

# Sealed Bid Auction

**ACREAGE:**

**80.00 Acres, m/l**  
In 2 parcels  
Blue Earth County, MN

**DATE:**

**January 14, 2022**  
**10:00 a.m.**  
Registered Bidders Only

**LOCATION:**

**Lake Crystal City**  
**Hall**  
Lake Crystal, MN



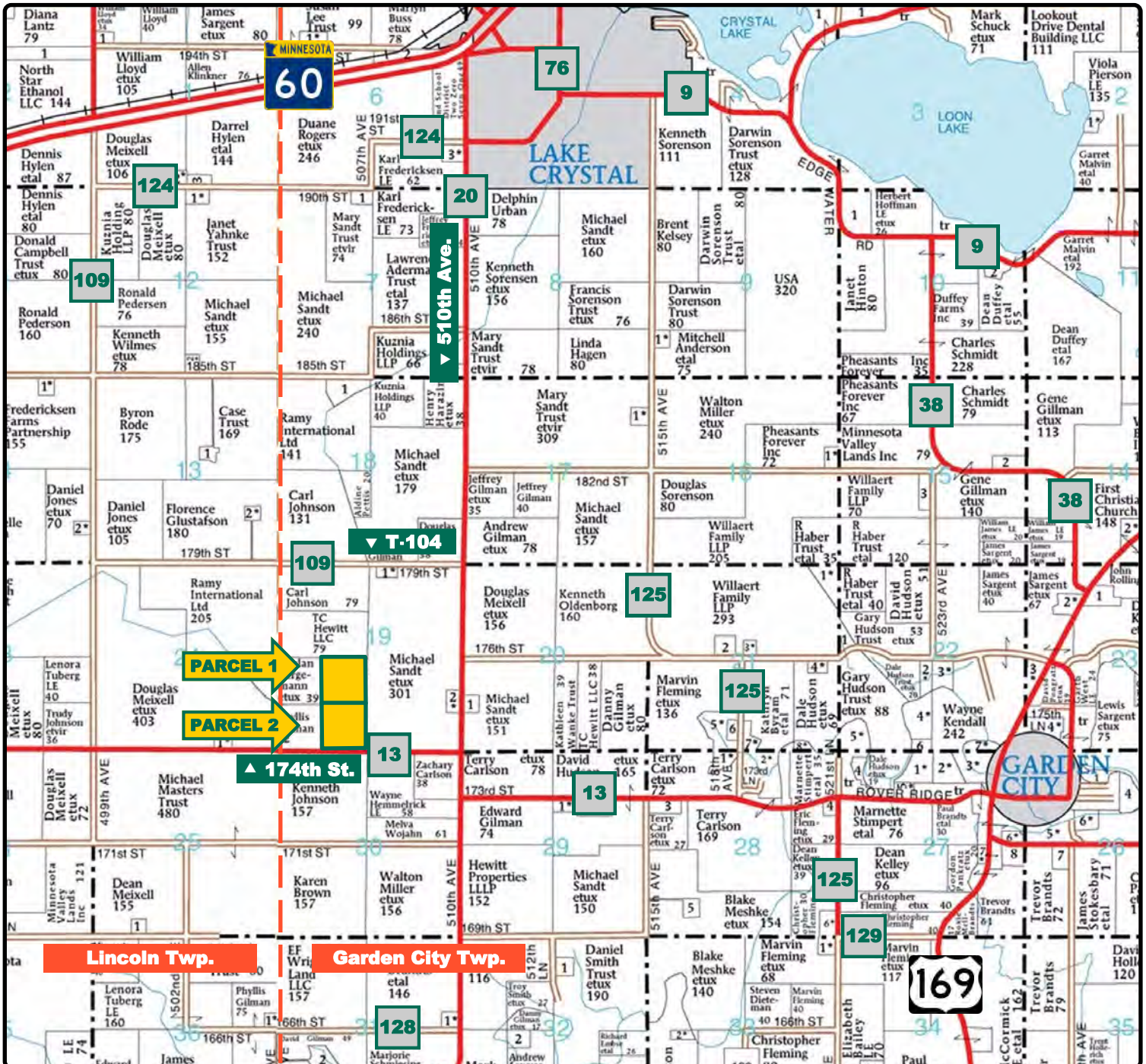
## Property Key Features

- Mary Lou Pedersen Trust
- County Open Ditch and Branches
- Opportunity to Purchase as 80.00 Acres or 2 Individual 40 Acre Parcels

