

Sealed Bid Auction

ACREAGE:

144.91 Acres, m/l
Blue Earth County, MN

DATE:

February 11, 2022
1:00 p.m.
Registered Bidders Only

LOCATION:

**Main Street Plaza
Community Center**
Pemberton, MN



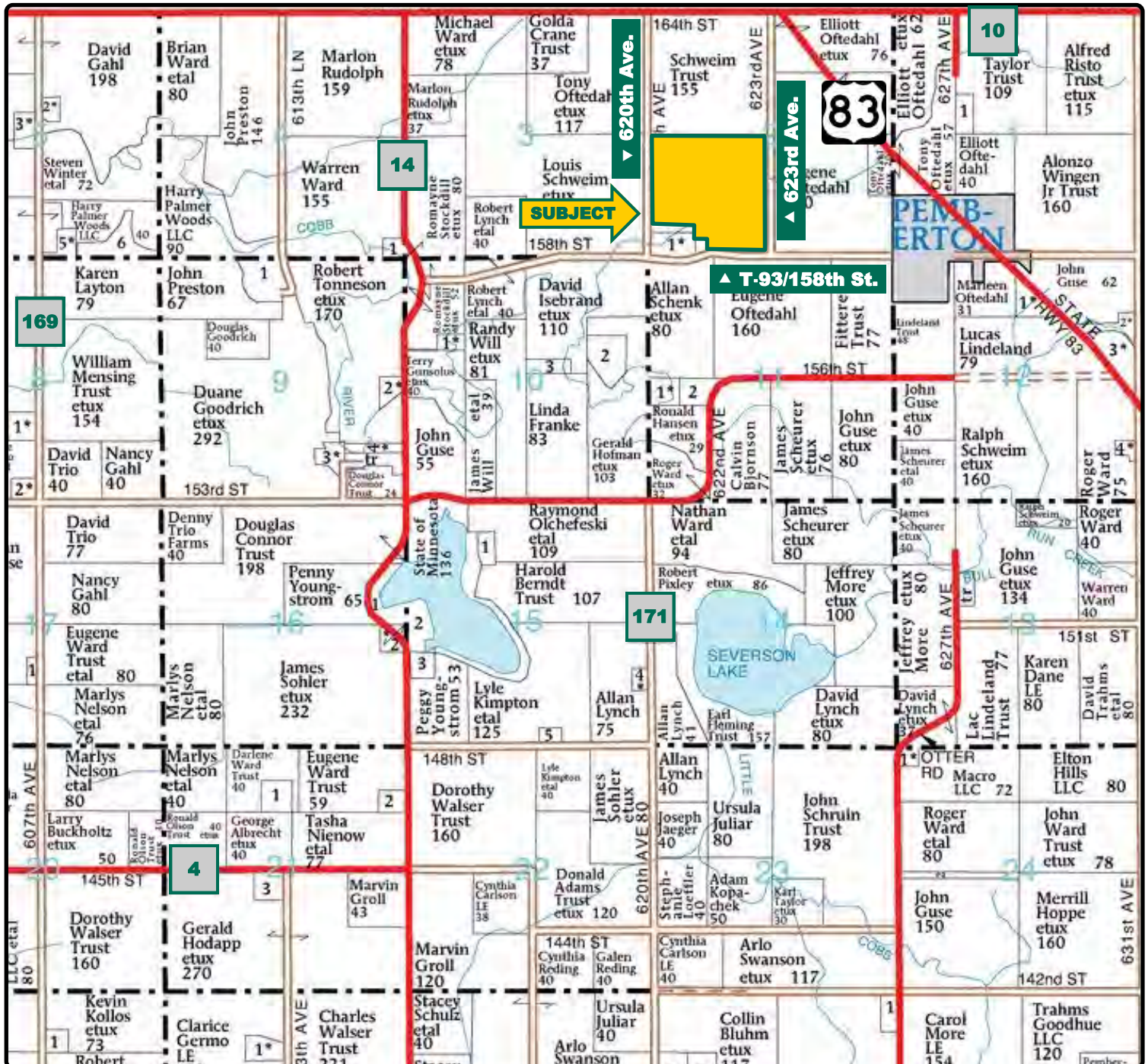
Property Key Features

- Betty Oftedahl Spangenberg Family Farm
- Quality Soils with 83.20 CPI on 136.16 Est. FSA/Eff. Crop Acres
- System Tiled December 2012 & January 2013; Private Open Ditch Outlet

