

Sealed Bid Auction

ACREAGE:**187.78 Acres, m/l**

In 2 parcels

Murray County, MN

DATE:**November 30, 2021****1:30 p.m.**

Registered Bidders Only

LOCATION:**Westbrook Comm.
Senior Center**

Westbrook, MN

**Property Key Features**

- Ruth and Delbert Anderson Farm
- Good Drainage Outlets on East Side of Farm on Parcel 1
- Excellent Field Access and Close Proximity to Dovray

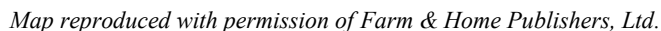
Adam Knewton

Licensed Salesperson in MN & IA

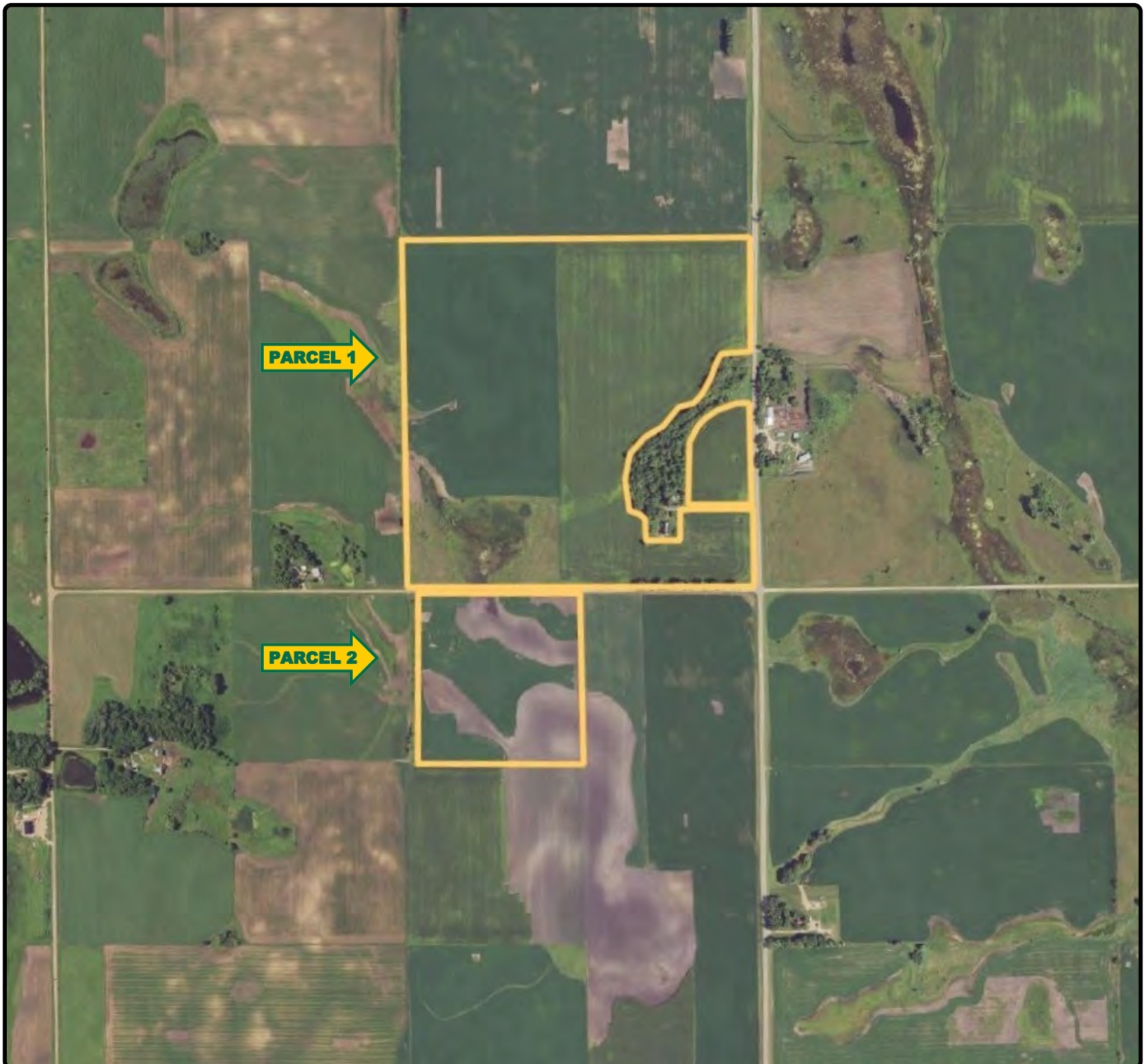
507-676-2970**AdamK@Hertz.ag****507-345-5263**151 Saint Andrews Ct. Ste., 1310
Mankato, MN 56001**www.Hertz.ag****Chuck Wingert, ALC**