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

**507-345-5263**  
151 Saint Andrews Ct. Ste., 1310  
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**Nick Meixell**  
Licensed Salesperson in MN  
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# Aerial Map

**80.00 Acres, m/l** — In 2 Parcels, Blue Earth County, MN



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# Aerial Photo

**Parcel 1** - 40.00 Acres, m/l



## Parcel 1

**FSA/Eff. Crop Acres:** 32.85  
**CRP Acres:** 1.63  
**Corn Base Acres:** 23.10\*  
**Bean Base Acres:** 9.74\*  
**Soil Productivity:** 78.80 CPI

*\*Acres are estimated.*

## Parcel 1 Property Information 40.00 Acres, m/l

### Location

From Lake Crystal: Go south on 510th Ave./County Rd. 20 for 2.2 miles, then west on T-104 for ½ mile. The farm's access road is on the west side of County Ditch 56 and the south side of T-104.

### Legal Description

NE¼ SW¼, Section 19, Township 107 North, Range 28 West of the 5th P.M., including access easement across NE¼ NW¼ and SE¼ NW¼ Section 19, Blue Earth Co., MN.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2021  
Ag Hmstd and Ag Non-Hmstd Taxes: \$1,322.46\*  
Special Assessments: \$1,646.54\*  
Total 2021 Real Estate Taxes: \$2,969.00\*  
Net Taxable Acres: 40.00\*  
Tax per Net Taxable Acre: \$74.23\*  
Tax Parcel ID #s: R36.12.19.300.003  
*\*Taxes estimated pending tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Farm Number 2647, Tract 2108  
FSA/Eff. Crop Acres: 32.85  
CRP Acres: 1.63  
Corn Base Acres: 23.10\*  
Corn PLC Yield: 160 Bu.

Bean Base Acres: 9.74\*  
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-Wetland.

### CRP Contracts

There are 1.63 acres enrolled in a CP21 contract that pays \$275.68/acre or \$449.35 annually and expires 9/30/32.

### Soil Types/Productivity

Main soil types are Dassel and Palms.  
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 78.80. See soil map for details.

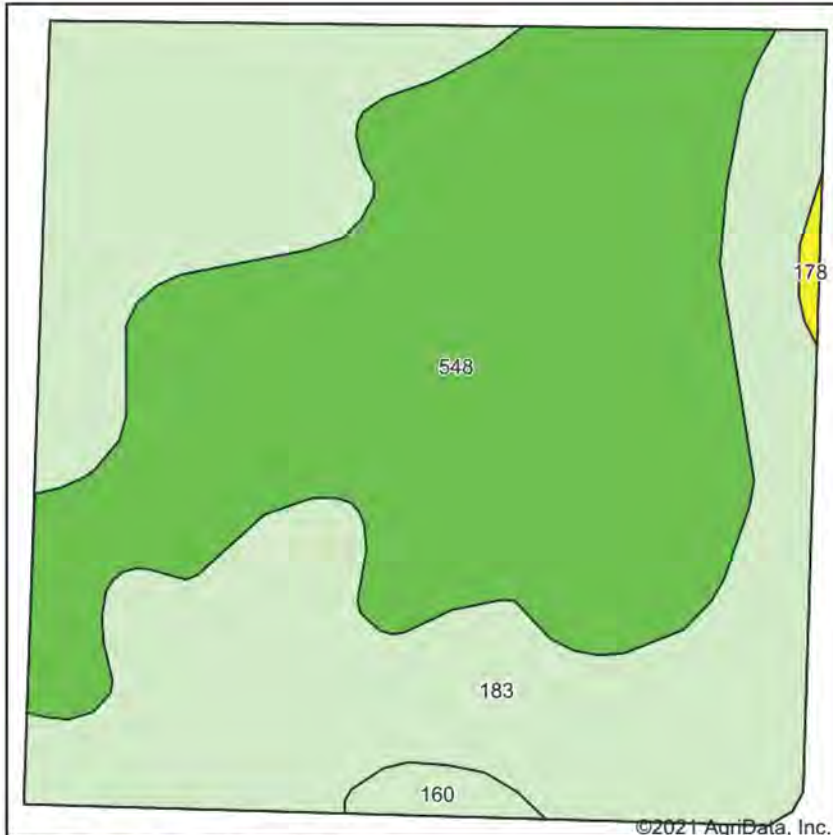
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# Soil Map

**Parcel 1** - 32.85 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 19

| Code             | Soil Description                    | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------|-------|------------------|-----------|------------------|--------------------|
| 183              | Dassel loam                         | 16.18 | 49.3%            |           | IIIw             | 72                 |
| 548              | Palms muck, sandy substratum        | 16.12 | 49.1%            |           | IIIw             | 86                 |
| 160              | Fieldon loam, 0 to 2 percent slopes | 0.42  | 1.3%             |           | IIw              | 74                 |
| 178              | Granby fine sandy loam              | 0.13  | 0.4%             |           | IVw              | 50                 |
| Weighted Average |                                     |       |                  |           | 2.99             | 78.8               |



State: **Minnesota**  
County: **Blue Earth**  
Location: **19-107N-28W**  
Township: **Garden City**  
Acres: **32.85**  
Date: **12/2/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Level.

## Drainage

Outlet: County Ditch #56 Branch #7, see drainage map. Tile: random laterals, no maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

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# Aerial Photo

**Parcel 2** - 40.00 Acres, m/l



## Parcel 2

**FSA/Eff. Crop Acres:** 37.07  
**CRP Acres:** 0.86  
**Corn Base Acres:** 26.08\*  
**Bean Base Acres:** 11.00\*  
**Soil Productivity:** 75.20 CPI

*\*Acres are estimated.*

## Parcel 2 Property Information 40.00 Acres, m/l

### Location

From Lake Crystal: Go south on 510th Ave./County Rd. 20 for 3.3 miles, then west on 174th St./County Rd. 13 for ½ mile. Farm is on the north side of County Rd. 13.

### Legal Description

SE¼ SW¼, Section 19, Township 107 North, Range 28 West of the 5th P.M., Blue Earth Co., MN.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2021  
Ag Hmstd and Ag Non-Hmstd Taxes: \$1,322.46\*  
Special Assessments: \$1,646.54\*  
Total 2021 Real Estate Taxes: \$2,969.00\*  
Net Taxable Acres: 40.00\*  
Tax per Net Taxable Acre: \$74.23\*  
Tax Parcel ID #: R36.12.19.300.003  
*\*Taxes estimated pending tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Farm Number 2647, Tract 2108  
FSA/Eff. Crop Acres: 37.07  
CRP Acres: 0.86  
Corn Base Acres: 26.08\*  
Corn PLC Yield: 160 Bu.

Bean Base Acres: 11.00\*  
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-Wetland.

### CRP Contracts

There are 0.86 acres enrolled in a CP-21 contract that pays \$275.68/acre or \$237.08 annually and expires 9/30/32.

### Soil Types/Productivity

Main soil type is Dassel. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 75.20. See soil map for details.