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Aerial Photo

144.91 Acres, m/l



FSA/Eff. Crop Acres: 136.16*

Corn Base Acres: 68.00*

Bean Base Acres: 68.00*

Soil Productivity: 83.20 CPI

**Acres are estimated.*

Property Information

144.91 Acres, m/l

Location

From Pemberton: go west on T-93/158th St. for ½ mile. The farm is northwest of the T-93 and 623rd Ave. intersection.

Legal Description

SW¼ except 15.08 acre building site in the southwest corner, Section 2, Township 106 North, Range 25 West of the 5th P.M., Blue Earth County, MN.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes and Special Assessments Payable in 2021

Ag Non-Hmstd Taxes: \$5,992.00*

Gross Acres: 146.91

Net Taxable Acres: 144.91*

Tax per Net Taxable Acre: \$41.35*

Tax Parcel ID #: R46.20.02.300.006

**Taxes are estimated due to recent survey and tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 10995

Tracts 3604, 10116, & 14590

FSA/Eff. Crop Acres: 136.16*

Corn Base Acres: 68.00*

Corn PLC Yield: 161 Bu.

Bean Base Acres: 68.00*

Bean PLC Yield: 45 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.

Soil Types/Productivity

Main soil types are Minnetonka, Cordova, and Nicollet. Crop Productivity Index (CPI) on the est. FSA/Eff. Crop acres is 83.20. 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

Slight roll to middle of farm and open ditch.

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Soil Map

136.16 Est. FSA/Eff. Crop Acres



Drainage

Outlet: Private open ditch into Cobb River. Tile: System tiled, see tile map.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Survey

The property offered for sale is an estimated 144.91 acres, m/l. The excepted building site has been surveyed as 15.08 acres.

Comments

This highly productive Blue Earth County farm is system tiled; private ditch drains into the Cobb River.

