

Land Auction

ACREAGE:

265.28 Acres, m/l
In 2 parcels
Waseca County, MN

DATE:

August 17, 2023
10:00 a.m.
Register to Attend

LOCATION:

In-Person
Pemberton, MN

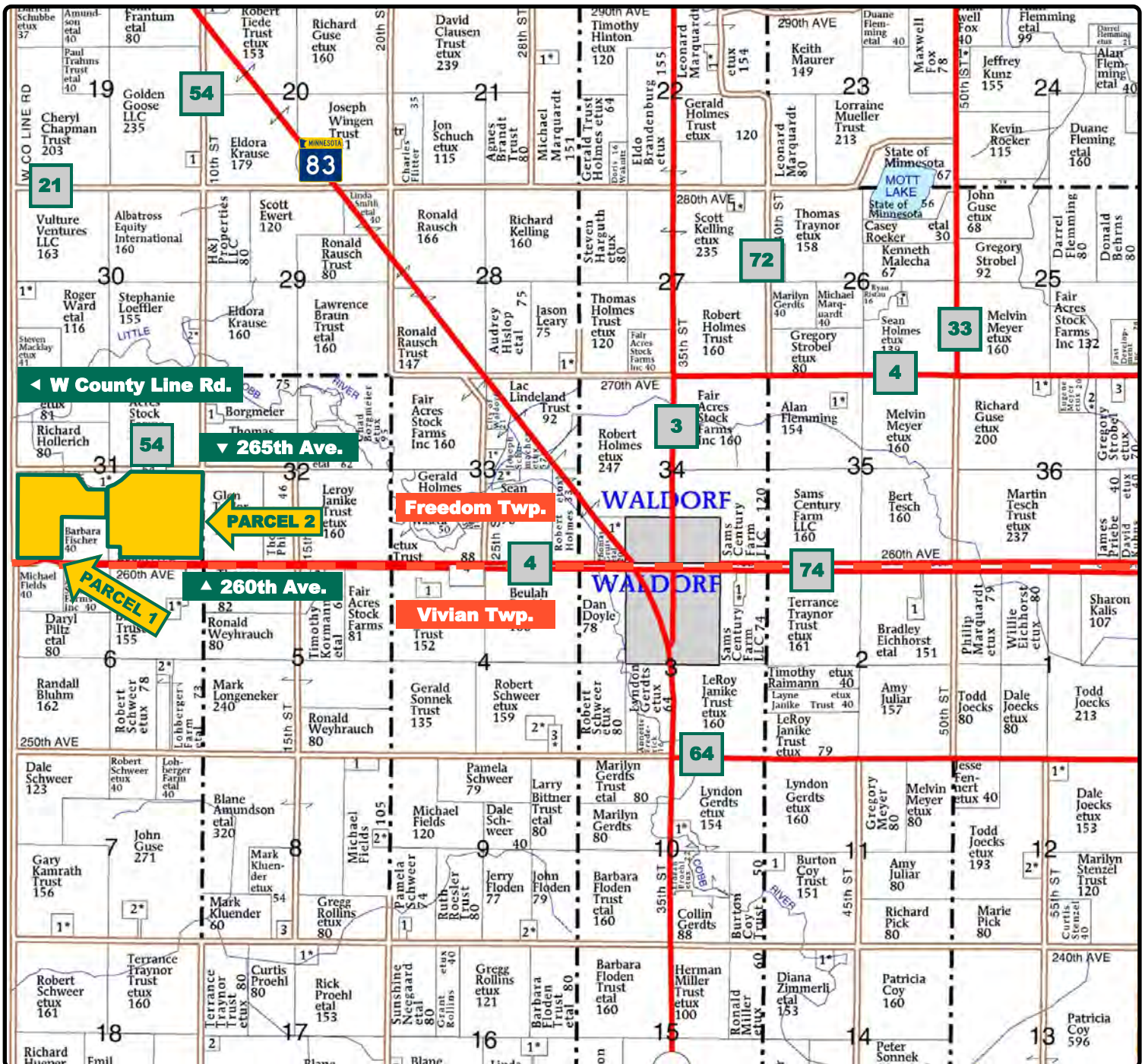


Property Key Features

- Farmland Offered in Two Parcels and in Combination
- Quality Farmland with an Overall Average of 88.85 CPI
- Private Drainage Flowing into the Little Cobb River

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Parcel 1

FSA/Eff. Crop Acres: 105.38
Corn Base Acres: 52.35*
Bean Base Acres: 52.31*
Soil Productivity: 89.10 CPI

**Acres are estimated.*

Parcel 1 Property Information 113.24 Acres, m/l

Location

From Waldorf: Go west on Co. Rd. 4 / 260th Ave. for 2¾ miles. The farm is located on the north side of the road.

