

Land Auction

ACREAGE:

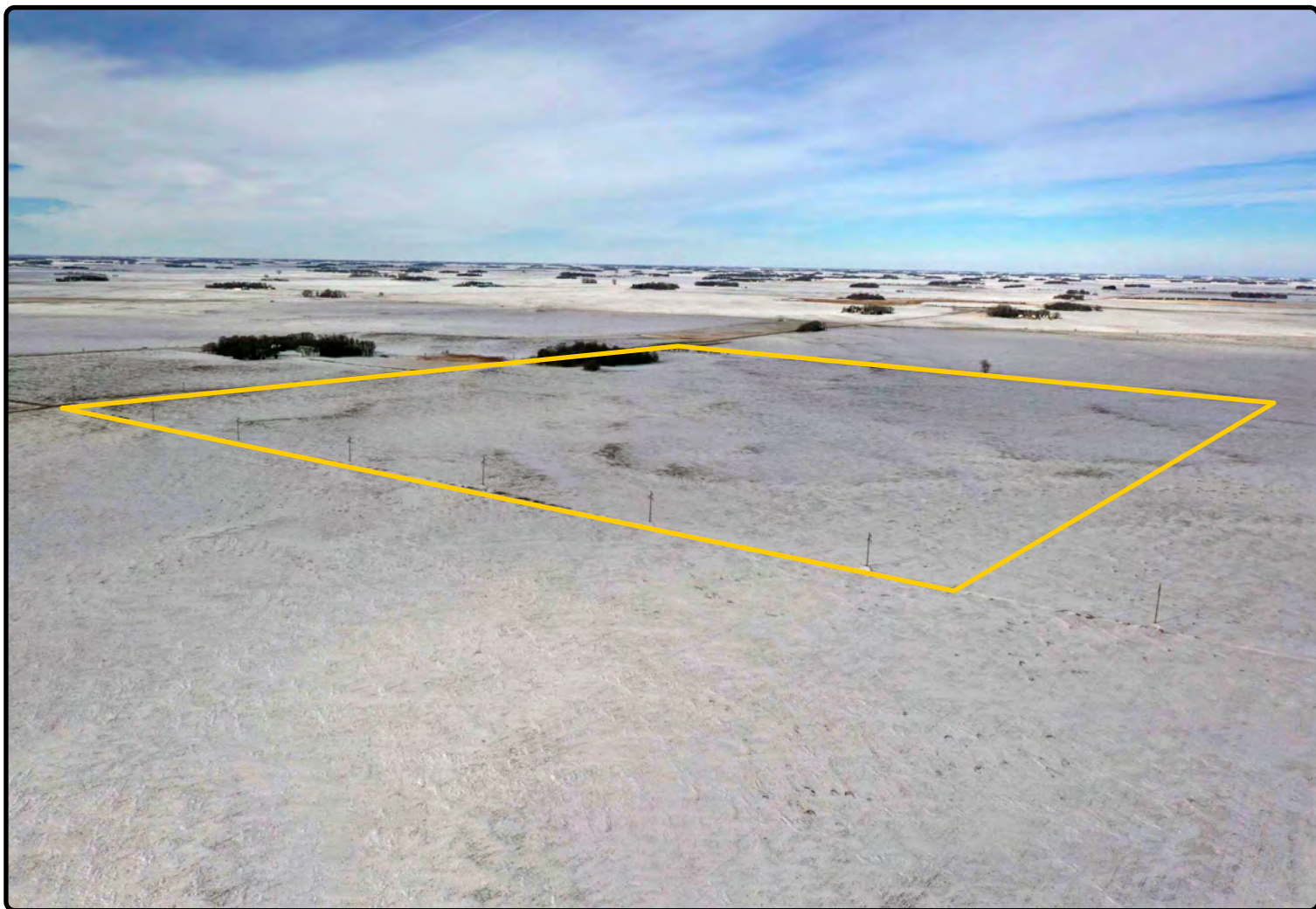
160.00 Acres, m/l
Redwood County, MN

DATE:

March 8, 2022
11:00 a.m.
Register to Attend

LOCATION:

Springfield Area
Community Center
Springfield, MN



Property Key Features

- Gregg M Bittner Farm
- Quality Redwood County Farm with a 92.00 CPI
- County Ditch and Mains for Expansion Tile

Darrell Hylen, ALC
Licensed Salesperson in MN
507-381-3843
DarrellH@Hertz.ag

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

Rick Hauge, ALC
Licensed Broker in MN
507-829-5227
RickH@Hertz.ag



FSA/Eff. Crop Acres:	158.51
Wheat Base Acres:	6.80
Corn Base Acres:	33.90
Bean Base Acres:	117.80
Soil Productivity:	92.00 CPI

Property Information

160.00 Acres, m/l

Location

From Lucan: go south on Co. Hwy 10 for 3 miles to 210th St., then 2 miles east to Frontier Ave., then ½ mile south. The property is on the east side of the road.

Legal Description

SW¼, Section 12, Township 110 North, Range 38 West of the 5th P.M., Redwood Co., MN.

Real Estate Tax

Taxes Payable in 2021
Ag Non-Hmstd Taxes: \$5,822.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$36.39
Tax Parcel ID #: 56-012-3020

Lease Status

Leased through the 2022 crop year. Open lease for the 2023 crop year.

FSA Data

Farm Number 6808, Tract 1427
FSA/Eff. Crop Acres: 158.51
Wheat Base Acres: 6.80
Wheat PLC Yield: 37 Bu.
Corn Base Acres: 33.90
Corn PLC Yield: 165 Bu.
Bean Base Acres: 117.80
Bean PLC Yield: 43 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo and Amiret-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.00. 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 flat with a slight roll.

Drainage

Some tile. See tile map.

Water & Well Information

None.

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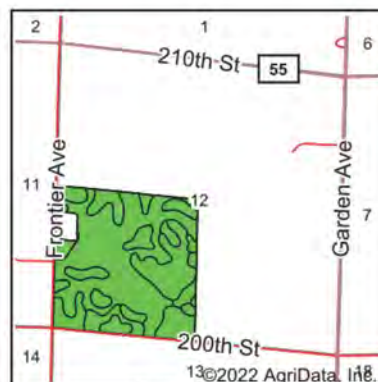
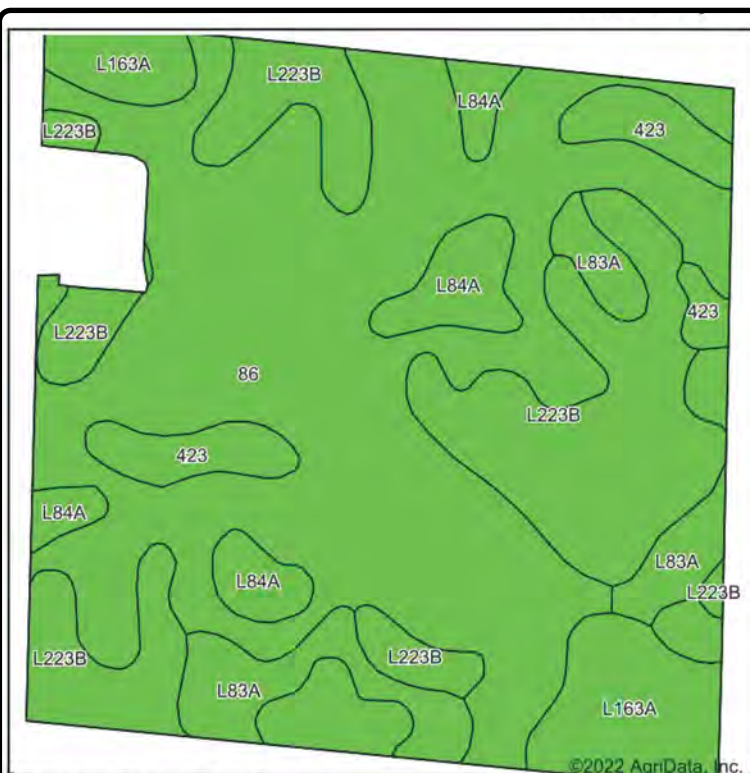
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State: **Minnesota**
County: **Redwood**
Location: **12-110N-38W**
Township: **Johnsonville**
Acres: **158.51**
Date: **2/1/2022**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteco clay loam, 0 to 2 percent slopes	80.31	50.7%		IIw	93
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	39.09	24.7%		Ile	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	11.81	7.5%		IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	11.68	7.4%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.25	5.2%		IIIw	86
423	Seaforth loam, 1 to 3 percent slopes	7.37	4.6%		IIIs	95
Weighted Average					2.13	92

