

Land Auction

ACREAGE:

80.00 Acres, m/l
Redwood County, MN

DATE:

November 15, 2023
1:00 p.m.
Register to Attend

LOCATION:

In-Person
Belview, MN



Property Key Features

- Excellent Soils with a CPI of 93.50
- Drainage Outlet to County Ditch #12
- Sugar Beets Have Not Been Grown on This Farm

Terry Dean, ALC

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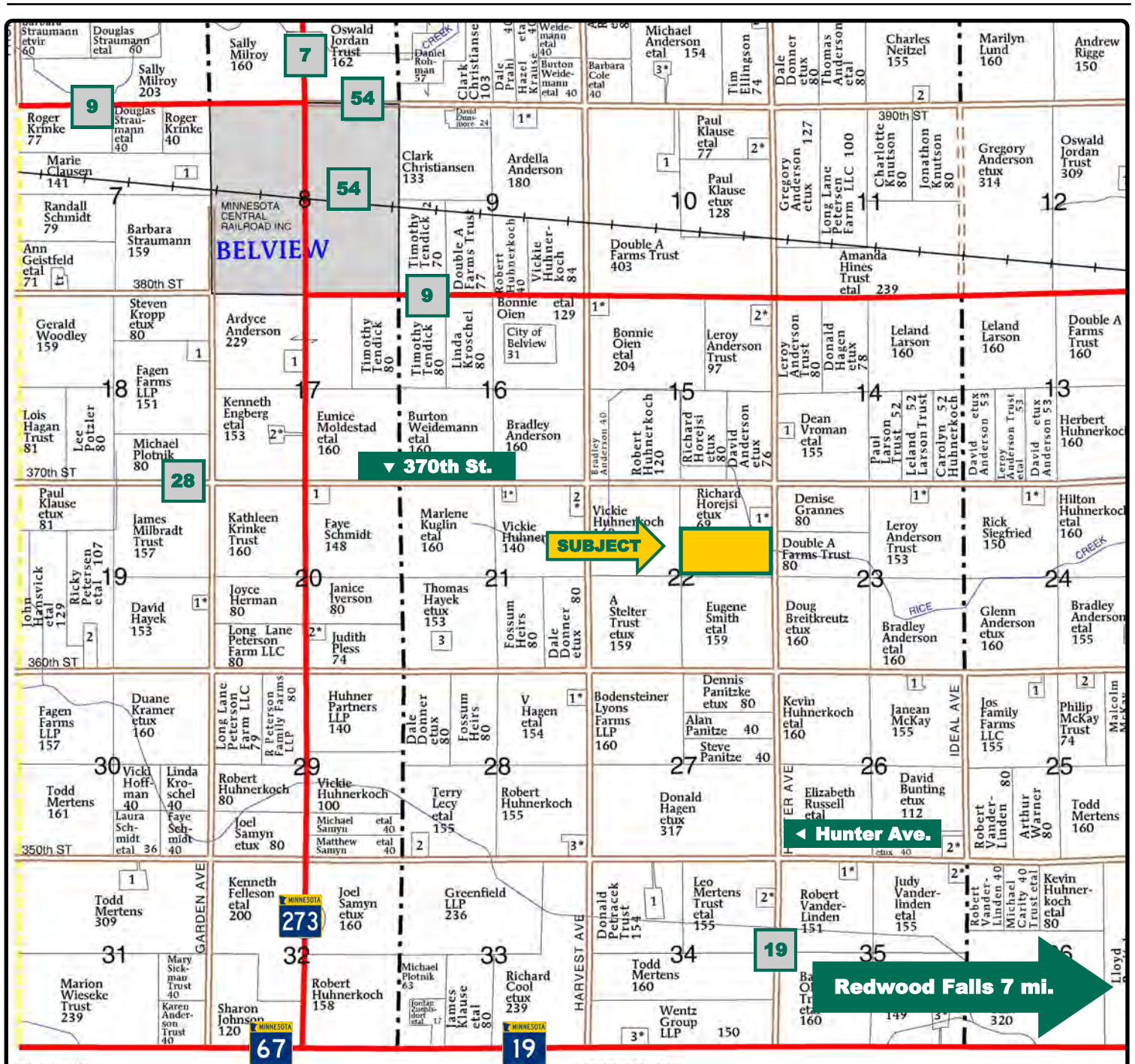
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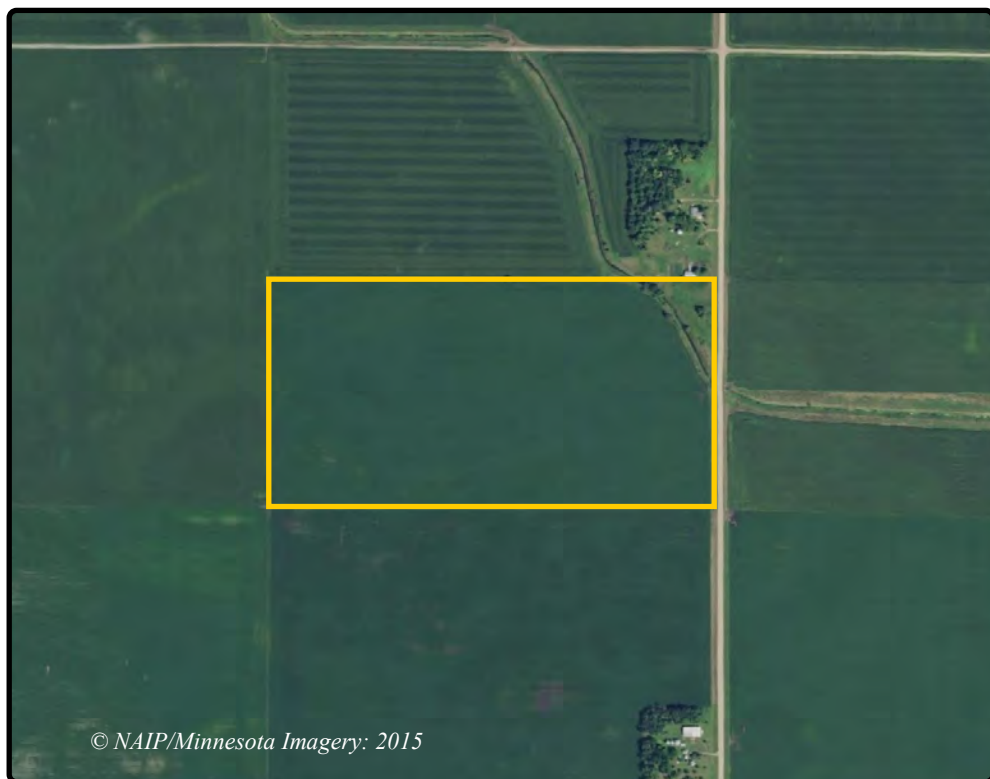