Legal Description

That part of the SW¼, Section 31, Township 106 North, Range 24 West of the 5th P.M., Waseca Co., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$3,496.00*
Net Taxable Acres: 113.24*
Tax per Net Taxable Acre: \$30.87*
Tax Parcel ID #: 04.031.0410
**Taxes estimated pending tax parcel split.*

Waseca County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 339
Part of Tract 1866
FSA/Eff. Crop Acres: 105.38
Corn Base Acres: 52.35*
Corn PLC Yield: 190 Bu.
Bean Base Acres: 52.31*
Bean PLC Yield: 46 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Marna and Guckeen. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.10. 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

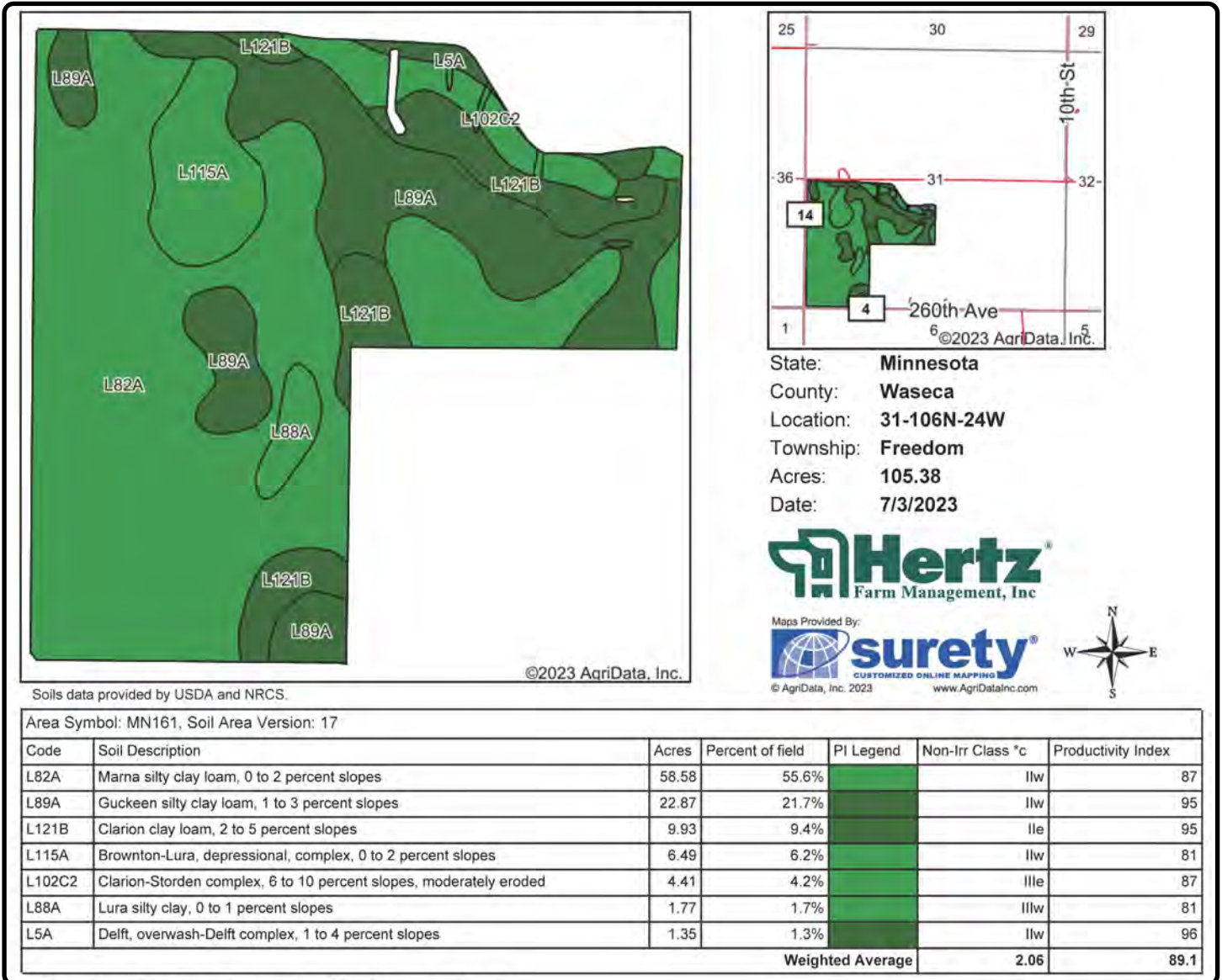
Level to slightly rolling.