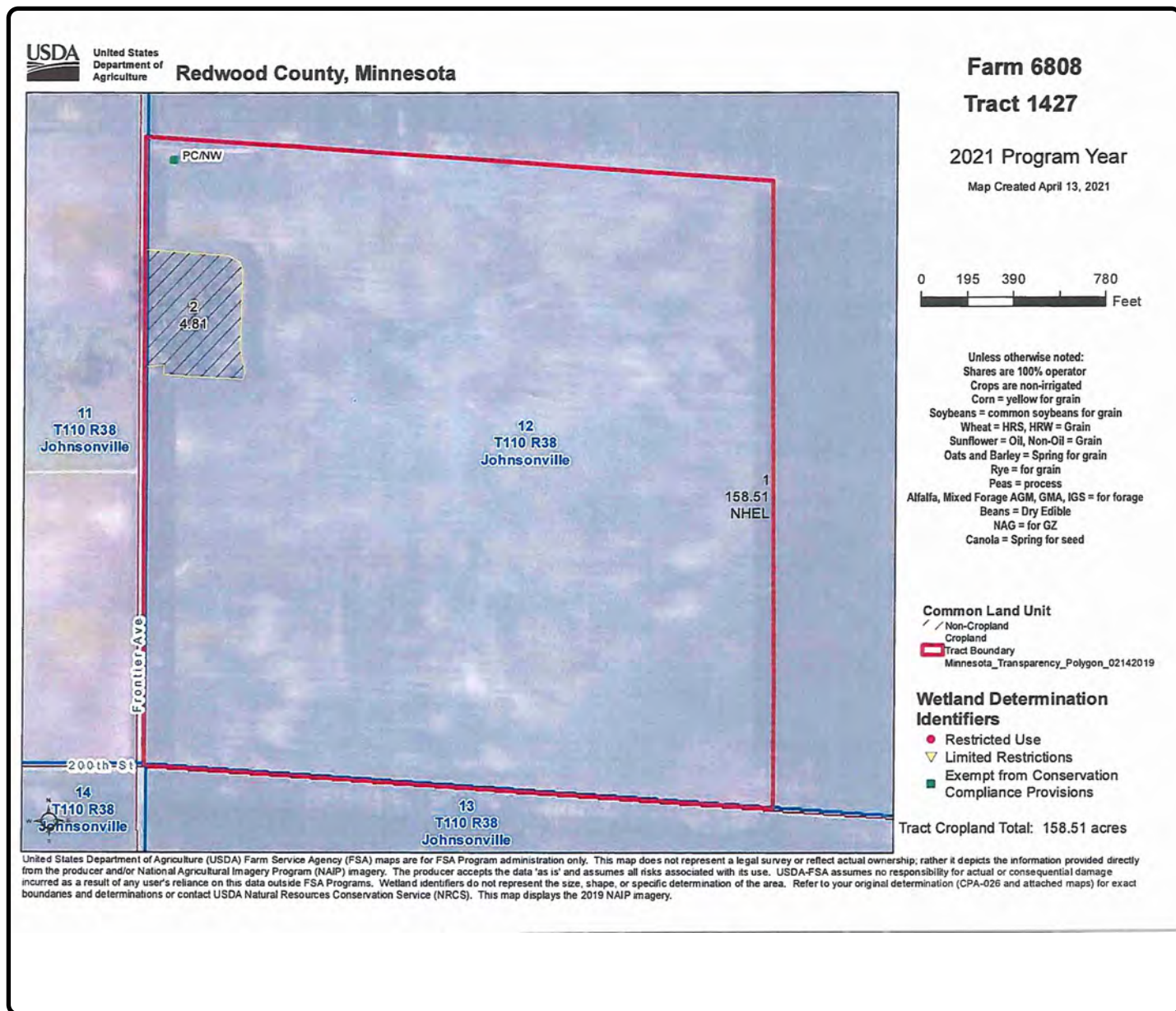
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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