Licensed Broker in MN & IA

507-381-9790**CharlesW@Hertz.ag**

Dovray Township, Murray County, MN

CharlesW@Hertz.ag



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Aerial Photo

149.28 Acres, m/l



FSA/Eff. Crop Acres:	137.09
Crop Ac. in Prod.:	125.29
RIM Acres:	18.10
Corn Base Acres:	69.90
Bean Base Acres:	55.39
Soil Productivity:	93.70 CPI

Property Information

149.28 Acres, m/l

Location

From Dovray: go north on Highway 42 for 1½ miles to 161st St., then west for ¼ mile. The farm is on the north side of the road.

Legal Description

SE¼, except 10.72 acres with house and timber, Section 8, Township 107 North, Range 39 West of the 5th P.M., Murray Co., MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$3,422.00
Net Taxable Acres: 149.28
Tax per Net Taxable Acre: \$22.92

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 202, Tract 748
FSA/Eff. Crop Acres: 137.09
Crop Acres in Production: 125.29
RIM Acres: 18.10
Corn Base Acres: 69.90
Corn PLC Yield: 158 Bu.
Bean Base Acres: 55.39
Bean PLC Yield: 42 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
The southwest corner has a wetland and certain grasslands that could be enrolled in a CRP contract.

Soil Types/Productivity

Main soil types are Clarion, Canisteo and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.70. 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

Outlet to creek on east side of the farm.
Private main and lateral, no map available.

Buildings/Improvements

None.

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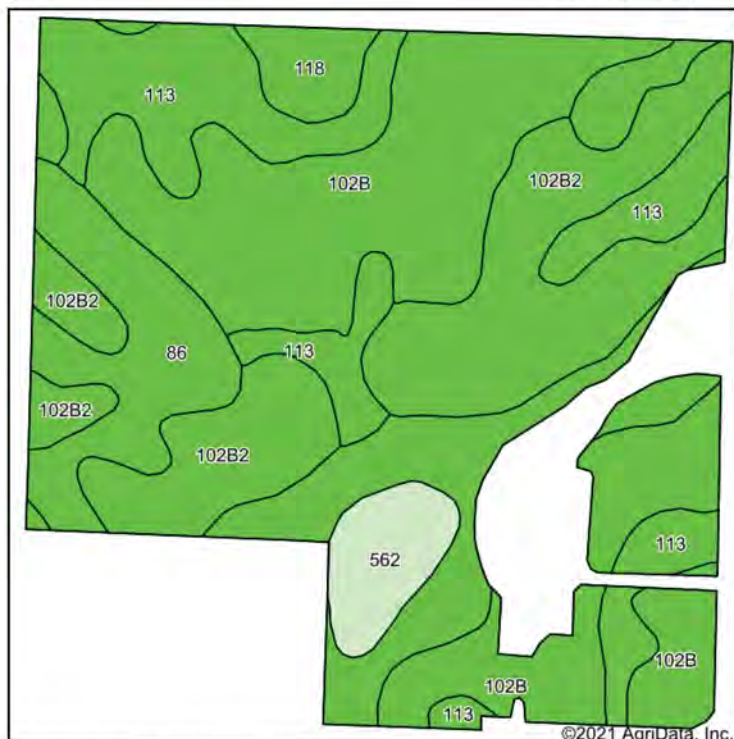
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Soil Map