Drainage

Some tile. See map. Contact agent for additional details. Drainage outlets flow into Little Cobb River.

Buildings/Improvements

None.



Water & Well Information

None.

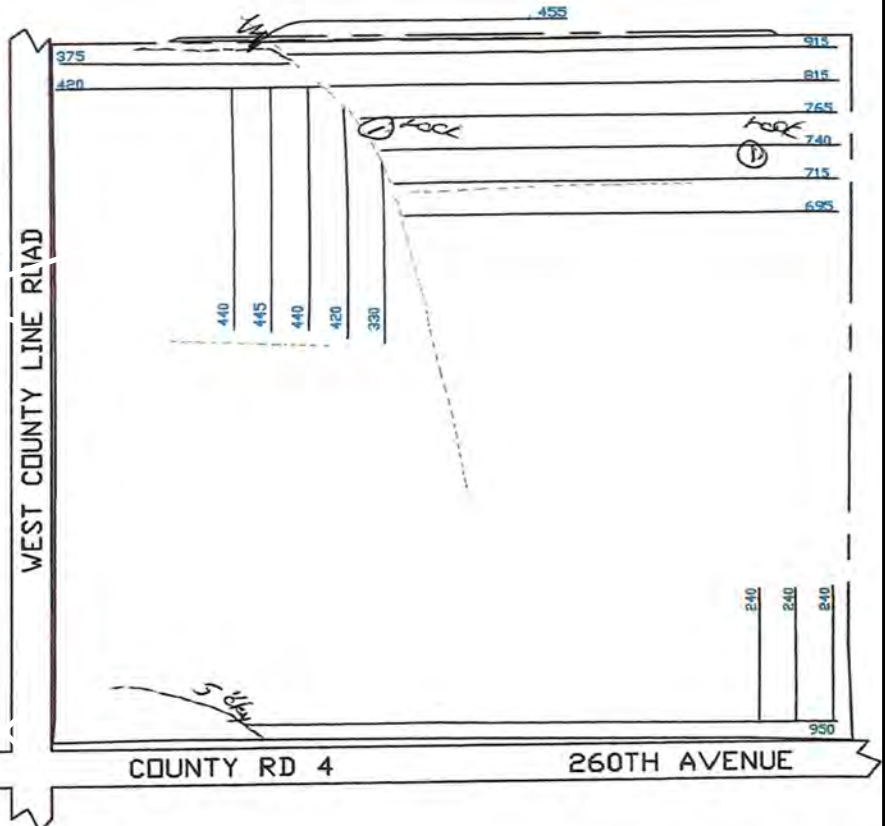
Comments

Quality Waseca County farm with a soil rating of 89.10 CPI.

