

Sealed Bid Auction

ACREAGE:

151.44 Acres, m/l
In 2 parcels
Nicollet County, MN

DATE:

February 9, 2022
4:00 p.m.
Registered Bidders Only

LOCATION:

Pioneer Bank
Mankato, MN



Property Key Features

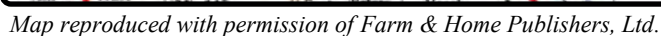
- Raymond Cain Trust
- Substantial System Tiling Present on Both Parcels
- High-Quality Soils with CPI Ratings of 93.10 and 92.10

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

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

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

Traverse and Oshawa W. Townships, Nicollet County, MN



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Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

Aerial Map

151.44 Acres. m/l — In 2 Parcels, Nicollet County, MN



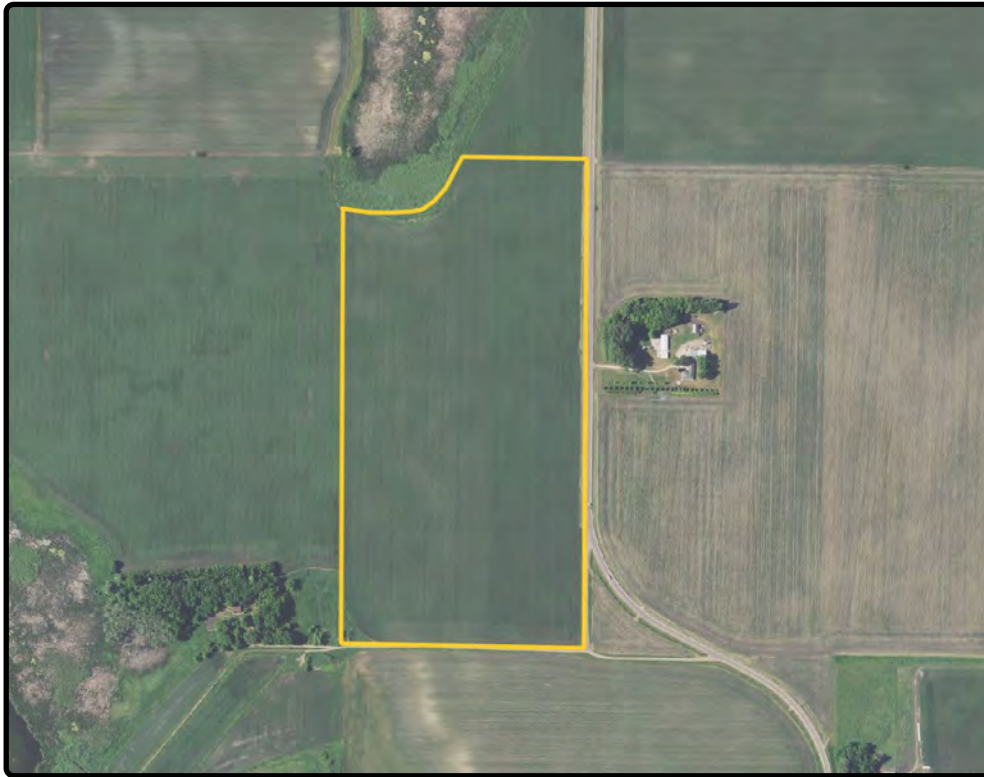
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Aerial Photo

Parcel 1 - 75.93 Acres, m/l



Parcel 1

FSA/Eff. Crop Acres: 72.04
Corn Base Acres: 41.60*
Bean Base Acres: 30.28*
Soil Productivity: 93.10 CPI

**Acres are estimated.*

Parcel 1 Property Information 75.93 Acres, m/l

Location

From St. Peter: go west on Old Fort Rd./ County Rd. 5 for 7 miles, then south on County Rd. 13 for 1 mile. Farm is on the west side of the road.

Legal Description

Government Lot 6 and SW¼ SW¼ Section 17, Township 110 North, Range 27 West of the 5th P.M., Nicollet County, MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Proposed Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$4,036.00*
Surveyed Acres: 75.93
Taxable Acres: 77.00*
Tax per Net Taxable Acre: \$52.42*
Parcel ID #: 12.017.0510 = \$2,112.00*
Parcel ID #: 12.017.0500 = \$1,924.00*
**Taxes listed are proposed and estimated for 2022 as parcels are transitioning from Homestead to Ag Non-Homestead in 2022, and there has been a recent survey of property. Nicollet County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 973, Part of Tract 10887
FSA/Eff. Crop Acres: 72.04
Corn Base Acres: 41.60*
Corn PLC Yield: 167 Bu.

Bean Base Acres: 30.28*

Bean PLC Yield: 51 Bu.

**Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
Wetland determination not completed.

Soil Types/Productivity

Main soil types are Webster, Canisteo-Glencoe and Nicollet. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.10. See soil map for details.

Mineral Rights

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

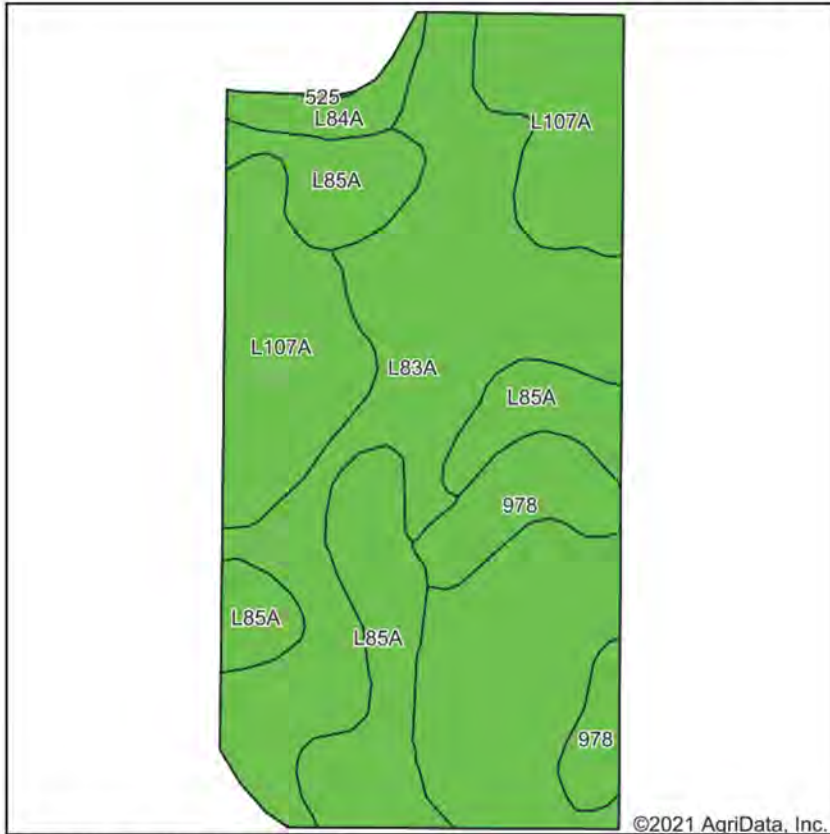
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Soil Map

Parcel 1 - 72.04 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Nicollet**
Location: **17-110N-27W**
Township: **Traverse**
Acres: **72.04**
Date: **12/30/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	33.97	47.2%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	15.32	21.3%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.14	21.0%		Iw	99
978	Cordova-Rolfe complex, 0 to 2 percent slopes	5.55	7.7%		IIw	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.06	2.9%		IIIw	86
Weighted Average					1.82	93.1

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Outlet: Pump station. Tile: system and random tile. See tile map.

Water & Well Information

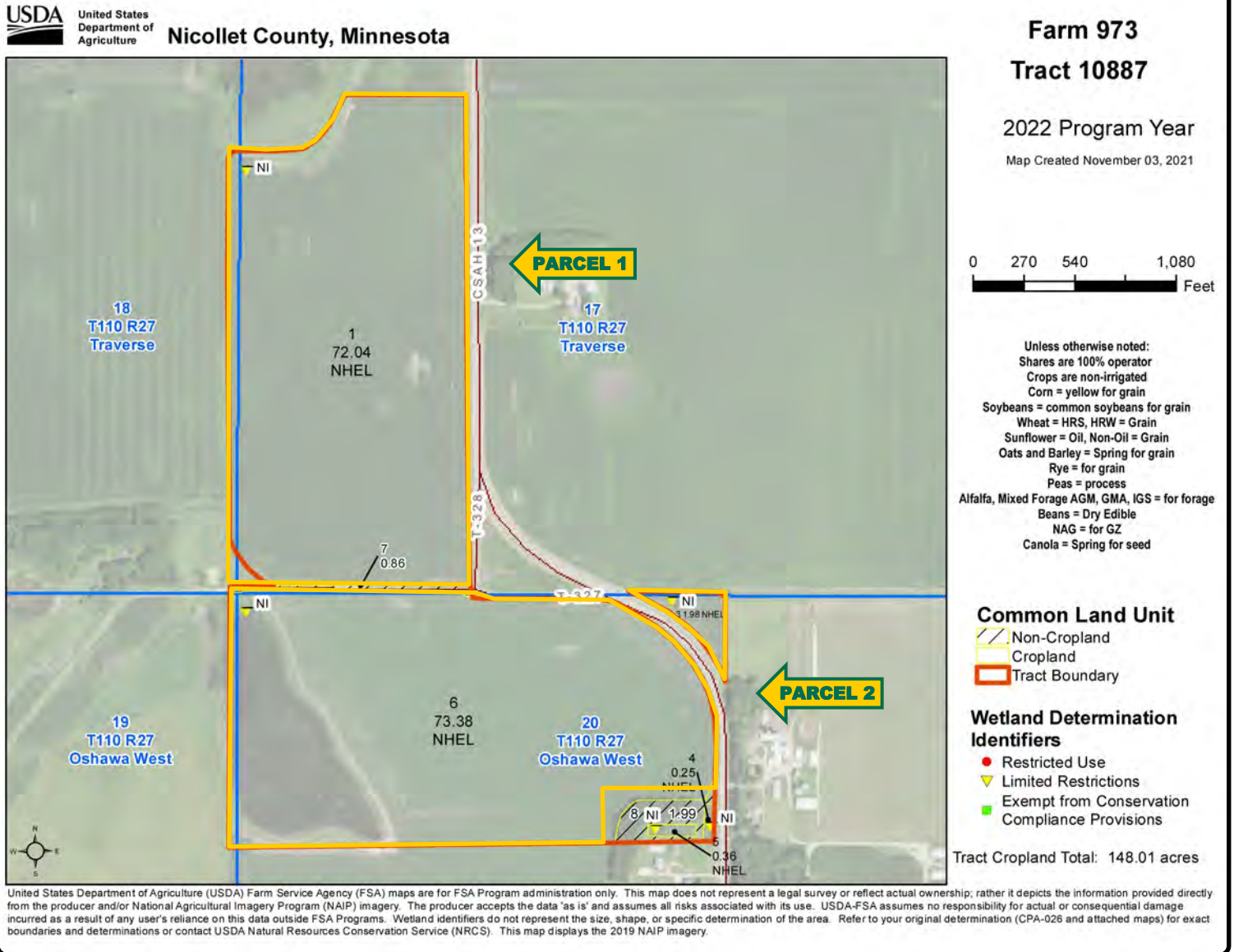
No known wells.

Charles Wingert, ALC
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Parcel 1 - 72.04 FSA/Eff. Crop Acres
Parcel 2 - 74.00 Est. FSA/Eff. Crop Acres



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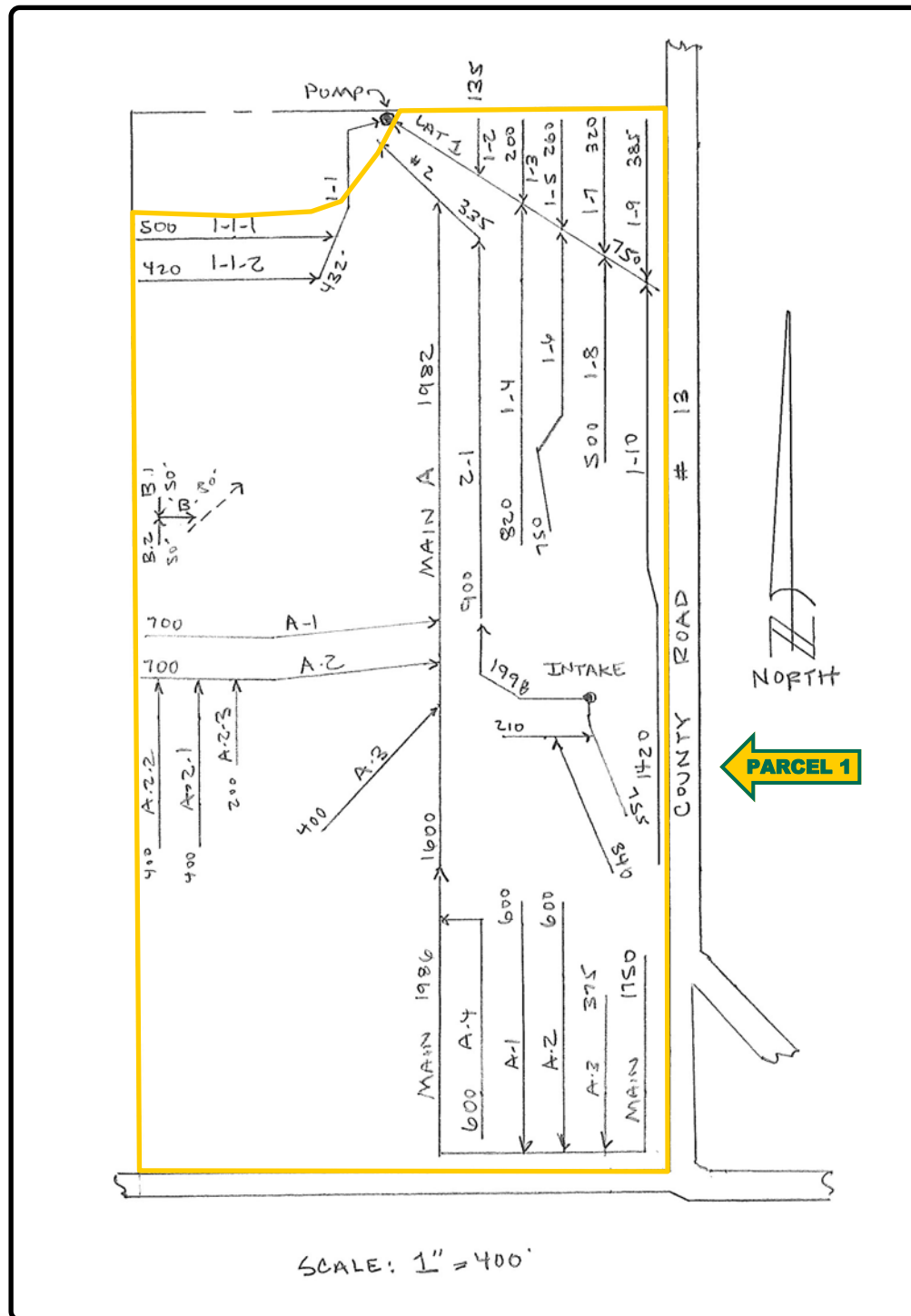
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Tile Map

Parcel 1



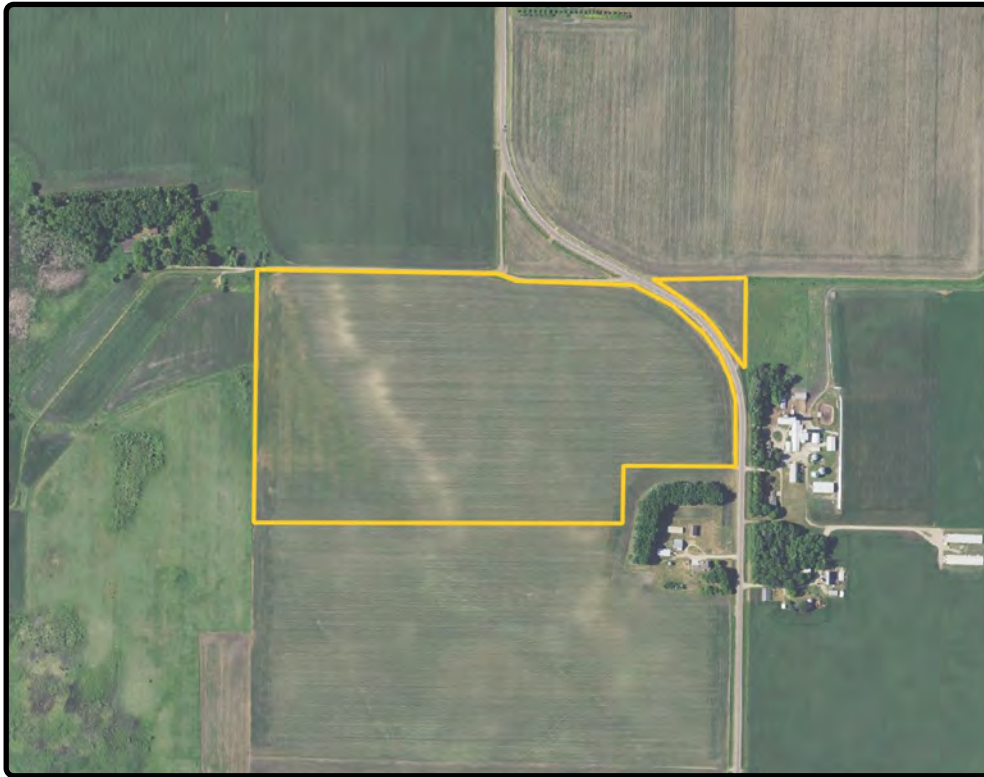
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Aerial Photo

Parcel 2 - 75.51 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres: 74.00*
Corn Base Acres: 42.73*
Bean Base Acres: 31.11*
Soil Productivity: 92.10 CPI

**Acres are estimated.*

Parcel 2 Property Information 75.51 Acres, m/l

Location

From St. Peter: go west on Old Fort Rd./ County Rd. 5 for 7 miles, then south on County Rd. 13 for 1.3 miles. Farm is on the east and west sides of the road.

Legal Description

N½ NW¼ excluding building site, Section 20, Township 110 North, Range 27 West of the 5th P.M., Nicollet County, MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Proposed Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$4,598.00*
Surveyed Acres: 75.51
Taxable Acres: 75.87*
Tax per Net Taxable Acre: \$60.60*
Parcel ID #: 10.120.0120 = \$2,286.00*
Parcel ID #: 10.120.0100 = \$2,312.00*
**Taxes listed are proposed and estimated for 2022 as parcels are transitioning from Homestead to Ag Non-Homestead in 2022, and there has been a recent survey of property. Nicollet County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 973, Part of Tract 10887
FSA/Eff. Crop Acres: 74.00*
Corn Base Acres: 42.73*
Corn PLC Yield: 167 Bu.

Bean Base Acres: 31.11*
Bean PLC Yield: 51 Bu.
**Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
Wetland determination not completed.

Soil Types/Productivity

Main soil types are Webster, Nicollet, and Muskego. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 92.10. See soil map for details.

Mineral Rights

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

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Soil Map

Parcel 2 - 74.00 Est. FSA/Eff. Crop Acres



State: **Minnesota**
County: **Nicollet**
Location: **20-110N-27W**
Township: **Oshawa**
Acres: **74**
Date: **12/30/2021**

Hertz
Farm Management, Inc.

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

Area Symbol: MN103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	29.38	39.7%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.78	26.7%		Iw	99
525	Muskego soils, 0 to 1 percent slopes	13.53	18.3%		IIIw	81
102B	Clarion loam, 2 to 6 percent slopes	5.46	7.4%		Ile	95
221	Canisteo clay loam, depressional, 0 to 1 percent slopes	4.51	6.1%		IIIw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.58	0.8%		IIw	91
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.57	0.8%		IIle	87
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.19	0.3%		IIIw	86
Weighted Average					1.99	92.1

Land Description

Level to gently rolling.

Drainage

Outlet: CD#13 and pump station. Tile: substantial system tiling. See tile map. Drainage agreement furnished upon request.

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 - Northwest Looking Southeast



Parcel 1 - Northeast Looking Southwest



Parcel 1 - Southwest Looking Northeast



Parcel 2 - Northwest Looking Southeast



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Feb. 8, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., Feb. 9, 2022**

Time: **4:00 p.m.**

Site: **Pioneer Bank**
1450 Adams Street
Mankato, MN 56001

Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, February 8,** 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

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Raymond J. Cain Trust

Agency

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

Auctioneer

Geoff Mead
License No. 07-20-11

Attorney

Steven Fink
Farrish Johnson 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 March 11, 2022, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. Buyer will pay taxes and receive all income for 2022.

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

151.44 Acres in 2 Parcels - Nicollet 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.

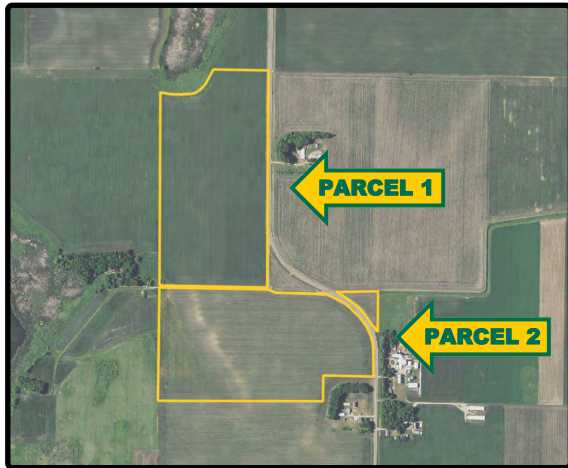
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Tuesday, February 8**, to attend auction.

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



Acres

Total Bid Amount (Nearest \$1,000.00)

Parcel 1 - 75.93 Ac., m/l

\$ _____

Parcel 2 - 75.51 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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