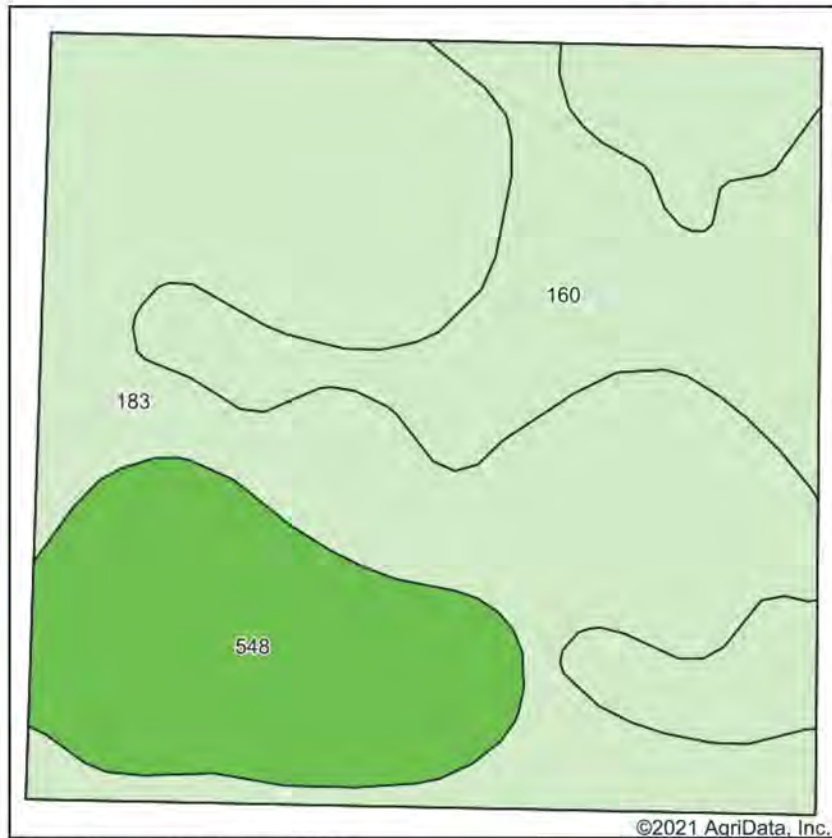
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# Soil Map

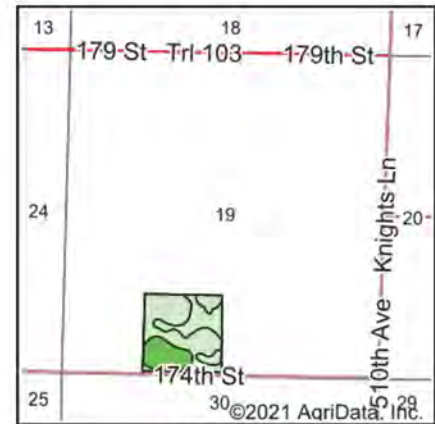
**Parcel 2** - 37.07 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 19

| Code             | Soil Description                    | Acres | Percent of field | Pl Legend | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------|-------|------------------|-----------|------------------|--------------------|
| 183              | Dassel loam                         | 20.91 | 56.4%            |           | IIIw             | 72                 |
| 160              | Fieldon loam, 0 to 2 percent slopes | 8.85  | 23.9%            |           | IIw              | 74                 |
| 548              | Palms muck, sandy substratum        | 7.31  | 19.7%            |           | IIIw             | 86                 |
| Weighted Average |                                     |       |                  |           | 2.76             | 75.2               |



State: **Minnesota**  
County: **Blue Earth**  
Location: **19-107N-28W**  
Township: **Garden City**  
Acres: **37.07**  
Date: **12/2/2021**



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## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Level.

## Drainage

Outlet: County Ditch #56 Branch #6 15"  
Main, see drainage map. Tile: some tile, no maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

*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** - 32.85 FSA/Eff. Crop Acres  
**Parcel 2** - 37.07 FSA/Eff. Crop Acres