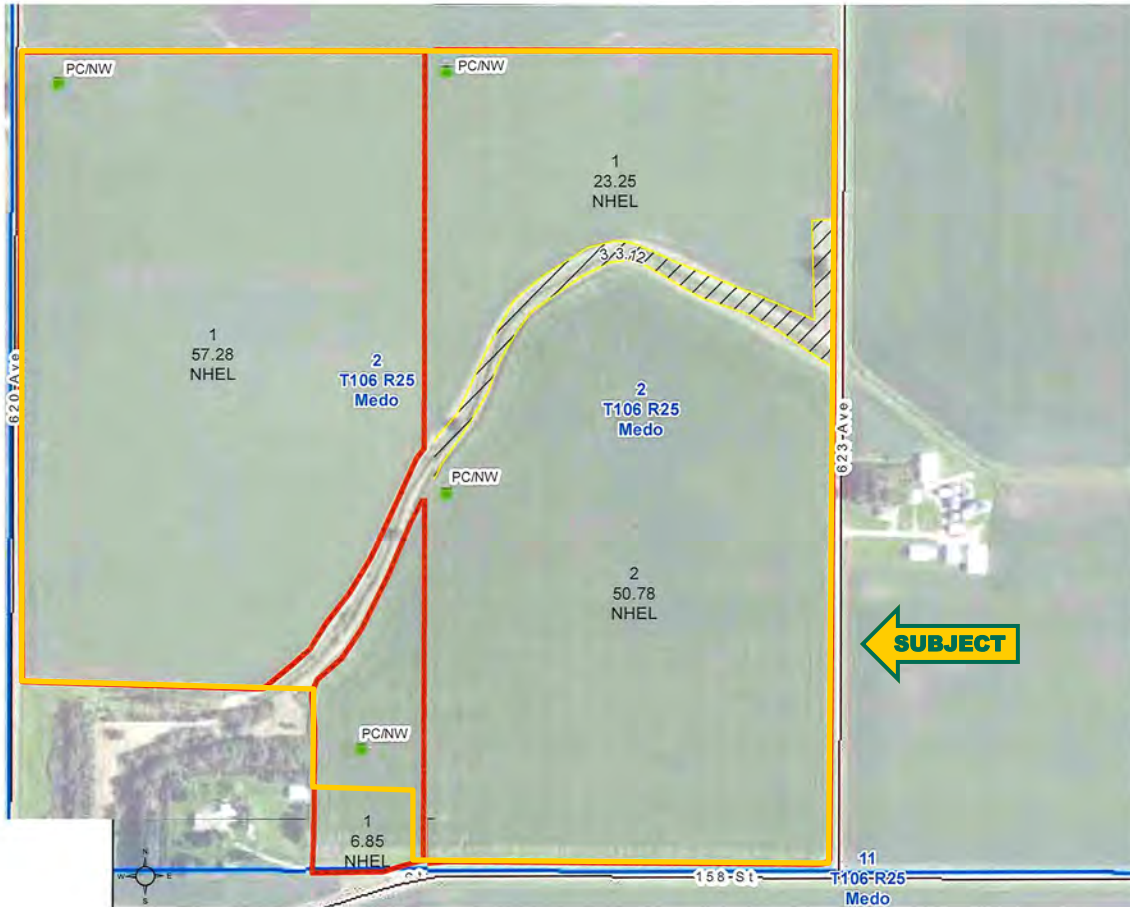
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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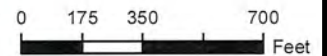
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USDA United States Department of Agriculture
Blue Earth County, Minnesota



Tract 10116
14590 3604
2021 Program Year
Map Created March 25, 2021



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit
Non-Cropland
Cropland
Tract Boundary

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

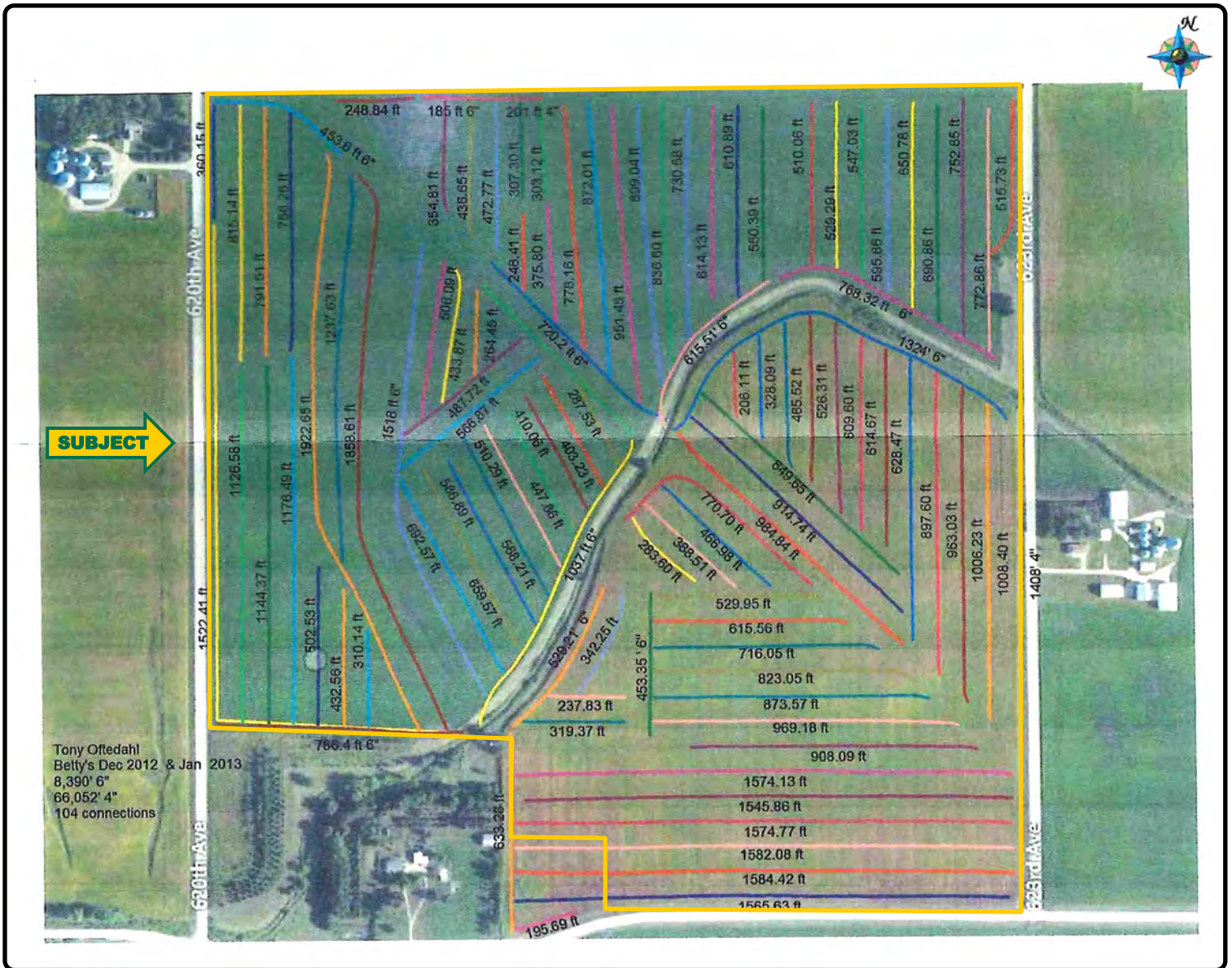
Tract Cropland Total: 74.03 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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Southwest Looking Northeast



Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



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Auction Information

Bid Deadline/Mailing Info:

Bid Deadline: **Thur., Feb 10, 2022
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Fri., Feb. 11, 2022**

Time: **1:00 p.m.**

Site: **Main Street Plaza
Community Center
141 4th Street
Pemberton, MN 56078**

Sealed Bid Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Thursday, February 10** 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Betty Oftedahl Spangenberg

Agency

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

Auctioneer

Charles Wingert, ALC

Attorney

Andrew Willeart
Gislason & Hunter LLP

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. 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

144.91 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.

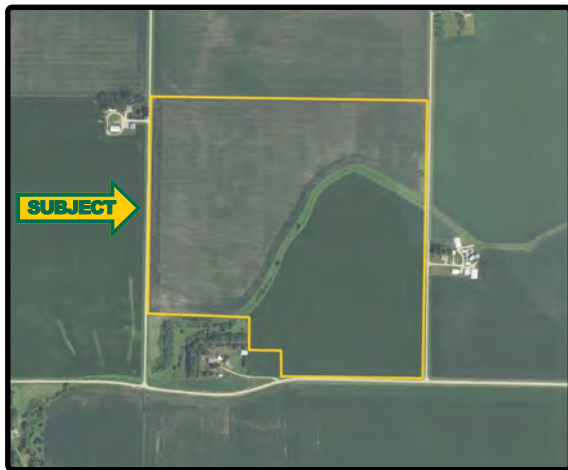
X _____
Signature

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 on Thursday, February 10** to attend auction.

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



Acres

Parcel 1 - 144.91 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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