125.29 Crop Acres in Production



State: **Minnesota**
County: **Murray**
Location: **8-107N-39W**
Township: **Dovray**
Acres: **125.29**
Date: **10/27/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
102B	Clarion loam, 2 to 6 percent slopes	39.47	31.5%		Ile	95
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	30.61	24.4%		Ile	95
113	Webster clay loam, 0 to 2 percent slopes	23.75	18.9%		IIw	93
86	Canisteo clay loam, 0 to 2 percent slopes	23.68	18.9%		IIw	93
562	Knoke silty clay loam, 0 to 1 percent slopes	4.90	3.9%		IIIw	78
118	Crippin loam, 1 to 3 percent slopes	3.05	2.4%		Ie	100
Weighted Average					2.01	93.7

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

Water & Well Information

None.

Comments

High-quality soils make this a great farm to operate. The tillable acres boast an incredible 93.70 CPI.

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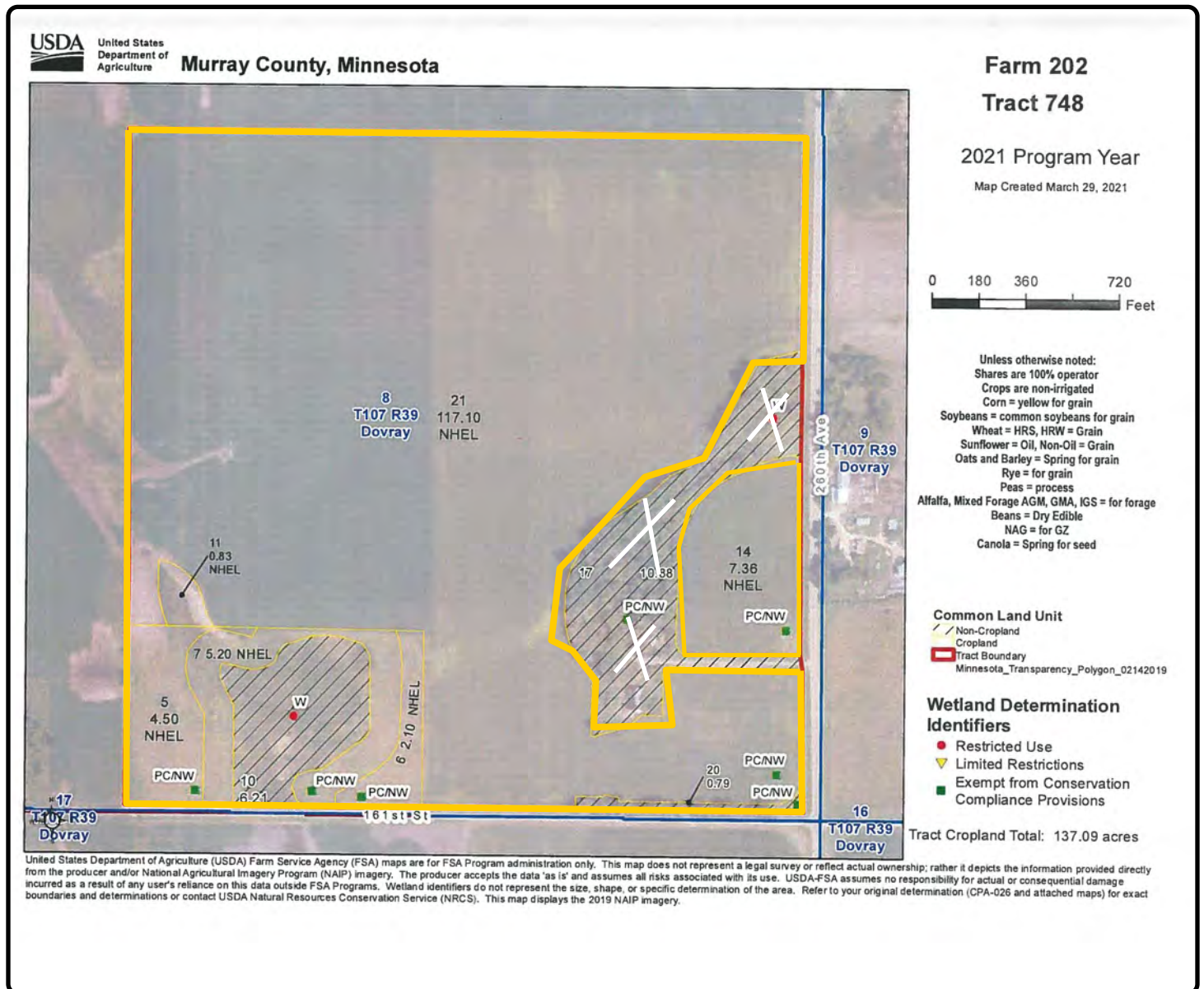
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Easement Map

Perpetual RIM Easement - 18.10 Acres

Landowner: Ruth Anderson
County: Murray
Location: Dovray 8



**MURRAY SOIL AND WATER
CONSERVATION DISTRICT**

2740 22nd St. Suite 3
Slayton, MN 56172
Phone: 507-836-6990 EXT 3
murrayswcd.org

"Helping bring YOU clean water"



Legend

- 1 - Seasonally Flooded Basin or Flat
- 2 - Wet Meadow
- 3 - Shallow Marsh
- 4 - Deep Marsh
- 5 - Shallow Open Water
- 6 - Shrub Swamp
- 7 - Wooded Swamp
- 8 - Bogs
- Municipal and Industrial Activities
- Riverine Systems

Wetland Restrictions in colored areas for
Minnesota Wetlands Conservation Act (WCA)



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Aerial Photo

38.50 Acres, m/l



FSA/Eff. Crop Acres: 37.70

Corn Base Acres: 19.00

Bean Base Acres: 18.70

Soil Productivity: 93.80 CPI

Property Information

38.50 Acres, m/l

Location

From Dovray: go north on Highway 42 for 1½ miles to 161st St., then west for ½ mile. The farm is on the south side of the road.

Legal Description

NW¼ NE¼, except west three rods, Section 17, Township 107 North, Range 39 West of the 5th P.M., Murray Co., MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$940.00
Net Taxable Acres: 38.50
Tax per Net Taxable Acre: \$24.42

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 202, Tract 962
FSA/Eff. Crop Acres: 37.70
Corn Base Acres: 19.00
Corn PLC Yield: 158 Bu.
Bean Base Acres: 18.70
Bean PLC Yield: 42 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW-Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Canisteo and Crippin.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.80. 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

Very Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality soils make this a great farm to operate. The tillable acres boast an incredible 93.80 CPI.