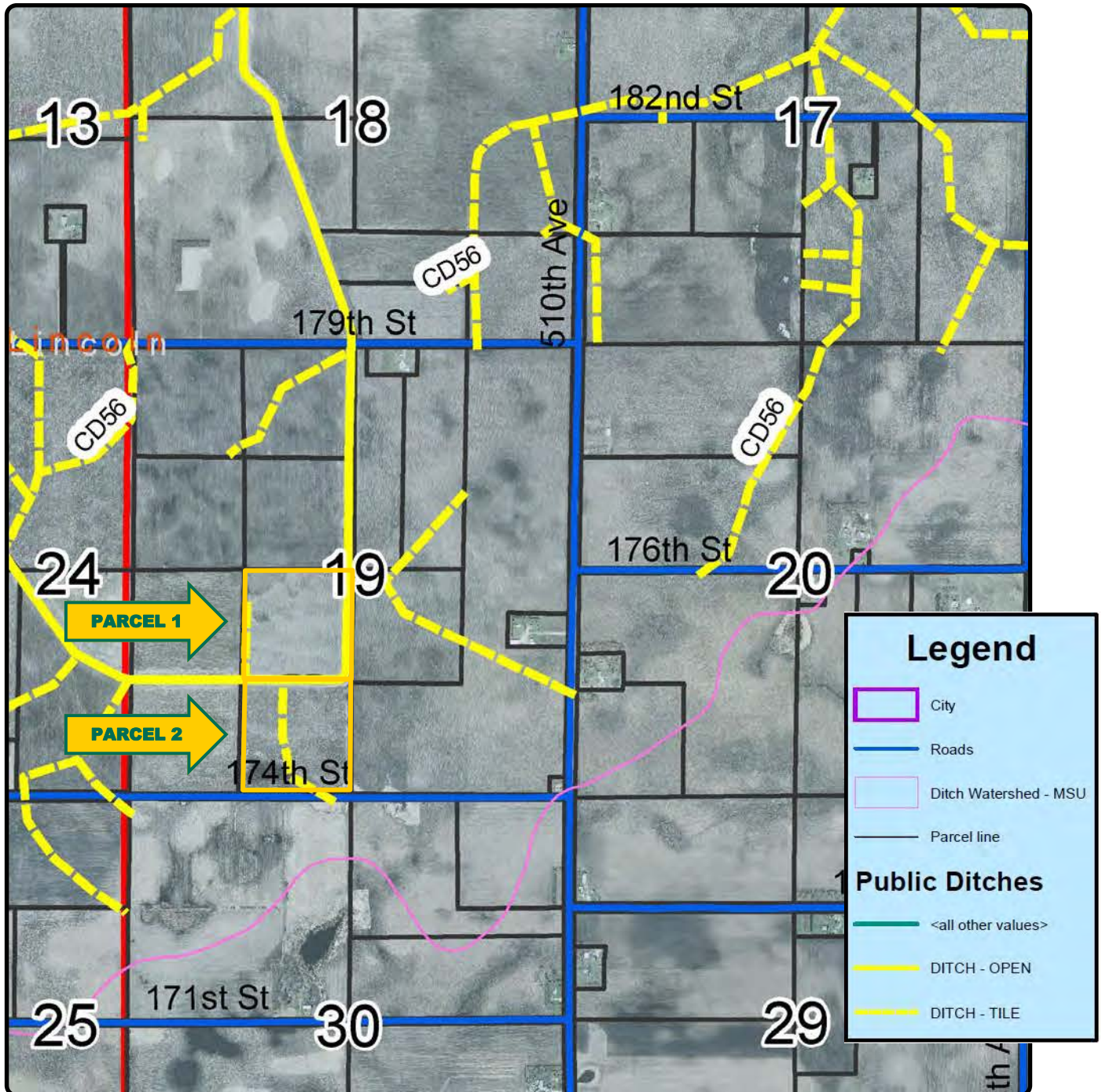
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# Drainage Map

County Ditch #56



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Southeast Looking Northwest



Northeast Looking Southwest



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Northwest Looking Southeast



West Center Looking East



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# Auction Information

## Bid Deadline/Mailing Info:

**Bid Deadline: **Thur., Jan. 13, 2022**  
**12:00 Noon, CST****

Mail To:

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

## Auction Location Date:

Date: **Fri., Jan. 14, 2022**

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

Site: **Lake Crystal City Hall  
100 E Robinson St. #2051  
Lake Crystal, MN 56055**

## Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, January 13**, 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 total sale price.
- Seller reserves the right to refuse any and all bids.

## Seller

Rebecca Carlson

## Agency

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

## Auctioneer

Charles Wingert, ALC

## Attorney

Greg Olson  
Patton, Hoversten, & Berg P.A.

## 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 February 2, 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 2021. Seller will pay real estate taxes and special assessments 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

**80.00 Acres in 2 Parcels** - 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 on Thursday, January 13**, to attend auction.

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



### Acres

### Total Bid Amount (Nearest \$1,000.00)

|                                         |          |
|-----------------------------------------|----------|
| Parcel 1 - 40.00 Ac., m/l               | \$ _____ |
| Parcel 2 - 40.00 Ac., m/l               | \$ _____ |
| Parcels 1 & 2 Combined - 80.00 Ac., m/l | \$ _____ |

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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