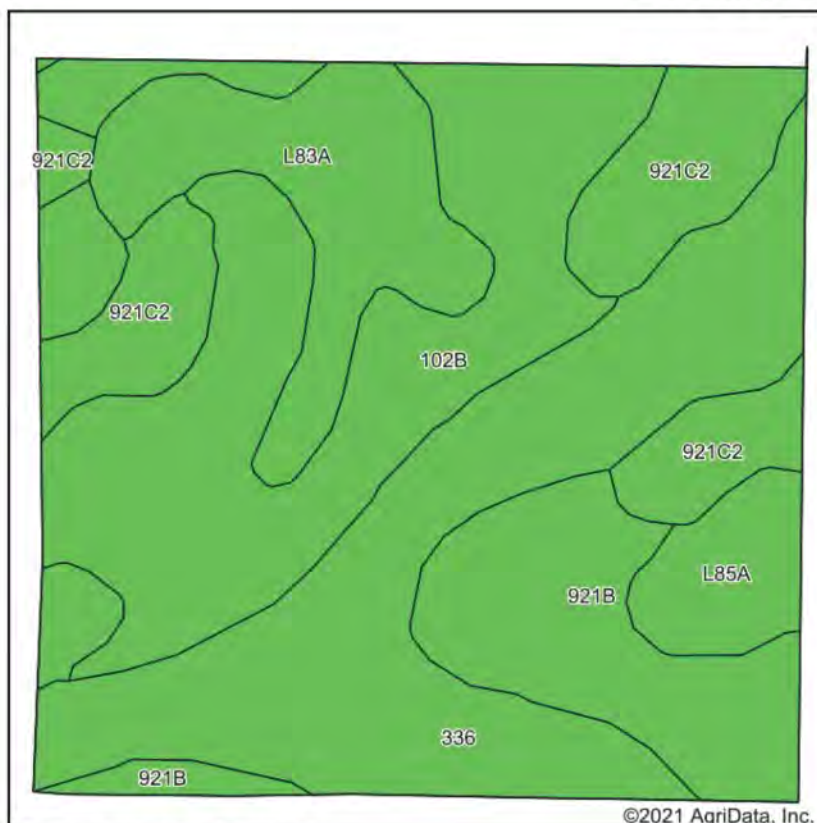
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263

151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Soil Map

Parcel 3 - 38.06 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Nicollet**
Location: **25-111N-30W**
Township: **Lafayette**
Acres: **38.06**
Date: **5/20/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
336	Delft clay loam, 0 to 2 percent slopes	10.89	28.6%		IIw	94
102B	Clarion loam, 2 to 6 percent slopes	10.53	27.7%		IIe	95
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.54	14.6%		IIIe	87
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.94	13.0%		IIe	92
L83A	Webster clay loam, 0 to 2 percent slopes	4.53	11.9%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.63	4.3%		Iw	99
Weighted Average						93.1

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

Water & Well Information

None known.

Comments

Great farming configuration with good paved road access.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag

Property Photos

Parcel 3 - 40.00 Acres, m/l

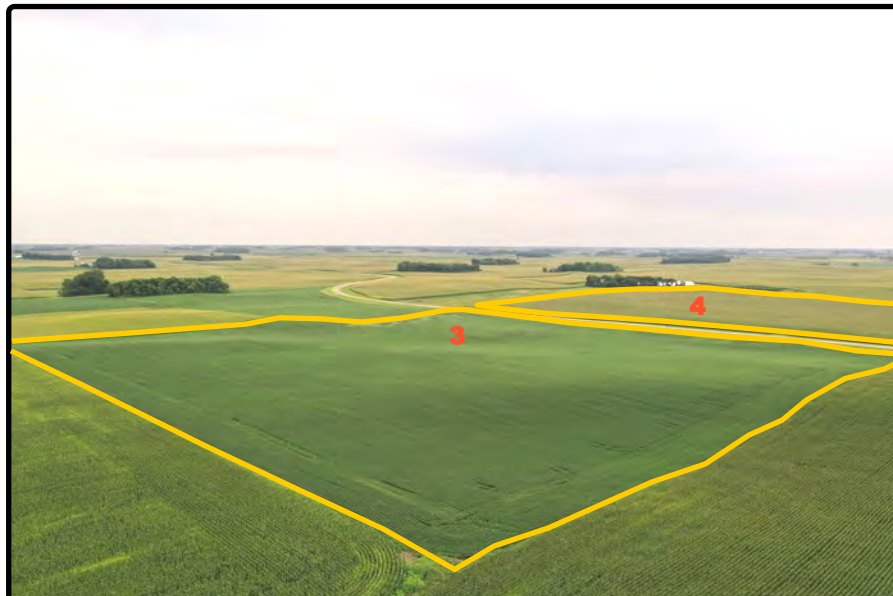
Southwest Looking Northeast



Southeast Looking Northwest



Northwest Looking Southeast



Geoff Mead
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Aerial Photo

Parcel 4 - 40.00 Acres, m/l



Parcel 4

FSA/Eff. Crop Acres: 37.74
Corn Base Acres: 36.49*
Bean Base Acres: 1.43*
Soil Productivity: 93.10 CPI

**Acres are estimated.*

Parcel 4 Property Information 40.00 Acres, m/l

Location

From Lafayette: Go south 3 miles on HWY 15 to Co Rd. 15., then go east 1½ miles. Property is on the south side of Co. Rd. 15.

Legal Description

SW¼ NE¼ Section 25, Township 111 North, Range 30 West of the 5th p.m., Nicollet County, MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$2,278
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$56.95

PID #: 06.025.0410

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 2909, Part of Tract 746

FSA/Eff. Crop Acres: 37.74

Corn Base Acres: 36.20*

Corn PLC Yield: 138 Bu.

Bean Base Acres: 1.41*

Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

PC/NW-Prior Converted Non-Wetland

Soil Types/Productivity

Main soil types are Nicollet Clay Loam Clarion-Storden and Delft. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.10. 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 gently rolling.

Drainage

Some tile. No maps available.

Water & Well Information

None known.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

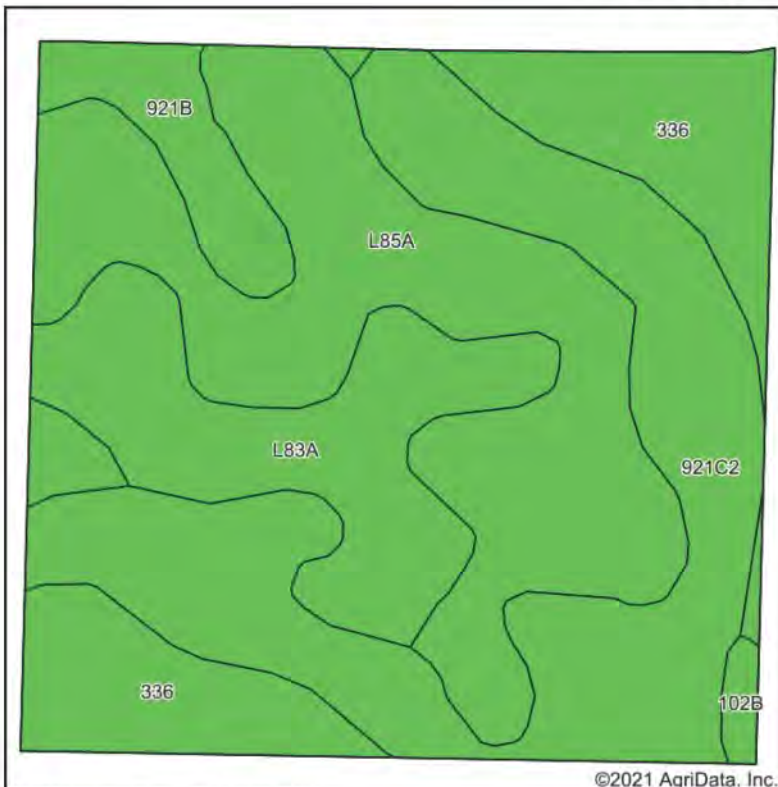
151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag

Soil Map

Parcel 4 - 37.74 FSA/Eff. Crop Acres

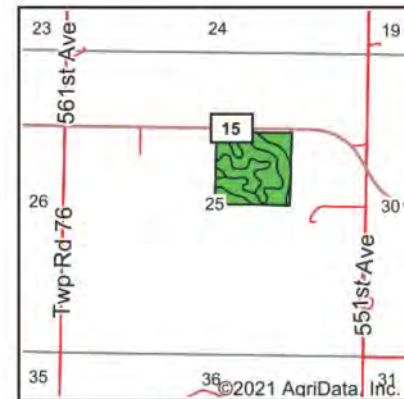


Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.59	30.7%		lw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.56	30.6%		llle	87
336	Delft clay loam, 0 to 2 percent slopes	5.98	15.8%		llw	94
L83A	Webster clay loam, 0 to 2 percent slopes	5.93	15.7%		llw	93
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.38	6.3%		lle	92
102B	Clarion loam, 2 to 6 percent slopes	0.30	0.8%		lle	95
Weighted Average						93.1

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



State: **Minnesota**
County: **Nicollet**
Location: **25-111N-30W**
Township: **Lafayette**
Acres: **37.74**
Date: **8/6/2021**



Comments

Great farming configuration with no obstructions and paved road access.

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.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag

Property Photos

Parcel 4 - 40.00 Acres, m/l

Southwest Looking Northwest



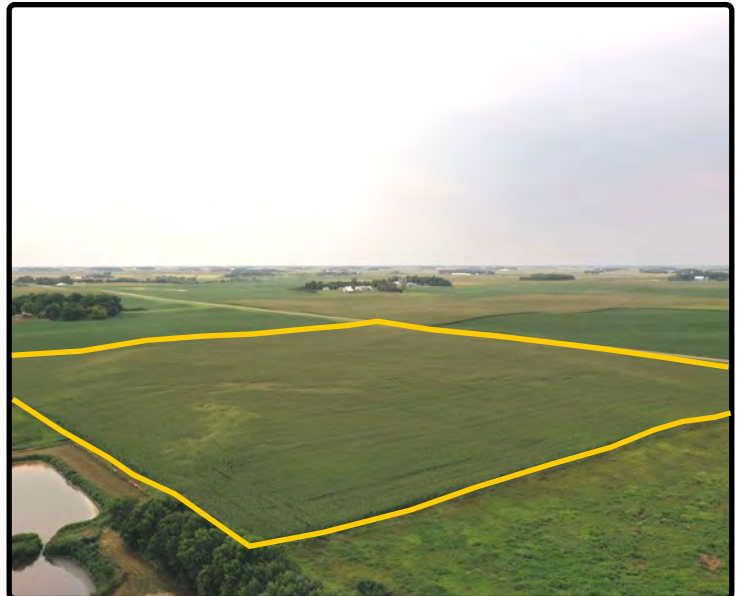
Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



Geoff Mead
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Sept. 14, 2021**

Mail To:

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

Auction Location Date:

Date: **Friday, Sept. 17, 2021**

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

Site: **Lafayette Comm. Center
540 7th St.
Lafayette, MN 56054**

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 **Tuesday, September 14, 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

- These parcels will be offered individually and not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Ross Royer, Radburn Royer and
Denise Armbruster

Agency

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

Auctioneer

Geoff Mead, License #07-20-11

Attorney

Michael H. Boyl, Blethen Berens

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 October 20, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires December 1, 2021 for Parcels 1 and 2. Lease on Parcels 3 and 4 will terminate upon conclusion of 2021 harvest. 2021 Operator to complete fall tillage unless Buyer requests otherwise. Seller will retain the 2021 rent and will pay all taxes and special assessments for 2021. Buyer will pay all subsequent taxes and special assessments.

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.

Geoff Mead

Licensed Salesperson in MN

507-246-0905

GeoffM@Hertz.ag

507-345-5263

151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

www.Hertz.ag

Registration & Bidding Form

269.43 Acres in 4 Parcels - Nicollet 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 **Tuesday, September 14, 2021** to:

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



Acres

Parcel 1 - 149.43 Ac., m/l
Parcel 2 - 40.00 Ac., m/l
Parcel 3 - 40.00 Ac., m/l
Parcel 4 - 40.00 Ac., m/l

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).

Geoff Mead
Licensed Salesperson in MN
507-246-0905
GeoffM@Hertz.ag

507-345-5263
151 St. Andrews Ct., Ste. 1310
Mankato, MN 56001
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals