

Sealed Bid Auction

ACREAGE:

77.56 Acres, m/l
Blue Earth County, MN

December 3, 2021
10:00 a.m.
Registered Bidders Only

Pioneer Bank
Mankato, MN



Property Key Features

- Klein Farm
- Highly Productive Farmland with a CPI of 92.20
- Judicial Ditch #48, Branch 21, 12" Main

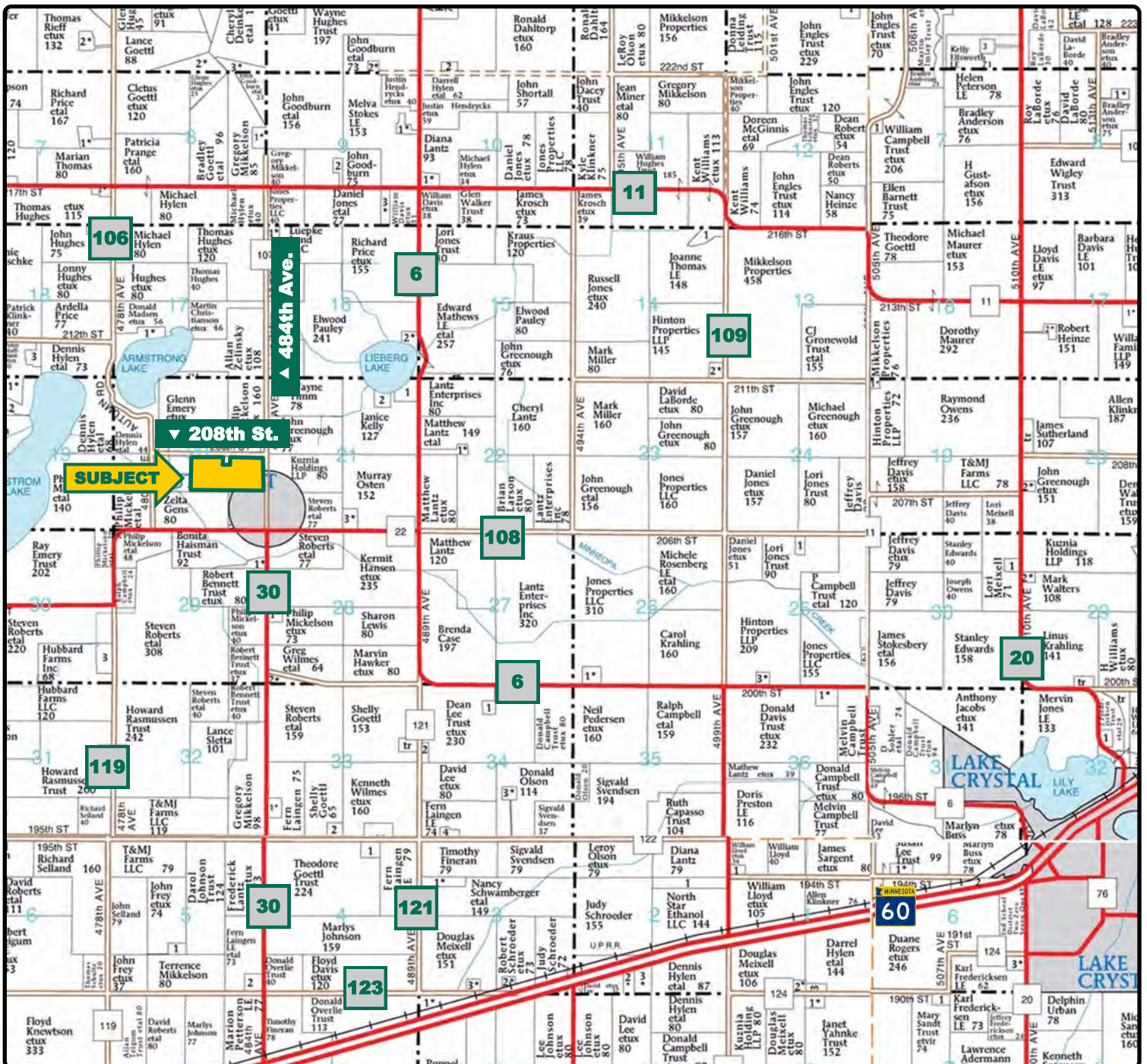
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Plat Map

Butternut Valley Township, Blue Earth County, MN



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Aerial Photo

77.56 Acres, m/l



FSA/Eff. Crop Acres: 71.12*
Corn Base Acres: 24.40
Bean Base Acres: 48.00
Soil Productivity: 92.20 CPI

**Acres are estimated*

Property Information 77.56 Acres, m/l

Location

From Lake Crystal: go west on MN Hwy 60 to Co. Rd. 30, then north 4 miles. The property is on the west side of the road at 208th St.

Legal Description

N½ SE¼, EXC acreage site, Section 20, Township 108 North, Range 29 West of the 5th P.M., Blue Earth Co., MN.
Updated abstract to govern.

Real Estate Tax

Taxes and Special Assessments
Payable in 2021
Rel. Ag Hmstd Taxes: \$1,308.01
Special Assessments: \$877.99
Total 2021 Real Estate Taxes: \$2,186.00

Net Taxable Acres: 77.56
Tax per Net Taxable Acre: \$28.18
Tax Parcel ID #: R31.06.20.401.003

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 13408, Tract 390
FSA/Eff. Crop Acres: 71.12*
Corn Base Acres: 24.40
Corn PLC Yield: 176 Bu.
Bean Base Acres: 48.00
Bean PLC Yield: 44 Bu.

**Acres are estimated pending
reconstitution of farm by the Blue Earth
County FSA Office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Nicollet, Clarion and Webster. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.20. 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 slight roll.

Drainage

Some tile. Contact agent for details.

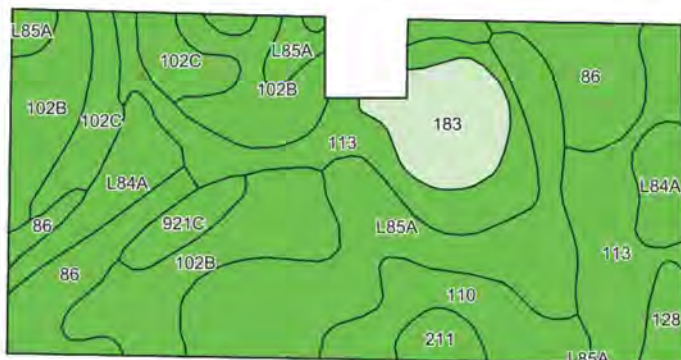
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Soil Map

71.12 Est. FSA/Eff. Crop Acres



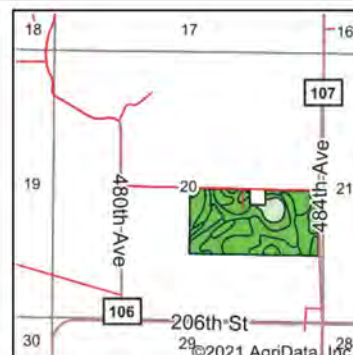
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.58	20.5%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	13.95	19.6%		Ile	95
113	Webster clay loam, 0 to 2 percent slopes	13.58	19.1%		IIw	93
86	Canisteo clay loam, 0 to 2 percent slopes	7.72	10.9%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.68	6.6%		IIlw	86
110	Marna silty clay loam, 0 to 2 percent slopes	4.52	6.4%		IIw	87
183	Dassel loam	4.20	5.9%		IIlw	72
102C	Clarion loam, 6 to 10 percent slopes	4.01	5.6%		IIIe	92
921C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.55	2.2%		IIIe	87
211	Lura silty clay, 0 to 1 percent slopes	1.17	1.6%		IIlw	81
128	Grogan silt loam, 1 to 3 percent slopes	1.16	1.6%		Ile	96
Weighted Average					2.01	92.2

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



State: **Minnesota**
 County: **Blue Earth**
 Location: **20-108N-29W**
 Township: **Butternut Valley**
 Acres: **71.12**
 Date: **10/28/2021**



Maps Provided By:



Buildings/Improvements

None.

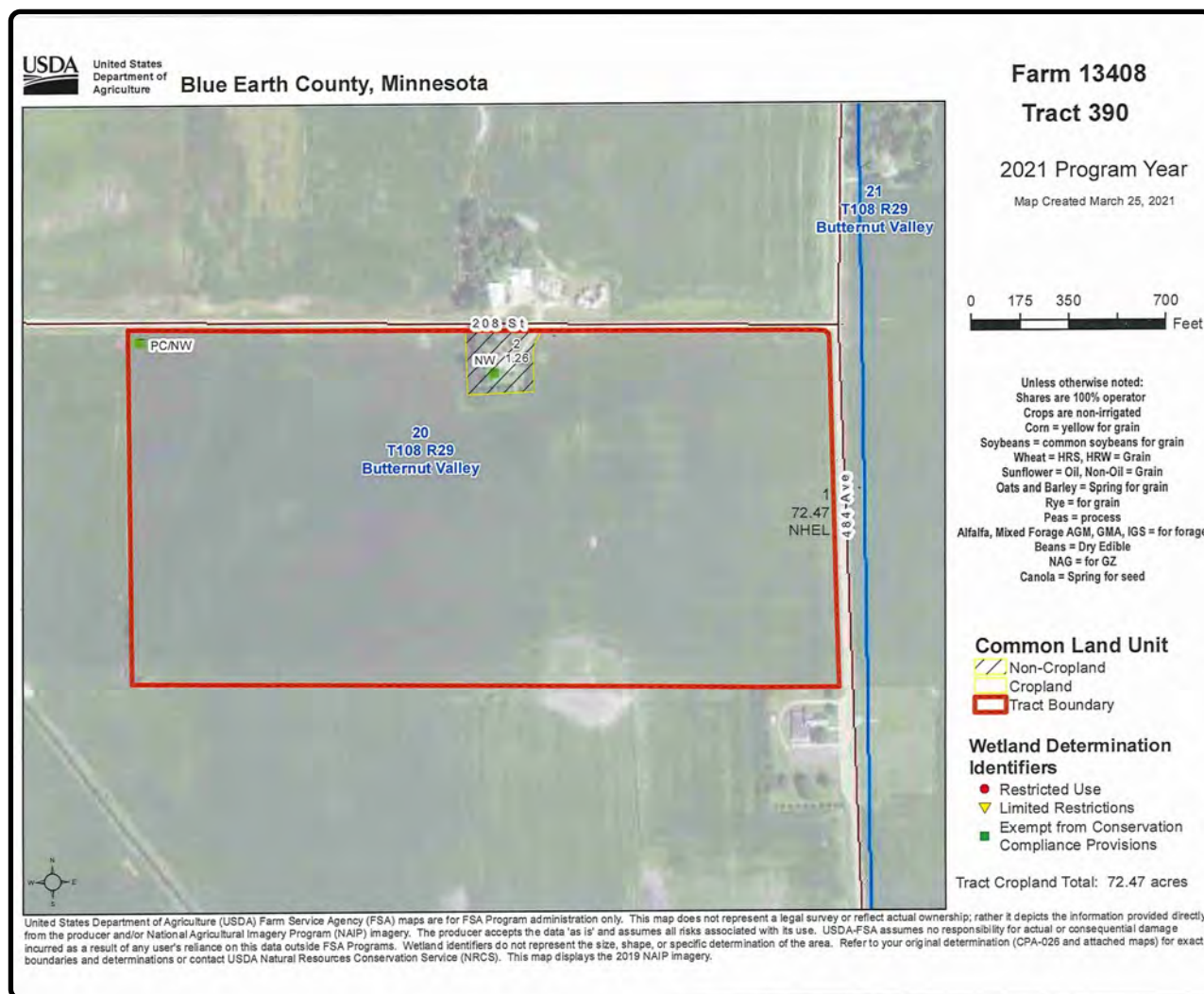
Water & Well Information

None.

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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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East Looking West



Northwest Looking Southeast



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West Looking East



Southeast Looking Northwest



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Thurs., Dec. 2, 2021
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Friday, Dec. 3, 2021**

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

Site: **Pioneer Bank
1450 Adams St.
Mankato, MN 56001**

Sealed Bid Auction Instructions

- All bidders must be registered prior to auction date and *only registered bidders may attend auction.*
- All potential bidders must submit bid by **12:00, Noon, CST Thurs., Dec. 2, 2021** to attend auction. If you are unable to get 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

Kristin and Robert Klein

Agency

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

Auctioneer

Nick Meixell

Attorney

Stacey Edwards Jones
Jones Law Firm

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 January 7, 2022 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 and special assessments due and payable in 2021; Buyer will pay real estate taxes and special assessments 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

77.56 Acres in 1 Parcel - Blue Earth 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 Thursday, December 2, 2021** to attend auction.

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



Acres

Parcel 1 – 77.56 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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