

Sealed Bid Auction

ACREAGE:

230.52 Acres, m/l
In 2 parcels
Murray County, MN

DATE:

September 30, 2021
11:00 a.m.
Registered Bidders Only

LOCATION:

Key Largo
Slayton, MN

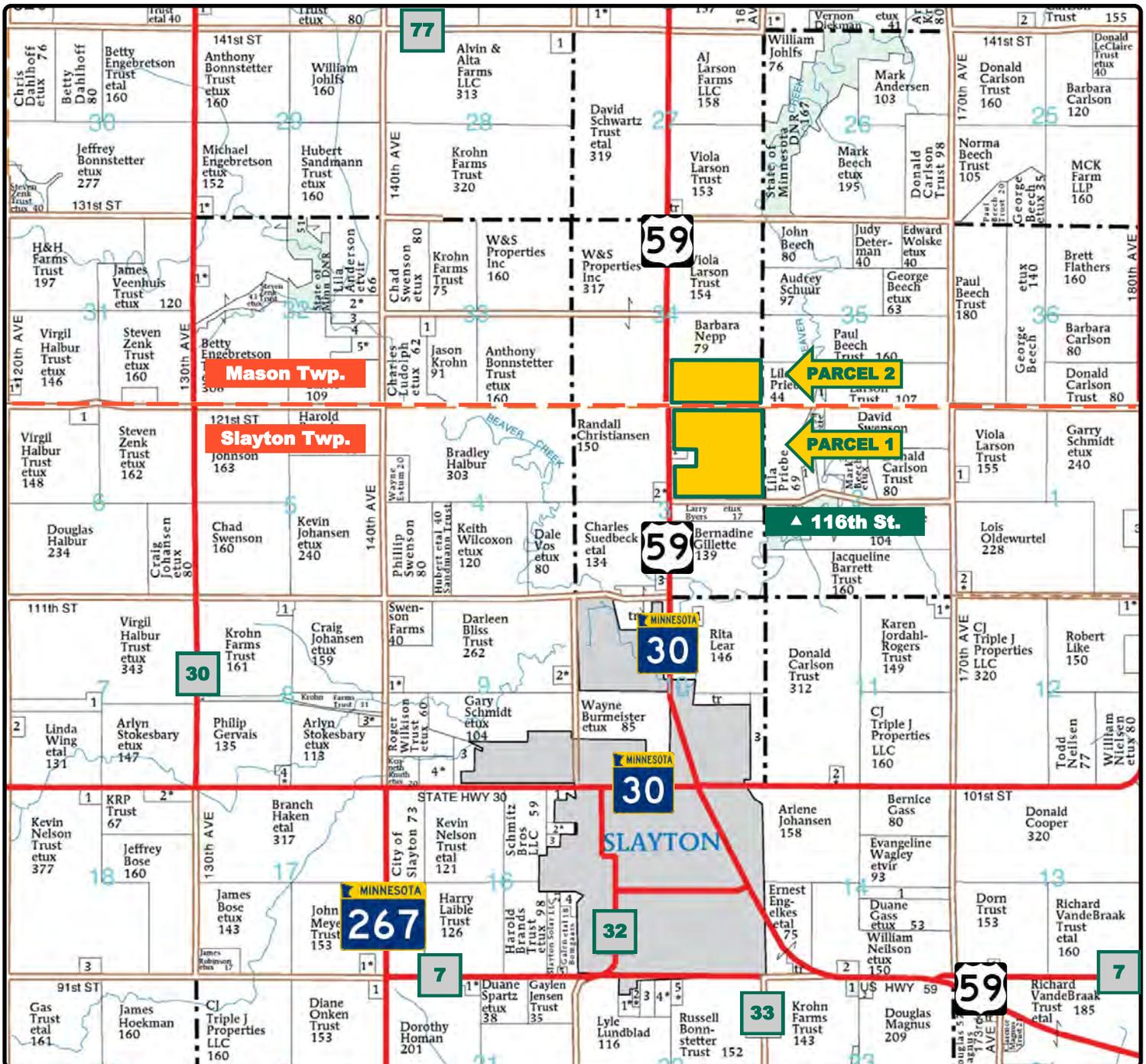


Property Key Features

- Bennett Family Farm
- Quality Soils with CPI Ratings Above 87.00
- Located Just North of Slayton, Bordering Highway 59

Rick Hauge, ALC
Licensed Broker in MN
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RickH@Hertz.ag

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Aerial Photo

Mason and Slayton Townships, Murray County, MN



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Aerial Photo

Parcel 1 - 151.03 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres:	147.80
Corn Base Acres:	73.90
Bean Base Acres:	73.90
Soil Productivity:	87.00 CPI

Parcel 1 Property Information 151.03 Acres, m/l

Location

From Slayton: take US-59 north for 1½ miles. Property will be on the east side of US-59 and the north side of 116th St.

Legal Description

NE¼ excluding building site, Section 3, Township 106 North, Range 41 West of the 5th P.M., Murray County, MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Ag Non-Hmstd Taxes: \$3,806.00
Special Assessments: \$127.25
Net Taxable Acres: 151.03
Tax per Net Taxable Acre: \$25.20
Pin Number: 15-034-0040

Lease Status

Leased through the 2021 crop year.

FSA Data

Part of Farm Number 11410, Tract 1107
FSA/Eff. Crop Acres: 147.80
Corn Base Acres: 73.90
Corn PLC Yield: 167 Bu.
Bean Base Acres: 73.90
Bean PLC Yield: 40 Bu.

NRCS Classification

HEL: Highly Erodible Land.
Tract contains a wetland.

Soil Types/Productivity

Main soil types are Barnes-Buse-Svea, Barnes-Buse, and Lakepark-Roliss-Parnell. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.00. 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

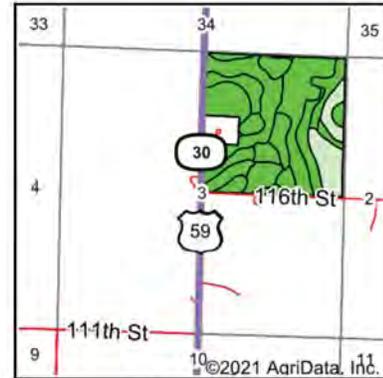
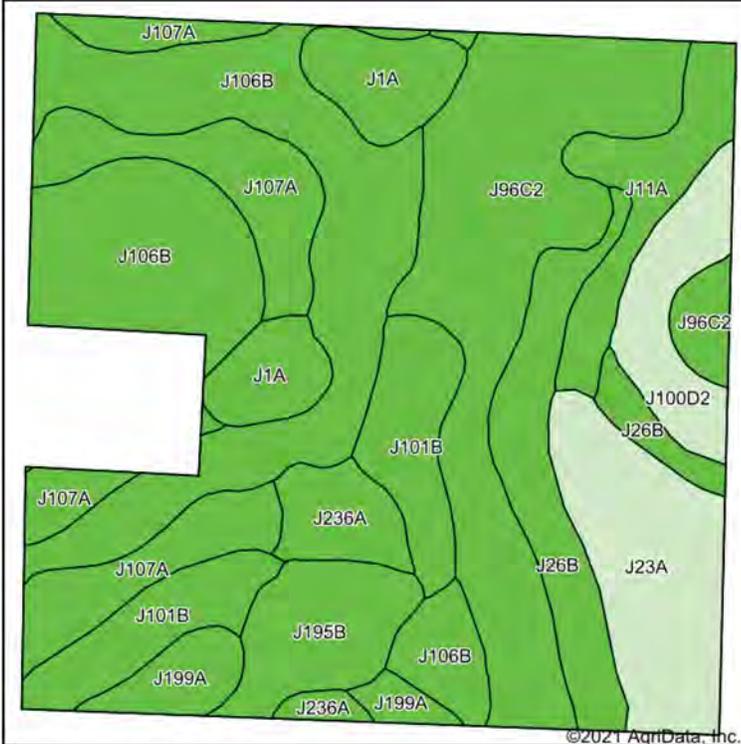
Level to sloping.

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Soil Map

Parcel 1 - 147.80 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Murray**
Location: **3-106N-41W**
Township: **Slayton**
Acres: **147.8**
Date: **8/23/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	36.29	24.6%		Ile	88
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	26.91	18.2%		IIle	80
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	15.75	10.7%		IIlw	93
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.23	8.3%		IIlw	78
J101B	Hokans-Svea complex, 1 to 4 percent slopes	11.00	7.4%		Ile	98
J26B	Darnen loam, 2 to 6 percent slopes	10.39	7.0%		Ile	99
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	7.57	5.1%		IIIw	86
J195B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	6.65	4.5%		Ile	93
J11A	Vallers clay loam, 0 to 2 percent slopes	6.56	4.4%		IIw	90
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	6.16	4.2%		IVe	64
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	4.40	3.0%		IIs	90
J199A	Fulda silty clay, 0 to 2 percent slopes	3.89	2.6%		IIw	86
Weighted Average						87

Drainage

Some tile. County Ditch #67. Contact agent for details.

Water & Well Information

No known wells.

Buildings/Improvements

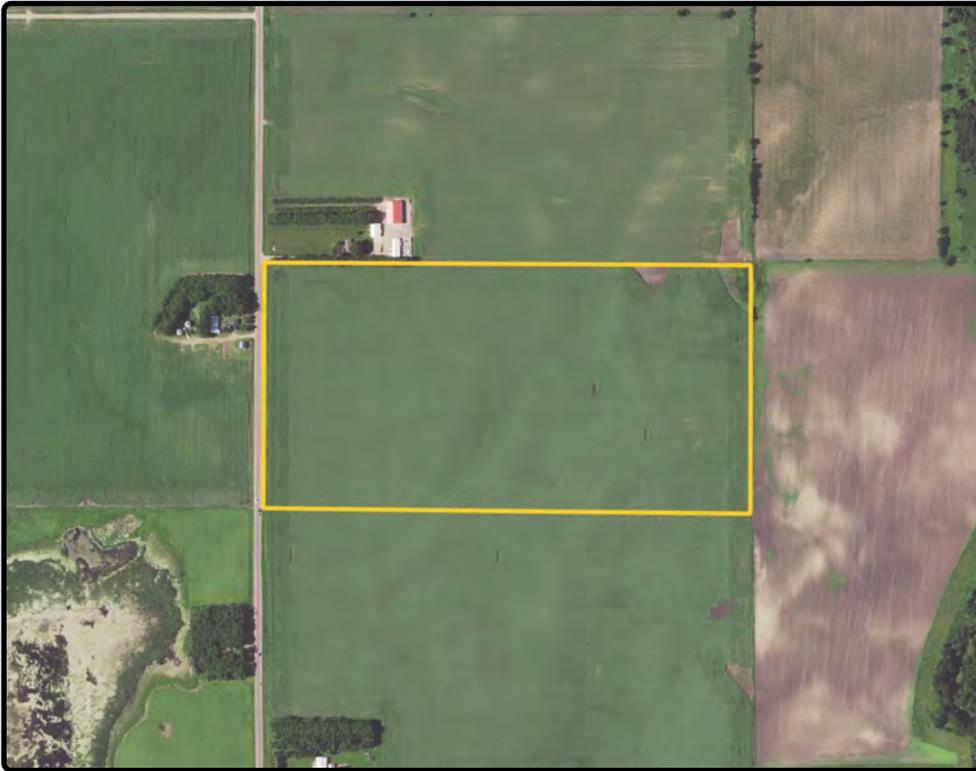
None.

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Aerial Photo

Parcel 2 - 79.49 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres:	80.00
Corn Base Acres:	40.00
Bean Base Acres:	40.00
Soil Productivity:	87.20 CPI

Parcel 2 Property Information 79.49 Acres, m/l

Location

From Slayton: take US-59 north for 2 miles. Property will be on the east side of US-59.

Legal Description

S½ SE¼, Section 34, Township 107 North, Range 41 West of the 5th P.M., Murray County, MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2021
Ag Non-Hmstd Taxes: \$2,424.00
Special Assessments: \$59.50
Net Taxable Acres: 79.49
Tax per Net Taxable Acre: \$30.49
Pin Number: 15-034-0040

Lease Status

Leased through the 2021 crop year.

FSA Data

Part of Farm Number 11410, Tract 1107
FSA/Eff. Crop Acres: 80.00
Corn Base Acres: 40.00
Corn PLC Yield: 167 Bu.
Bean Base Acres: 40.00
Bean PLC Yield: 40 Bu.