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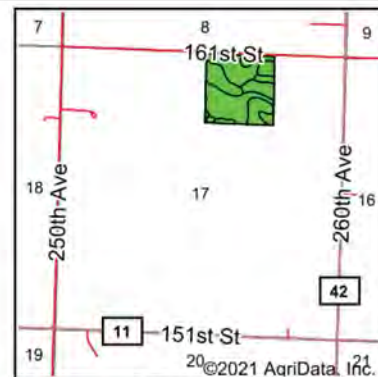
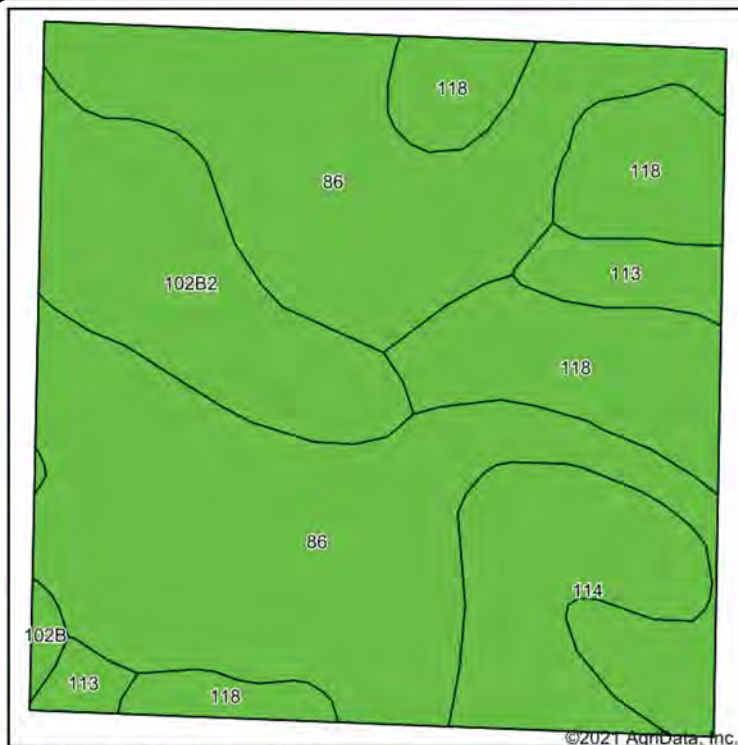
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Soil Map

37.70 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Murray**
Location: **17-107N-39W**
Township: **Dovray**
Acres: **37.70**
Date: **10/21/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 20

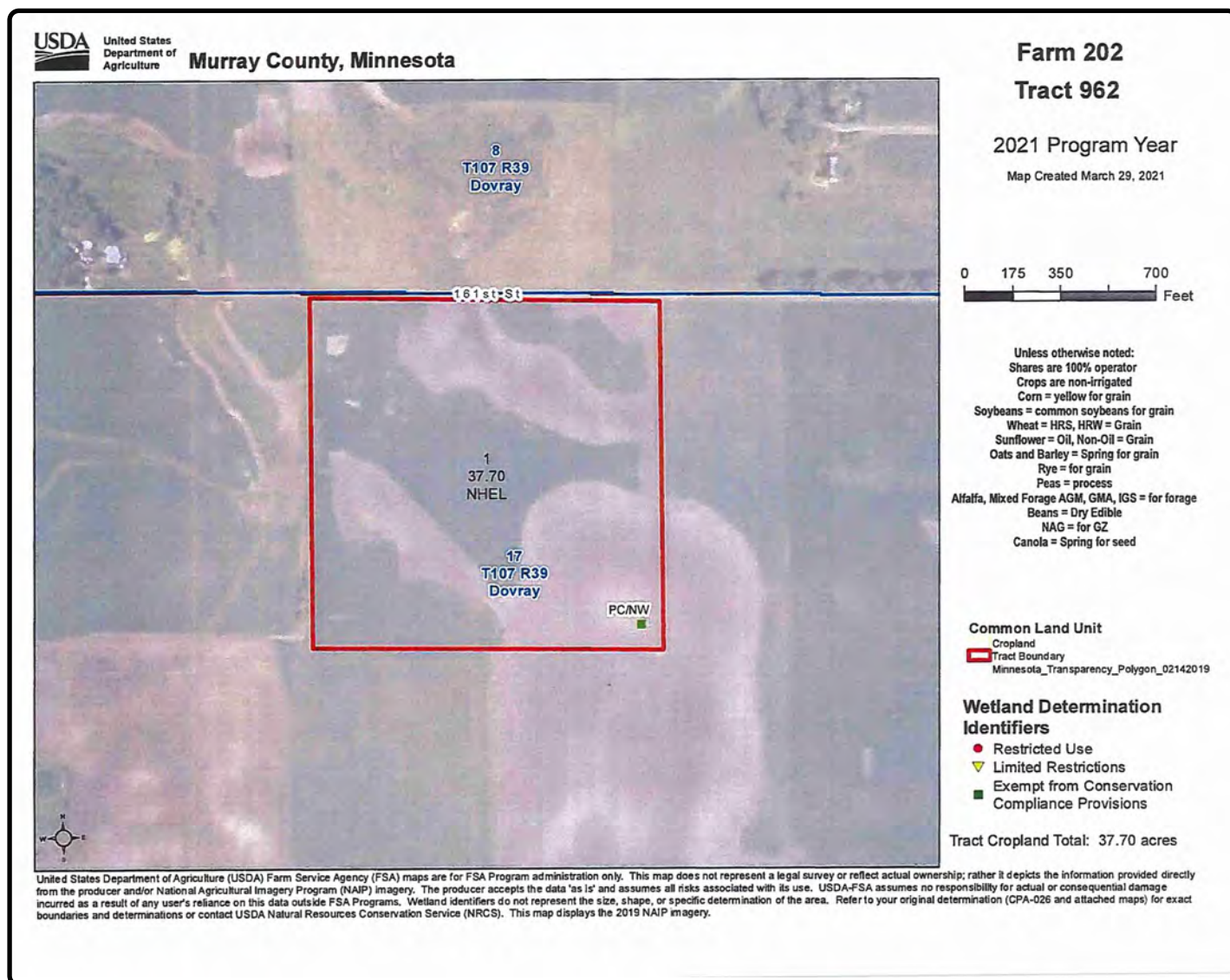
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	20.35	53.9%		IIw	93
118	Crippin loam, 1 to 3 percent slopes	6.67	17.7%		Ie	100
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	5.10	13.5%		IIe	95
114	Glencoe silty clay loam, 0 to 1 percent slopes	3.88	10.3%		IIIw	86
113	Webster clay loam, 0 to 2 percent slopes	1.48	3.9%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	0.25	0.7%		IIe	95
Weighted Average					1.93	93.8

