

Sealed Bid Auction

ACREAGE:

231.59 Acres, m/l
Renville County, MN

DATE:

September 28, 2021
11:00 a.m.
Registered Bidders Only

LOCATION:

Max's Grill
Olivia, MN

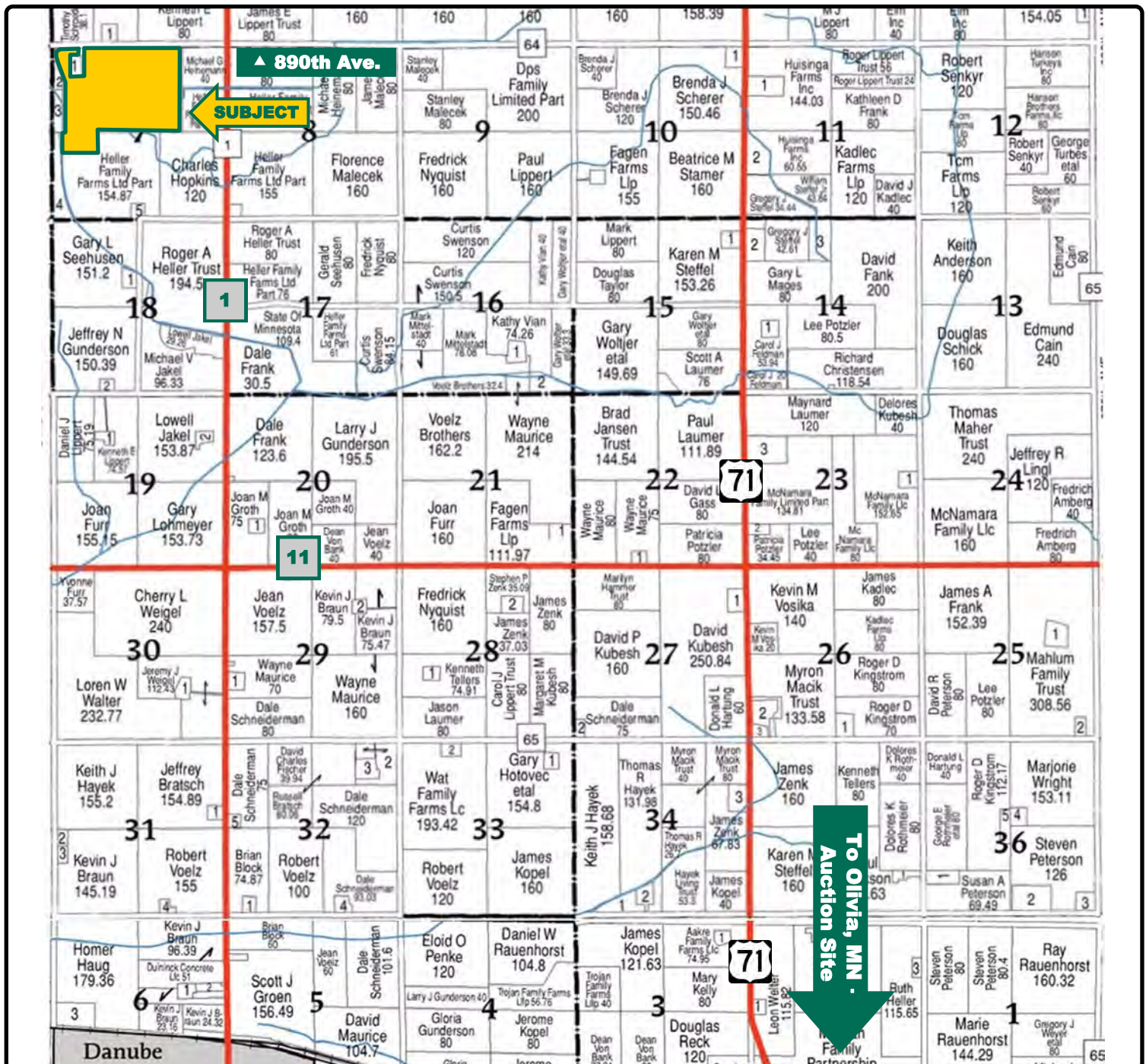


Property Key Features

- Quality Renville County Farm Located 5½ Miles North of Danube, Minnesota
- Good Soils and Drainage Outlet
- Opportunity to Purchase a Good Investment-Grade Farm

Rick Hauge, ALC, ARA
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag

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



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

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Aerial Photo

231.59 Acres, m/l



FSA/Eff. Crop Acres: 201.67
Corn Base Acres: 91.90
Bean Base Acres: 75.00
Soil Productivity: 92.70 CPI

Property Information

231.59 Acres, m/l

Location

From Danube: approximately 5½ miles north on Co. Rd. 1 to 890th Ave., then west ¼ mile. The farm is on the south side of 890th Ave.

Legal Description

US Lots 1 & 2, Lots A, B and F, NE¼ NW¼, W½ NE¼, all in Section 7, Township 116 North, Range 35 West of the 5th P.M., less 7.4 ac. building site and easement through excepted building site.
Updated abstract to govern.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$8,346.72
Net Taxable Acres: 231.59
Tax per Net Taxable Acre: \$36.04

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 5714, Tract 395
FSA/Eff. Crop Acres: 201.67
Corn Base Acres: 91.90
Corn PLC Yield: 161 Bu.
Bean Base Acres: 75.00
Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland.
PC/NW– Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Prinsburg, Harps-Okobojo and Amiret. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.70. See soil map for details

Land Description

Level to sloping.