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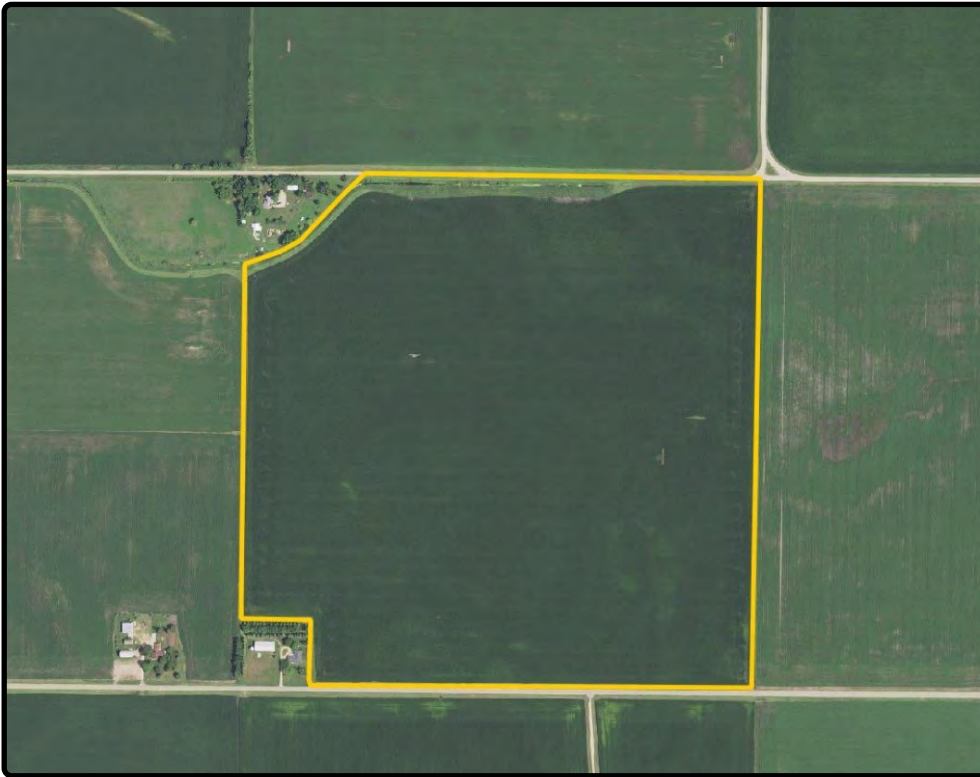
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OWNER: BEV LUDEMAN
RENTER: CALEB AMUNDSON
LOCATION: SW4 SW4
SECTION: 31
TOWNSHIP: FREEDOM
COUNTY: WASECA
CONTRACTOR: MORTENSEN DRAINAGE
SURVEYOR: AIR-ROW SURVEYING, LLC
TILE SPACINGS = 60'
FOOTAGE = 9,640'



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Parcel 2

FSA/Eff. Crop Acres: 147.20
Corn Base Acres: 73.12*
Bean Base Acres: 73.07*
Soil Productivity: 88.60 CPI

**Acres are estimated.*

Parcel 2 Property Information 152.04 Acres, m/l

Location

From Waldorf: Go west on Co. Rd. 4 / 260th Ave. for 2½ miles. The farm is located on the north side of the road.

Legal Description

That part of the SE¼, Section 31, Township 106 North, Range 24 West of the 5th P.M., Waseca Co., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$4,828.00*
Net Taxable Acres: 152.04*
Tax per Net Taxable Acre: \$31.75*
Tax Parcel ID #: 04.031.0410
**Taxes estimated pending tax parcel split.*

Waseca County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 339
Part of Tract 1866
FSA/Eff. Crop Acres: 147.20
Corn Base Acres: 73.12*
Corn PLC Yield: 190 Bu.
Bean Base Acres: 73.07*
Bean PLC Yield: 46 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil type is Marna. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.60. 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 rolling.

Drainage

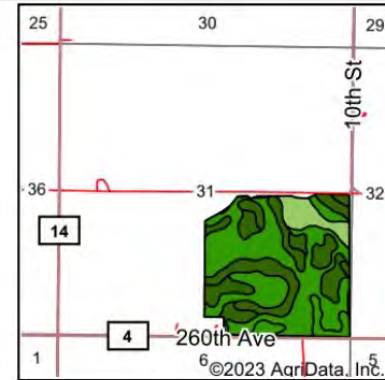
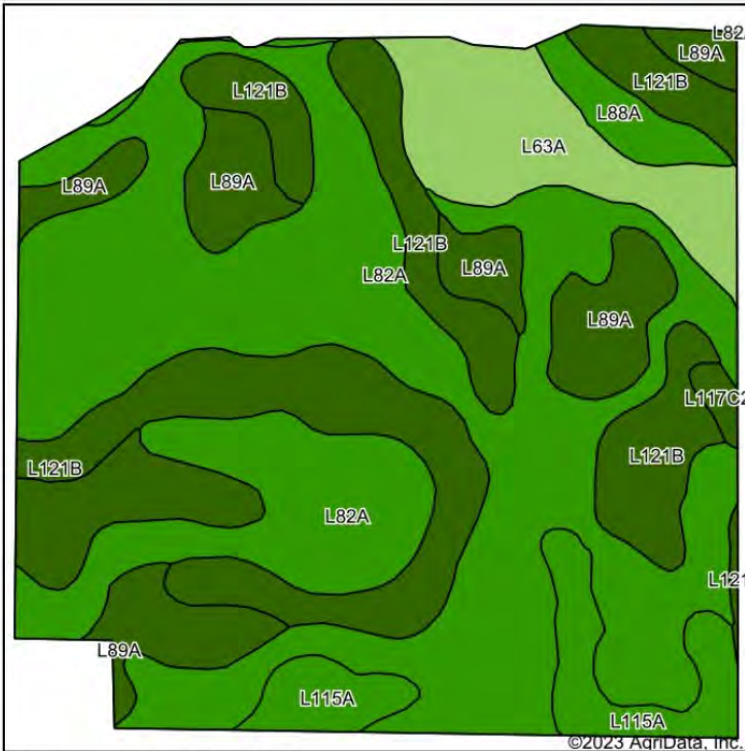
Some tile. See map. Contact agent for additional details. Drainage outlets flow into Little Cobb River.

Drainage Easement

There is a drainage easement for this parcel. Contact agent for details.

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State: **Minnesota**
County: **Waseca**
Location: **31-106N-24W**
Township: **Freedom**
Acres: **147.2**
Date: **7/3/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN161, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L82A	Marna silty clay loam, 0 to 2 percent slopes	71.63	48.7%		IIw	87
L121B	Clarion clay loam, 2 to 5 percent slopes	30.46	20.7%		IIe	95
L89A	Guckeen silty clay loam, 1 to 3 percent slopes	21.64	14.7%		IIw	95
L63A	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	11.51	7.8%		IIIw	77
L115A	Brownton-Lura, depressional, complex, 0 to 2 percent slopes	8.07	5.5%		IIw	81
L88A	Lura silty clay, 0 to 1 percent slopes	3.16	2.1%		IIIw	81
L117C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.73	0.5%		IIe	92
Weighted Average					2.10	88.6

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Quality Waseca County farm with a soil rating of 88.60 CPI.

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 - 105.38 FSA/Eff. Crop Acres

Parcel 2 - 147.20 FSA/Eff. Crop Acres

USDA United States Department of Agriculture
Waseca County, Minnesota

Farm 339

Tract 1866

2023 Program Year

Map Created January 10, 2023

0 310 620 1,240
Feet

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

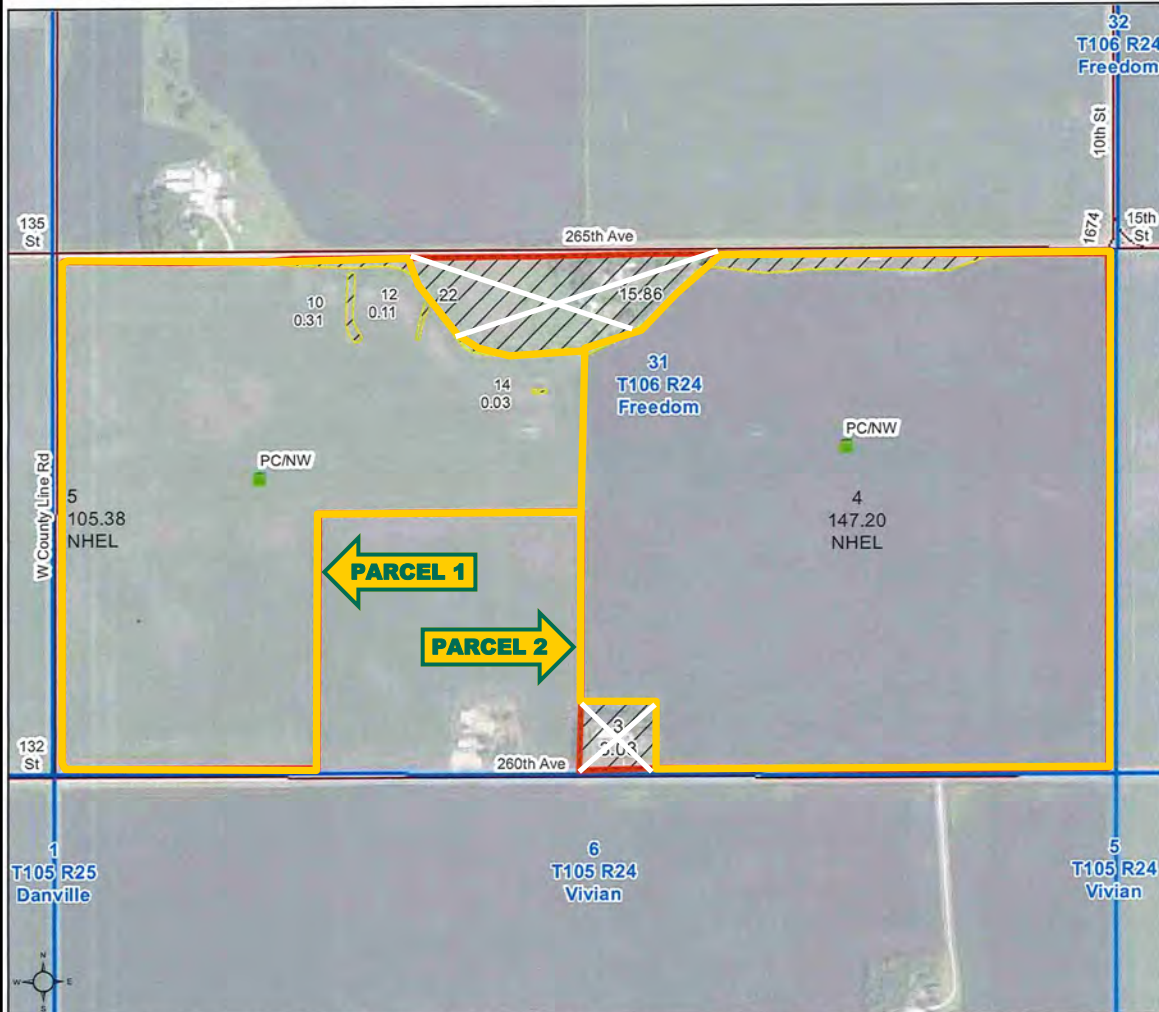
Common Land Unit

Non-Cropland
Cropland
Tract Boundary

Wetland Determination Identifiers

● Restricted
▼ Limited
■ Exempt from Conservation Compliance Provisions

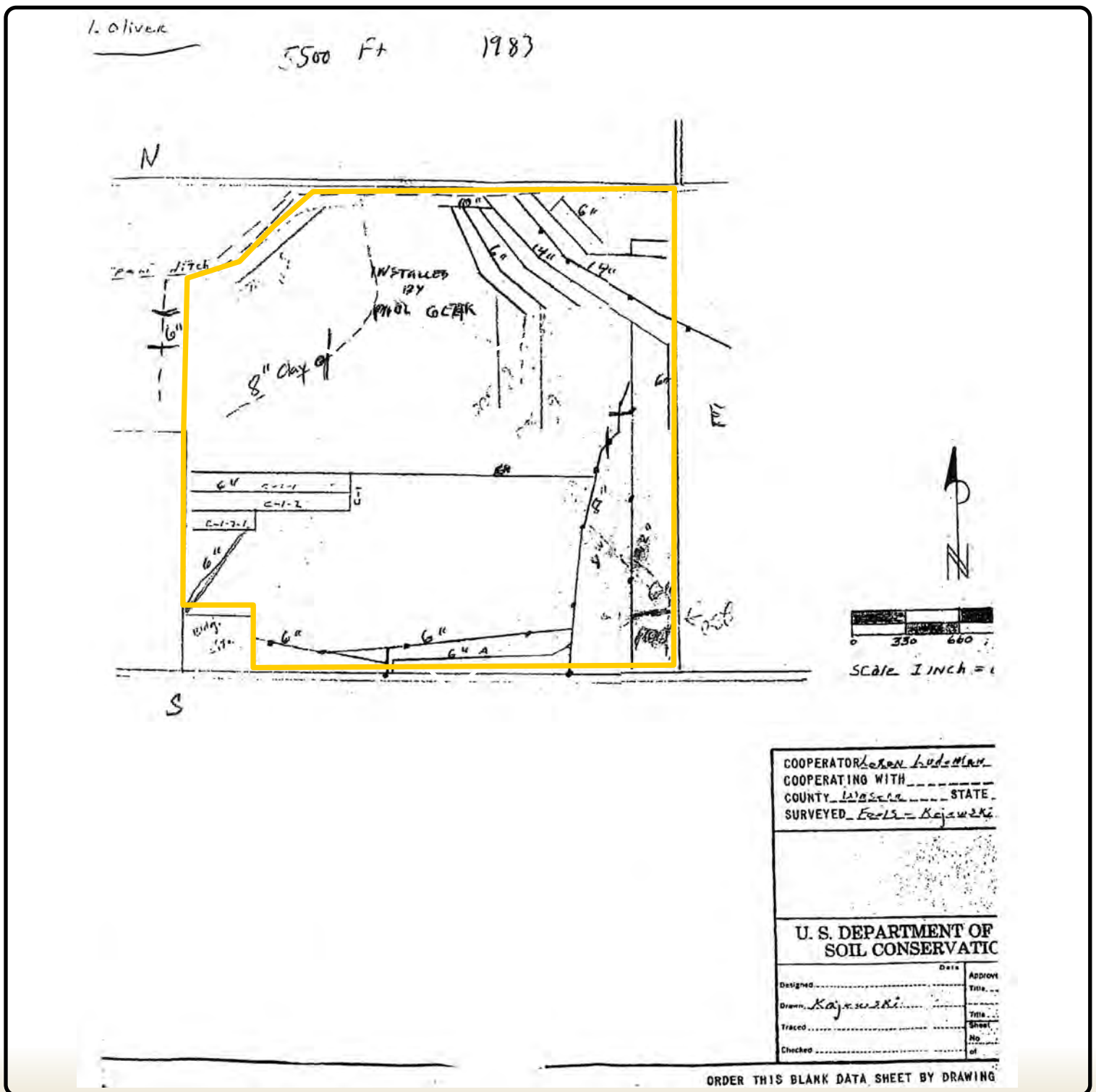
Tract Cropland Total: 252.58 acres



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Parcels 1 & 2– Northeast Looking Southwest



Parcel 1 - Southwest looking Northeast



Parcel 1 - Northeast looking Southwest



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Parcel 2 - Northwest looking Southeast



Parcel 2 - Southwest looking Northeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Wed., Aug. 16, 2023
12:00 Noon, CST**

Mail To:

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

Auction Location Date:

Date: **Thurs., Aug. 17, 2023**

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

Site: **Pemberton City Hall
141 4th Street
Pemberton, MN 56078**

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Wednesday, August 16, 2023** to the attend auction. If you are unable to get bid in on time, call our office for other arrangements.
- All persons submitting a written bid will be allowed to raise their bid after all bids have been opened on the day of auction.

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.

Sellers

Beverly A. Ludeman Irrevocable Trust –
Linda L. Kluender & Loren G. Ludeman
Irrevocable Trust - Larry G. Ludeman

Agency

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

Auctioneer

Darrell Hylen

Attorney

Kristin Gunsolus
Jones 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 September 27, 2023, 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, 2023. The Seller will pay real estate taxes due and payable in 2023; Buyer will pay real estate taxes due and payable in 2024 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.

Bidder Registration Form

265.28 Acres in 2 Parcels - Waseca County, MN

INSTRUCTIONS:

- Write in your Bid Amount based on Price per Deeded Acre, below, for each parcel you would like to bid on.
- Write in your name, address, phone number and e-mail address.

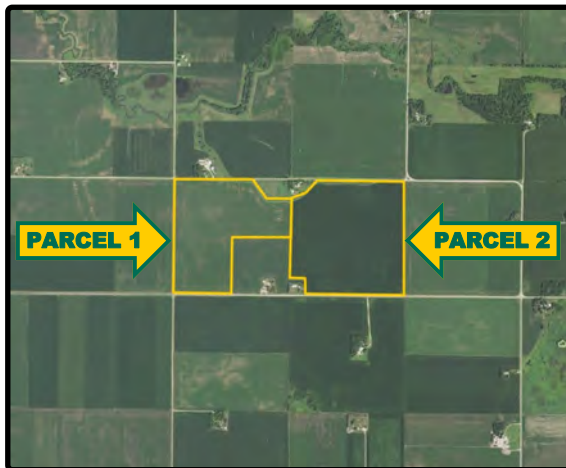
I, the bidder, acknowledge that I have read and agreed to the terms listed on the Sealed Bid Auction Information page of the Auction Brochure.

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 Wednesday, August 16, 2023** to attend auction.

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ATTN: Darrell Hylan
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001



Acres

Parcel 1 - 113.24 Ac., m/l

Parcel 2 - 152.04 Ac., m/l

Parcels 1 & 2 - 265.28 Ac., m/l

Combination

Total Bid Amount (Price per Deeded Acre)

\$ _____

\$ _____

\$ _____

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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