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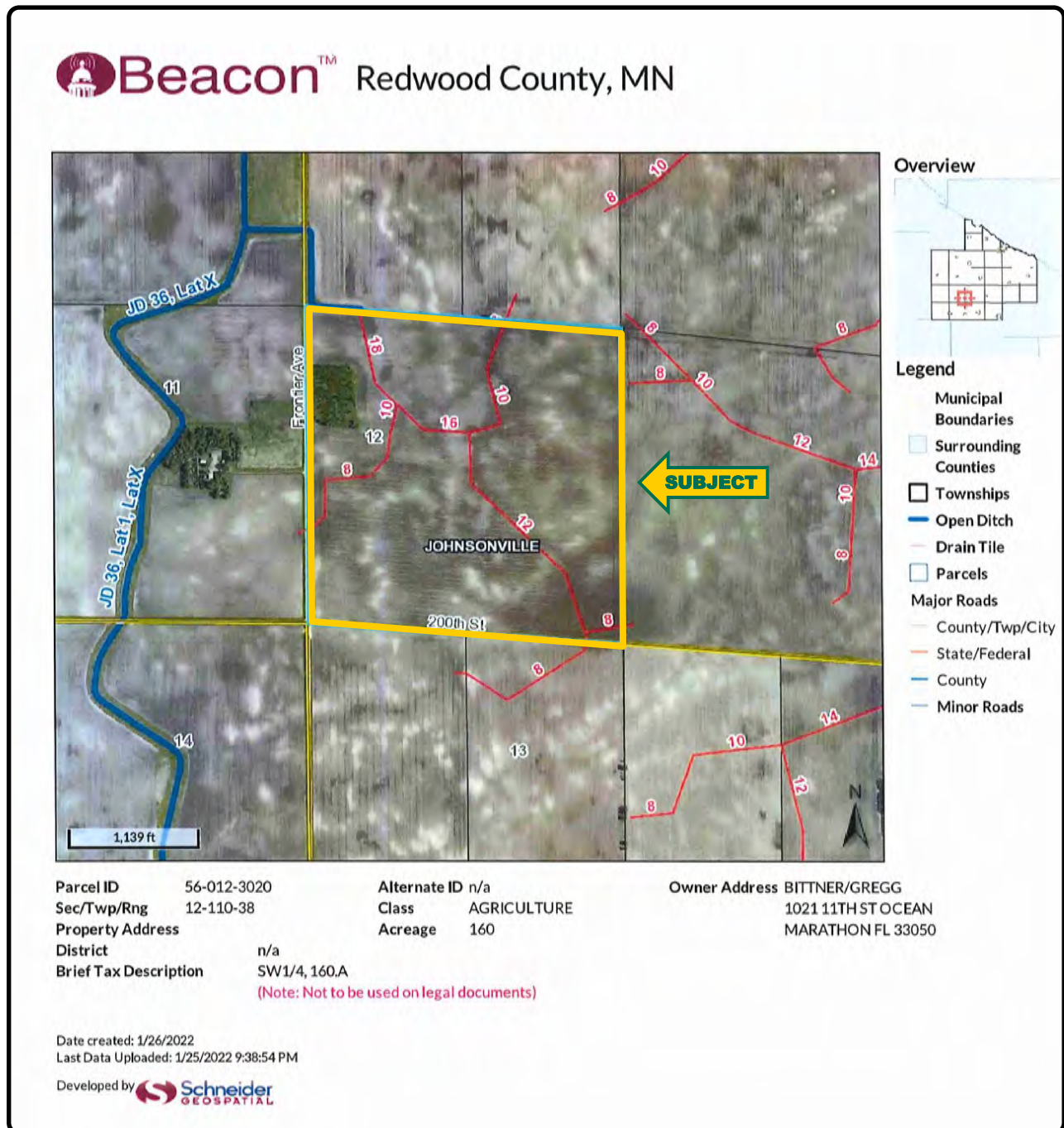
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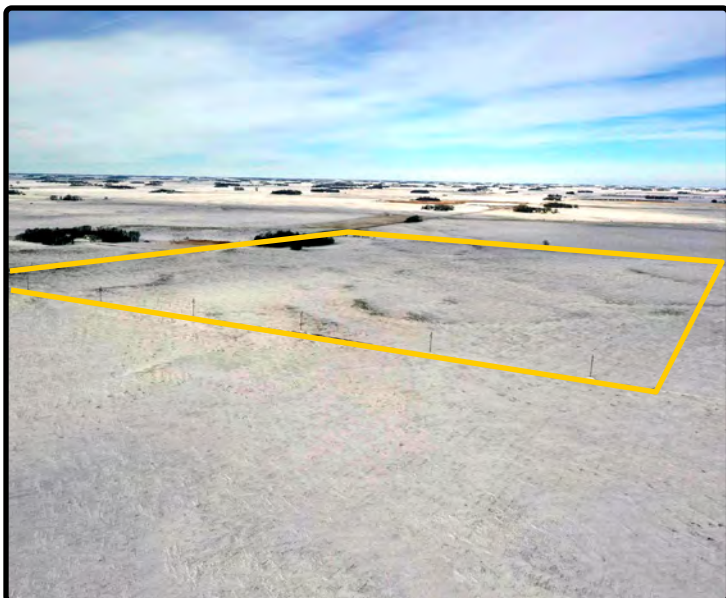