Drainage

Some tile. Part of CD #31. No maps available.

Water & Well Information

None.

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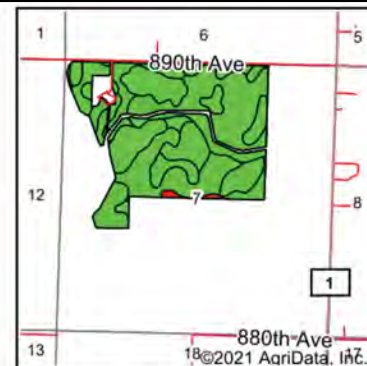
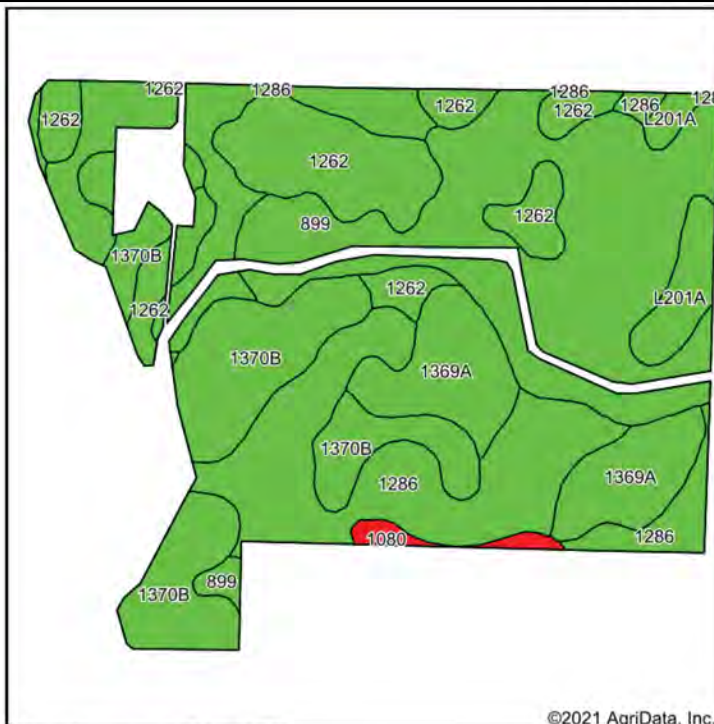
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Soil Map

201.67 FSA/Eff. Crop Acres



State: **Minnesota**
 County: **Renville**
 Location: **7-116N-35W**
 Township: **Winfield**
 Acres: **201.67**
 Date: **8/21/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: MN129, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	54.25	26.9%		IIw	91
899	Harps-Okoboji complex, 0 to 2 percent slopes	53.59	26.5%		IIw	89
1370B	Amiret loam, 2 to 6 percent slopes	35.13	17.4%		Ile	98
1262	Seaforth silt loam, 1 to 3 percent slopes	29.40	14.6%		Ils	95
1369A	Crooksford silt loam, 1 to 3 percent slopes	20.37	10.1%		I	100
L201A	Normania loam, 1 to 3 percent slopes	6.77	3.4%		Ie	99
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	1.84	0.9%		VIIw	5
1900	Okoboji-Canistota depressional complex, 0 to 1 percent slopes	0.44	0.2%		IIw	86
1285	Chetomba silty clay loam, 0 to 2 percent slopes	0.06	0.0%		Iw	92
Weighted Average						92.7

*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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Northwest Looking East



West Looking East



Northeast Looking West



Southeast Looking West



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Fri., Sept. 24, 2021**

Mail To:

**Hertz Farm Management
151 Saint Andrews Ct.
Suite 1310
Mankato, MN 56001**

Auction Location Date:

Date: **Tues. Sept. 28, 2021**

Time: **11:00 a.m.**

Site: **Max's Grill
2425 Lincoln Ave. W
Olivia, MN 56283**

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 **Fri., Sept. 24, 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

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

Seller

Schroer Family Farm

Agency

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

Auctioneer

Rick Hauge, License #64-21-23

Attorney

Sene Zupke
Kraft-Walser Law Office

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 November 12, 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 31, 2021. The Seller will pay real estate taxes due and payable in 2021; Buyer will pay real estate taxes due and payable in 2022 and beyond.

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.

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Registration & Bidding Form

231.59 Acres - Renville 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.

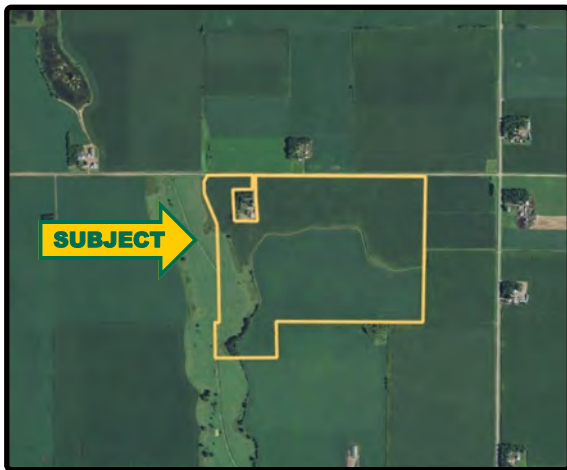
X _____
Signature

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 **Fri., Sept. 24, 2021** to:

Hertz Farm Management, Inc.
ATTN: Rick Hauge
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001



Acres

231.59 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).

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