NRCS Classification

HEL: Highly Erodible Land.
Tract contains a wetland.

Soil Types/Productivity

Main soil types are Barnes-Buse-Svea, Highpoint Lake, and Poinsett-Waubay. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 87.20. 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

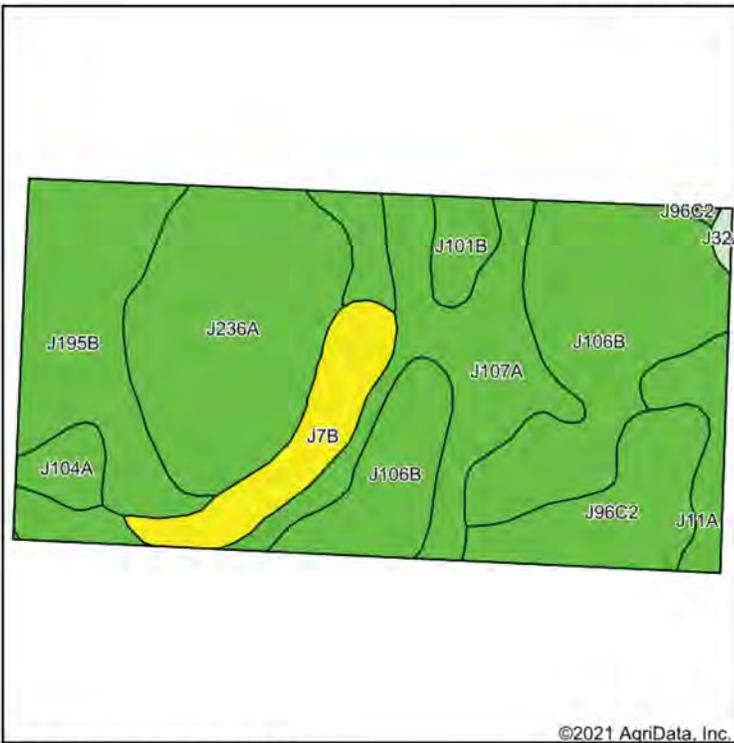
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Soil Map

Parcel 2 - 80.00 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Murray**
Location: **34-107N-41W**
Township: **Mason**
Acres: **80**
Date: **8/23/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: MN101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	19.67	24.6%		Ile	88
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	16.10	20.1%		IIs	90
J195B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	13.02	16.3%		Ile	93
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	12.46	15.6%		Iiw	93
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	6.57	8.2%		Ile	80
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	5.43	6.8%		Ile	49
J11A	Vallers clay loam, 0 to 2 percent slopes	2.87	3.6%		Iiw	90
J101B	Hokans-Svea complex, 1 to 4 percent slopes	1.83	2.3%		Ile	98
J104A	Svea loam, 1 to 3 percent slopes	1.74	2.2%		Ie	99
J32A	Bigstone silty clay loam, depressional, 0 to 1 percent slopes	0.31	0.4%		Iliw	77
Weighted Average						87.2

Drainage

Some tile. County Ditch #67. Contact agent for details.

Water & Well Information

No known wells.

Buildings/Improvements

None.

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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Tile Map

Parcels 1 & 2 - County Ditch #67



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Parcel 1 - East Looking West



Parcel 1 - Northeast Looking Southwest



Parcel 2 - West Looking East



Parcel 2 - South Looking North



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Sept. 27, 2021**

Mail To:

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

Auction Location Date:

Date: **Thurs., Sept. 30, 2021**

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

Site: **Key Largo
29 Vahalla Dr.
Slayton, MN 56172**

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 **Monday, September 27, 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

- Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Bennett Family

Agency

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

Auctioneer

Rick Hauge
License No. 64-21-23

Attorney

Paul Malone
Malone & Mailander

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 10, 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. 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

230.52 Acres in 2 Parcels - Murray 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 **Monday, September 27, 2021** to:

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



Acres	Total Bid Amount (Nearest \$1,000.00)
Parcel 1 - 151.03Ac., m/l	\$ _____
Parcel 2 - 79.49 Ac., m/l	\$ _____
_____	\$ _____
Write in Combination of Parcels	

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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