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FSA/Eff. Crop Acres:	76.51
Corn Base Acres:	38.32
Bean Base Acres:	36.94
Soil Productivity:	93.50 CPI

Property Information

80.00 Acres, m/l

Location

From Redwood Falls: go west on MN Hwy 19 for 7.9 miles, then north on Hunter Ave. for 2½ miles. Farm is on the west side of the road.

Legal Description

S½ of NE¼, Section 22, Township 113 North, Range 37 West of the 5th P.M., Redwood Co., MN.

Real Estate Tax

Taxes Payable in 2023
Ag Non-Hmstd Taxes: \$2,982.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$37.28
Tax Parcel ID #: 57-022-1040

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 1516, Tract 3896
FSA/Eff. Crop Acres: 76.51
Corn Base Acres: 38.32
Corn PLC Yield: 162 Bu.
Bean Base Acres: 36.94
Bean PLC Yield: 43 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil type is Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.50. 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 gently rolling.

Drainage

Some tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

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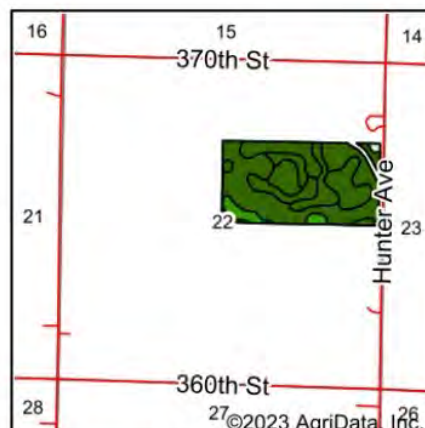
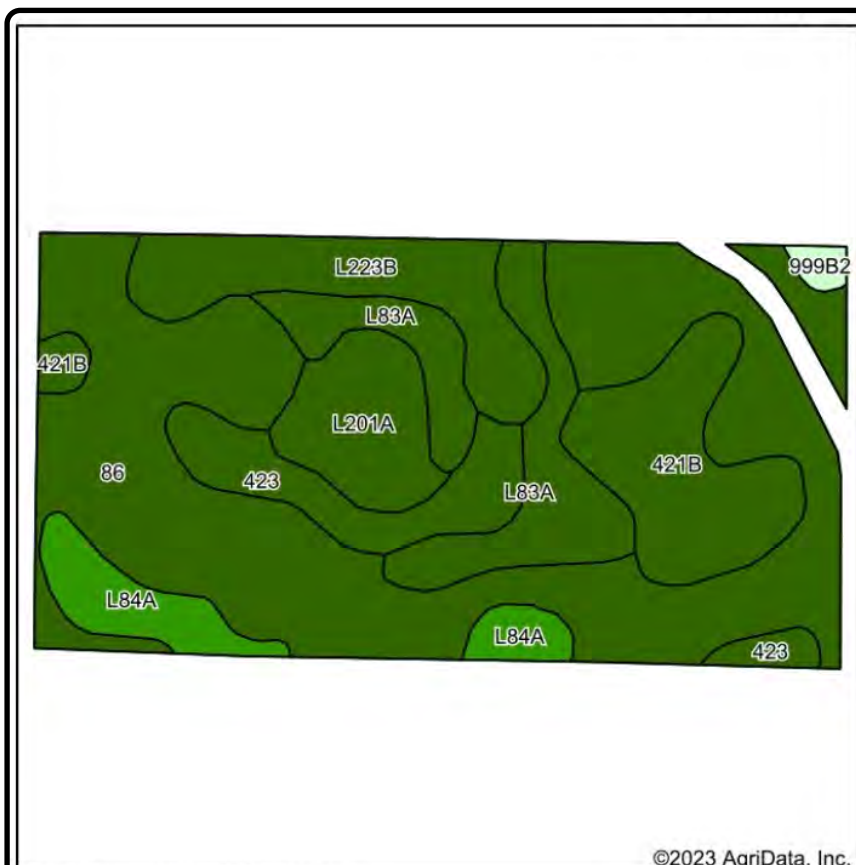
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State: **Minnesota**
County: **Redwood**
Location: **22-113N-37W**
Township: **Kintire**
Acres: **76.51**
Date: **9/15/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	36.31	47.5%		IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	8.78	11.5%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	8.57	11.2%		IIe	98
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	7.32	9.6%		IIe	92
423	Seaforth loam, 1 to 3 percent slopes	5.75	7.5%		IIIs	95
L201A	Normania loam, 1 to 3 percent slopes	4.99	6.5%		Ie	99
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.28	5.6%		IIIw	86
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	0.51	0.7%		IIe	69
Weighted Average					1.99	93.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