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Southeast Looking Northwest



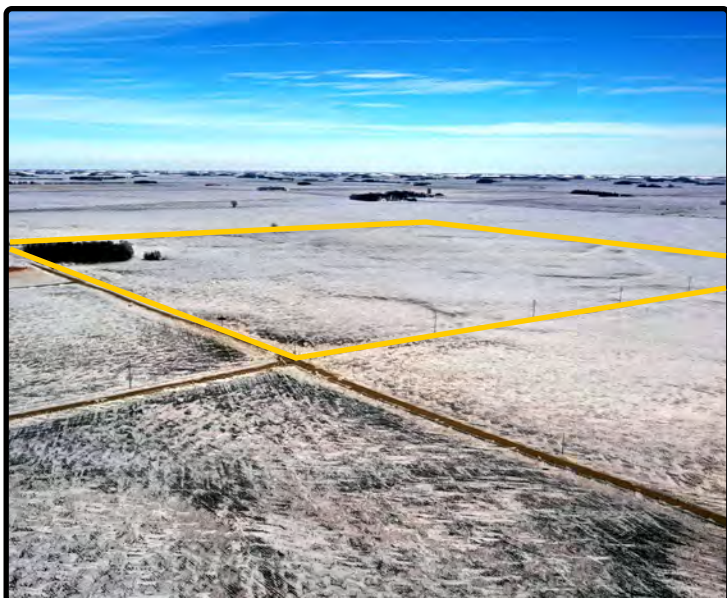
Northwest Looking Southeast



NW Corner; 4 Acres of Trees & Open Ditch



Southwest Looking Northeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Mon., Mar. 7, 2022**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Tues. Mar. 8, 2022**

Time: **11:00 a.m.**

Site: **Springfield Area**
Community Center
33 S. Cass Ave.
Springfield, MN 56087

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Monday, March 7, 2022** 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

Gregg M Bittner

Agency

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

Auctioneer

Darrell Hylen, License No. 07-22-01

Attorney

Jeff Whitmore
Passe & Whitmore, 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 April 8, 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. The Seller will pay the real estate taxes due and payable in 2021; Buyer will pay the 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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Bidder Registration Form

160.00 Acres in 1 Parcel - Redwood 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 Monday, March 7, 2022** to attend auction.

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



Acres

Parcel 1 - 160.00Ac., 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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