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

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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 1 - NW Looking SE



Parcel 1 - SE Looking NW



Parcel 1 - NE Looking SW



Parcel 2 - North Looking South



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Nov. 29, 2021
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Tues., Nov. 30, 2021**

Time: **1:30 p.m.**

Site: **Westbrook Comm.
Senior Center
849 5th St.
Westbrook, MN 56183**

Sealed Bid Auction Instructions

- All bidders must be registered prior to auction date and *only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Mon., Nov. 29, 2021** to attend auction. If you are unable to get 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

Ruth Anderson Family

Agency

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

Auctioneer

Adam Knewton, License No. 81-14

Attorney

Ron Schramel
Schramel 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 December 30, 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

187.78 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.

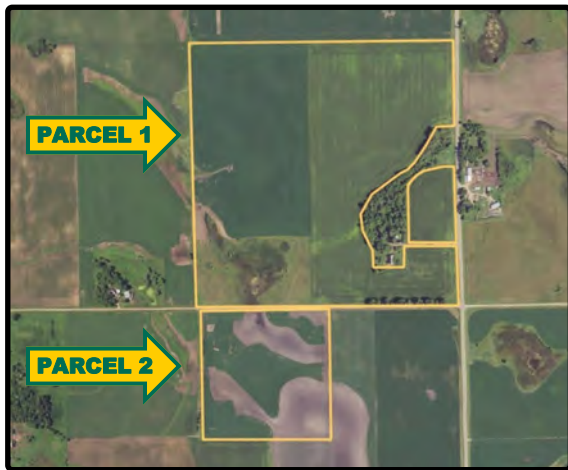
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 bidders must submit bids by **12:00 Noon, CST, Mon., Nov. 29, 2021** to attend auction

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



Acres

Parcel 1 - 149.28 Ac., m/l

Parcel 2 - 38.50 Ac., m/l

Combination - 187.78 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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