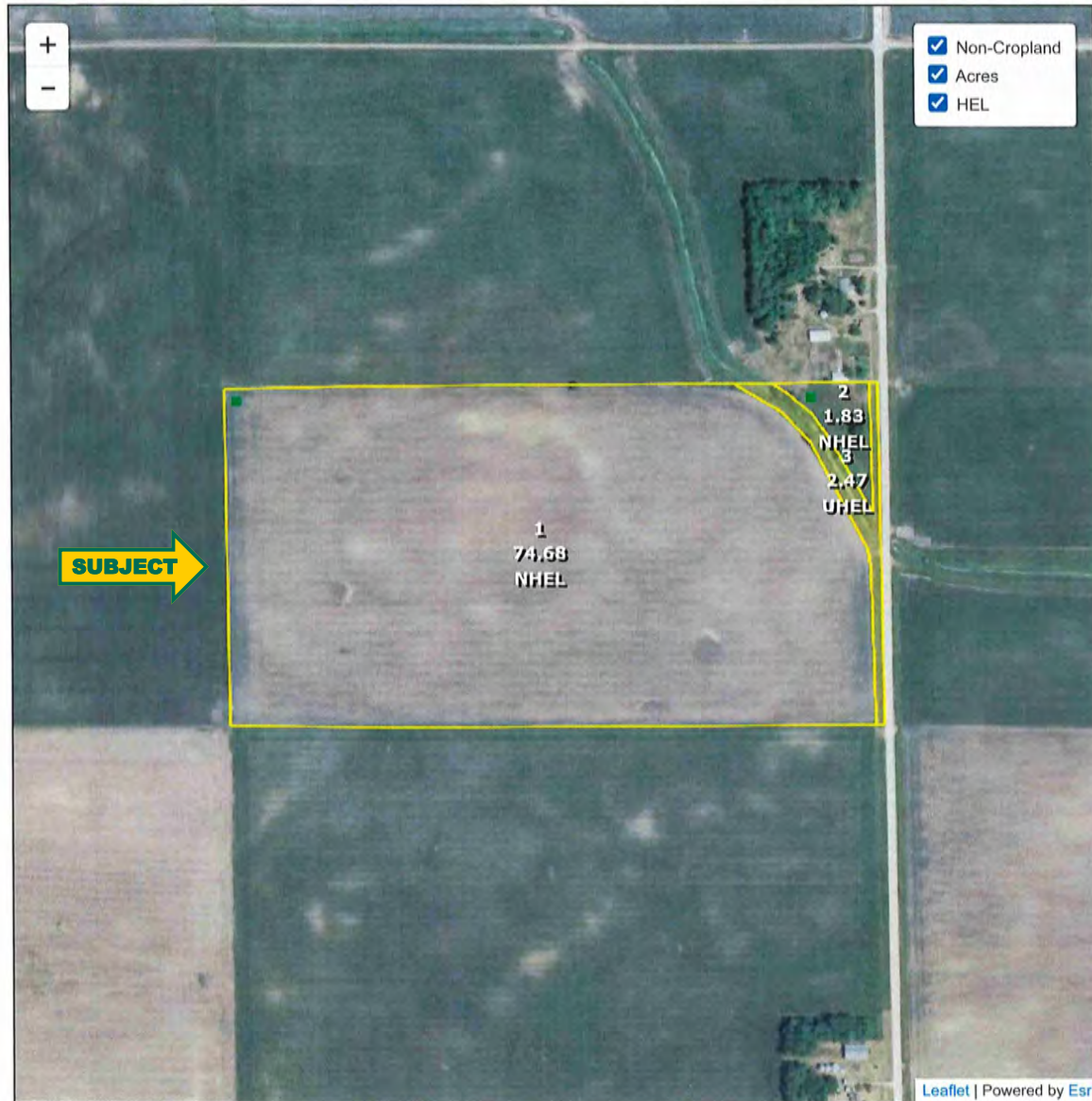
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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USDA Redwood County, Minnesota



Common Land Unit
 Cropland
 Non-cropland
 CRP

Farm 1516
Tract 3896

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

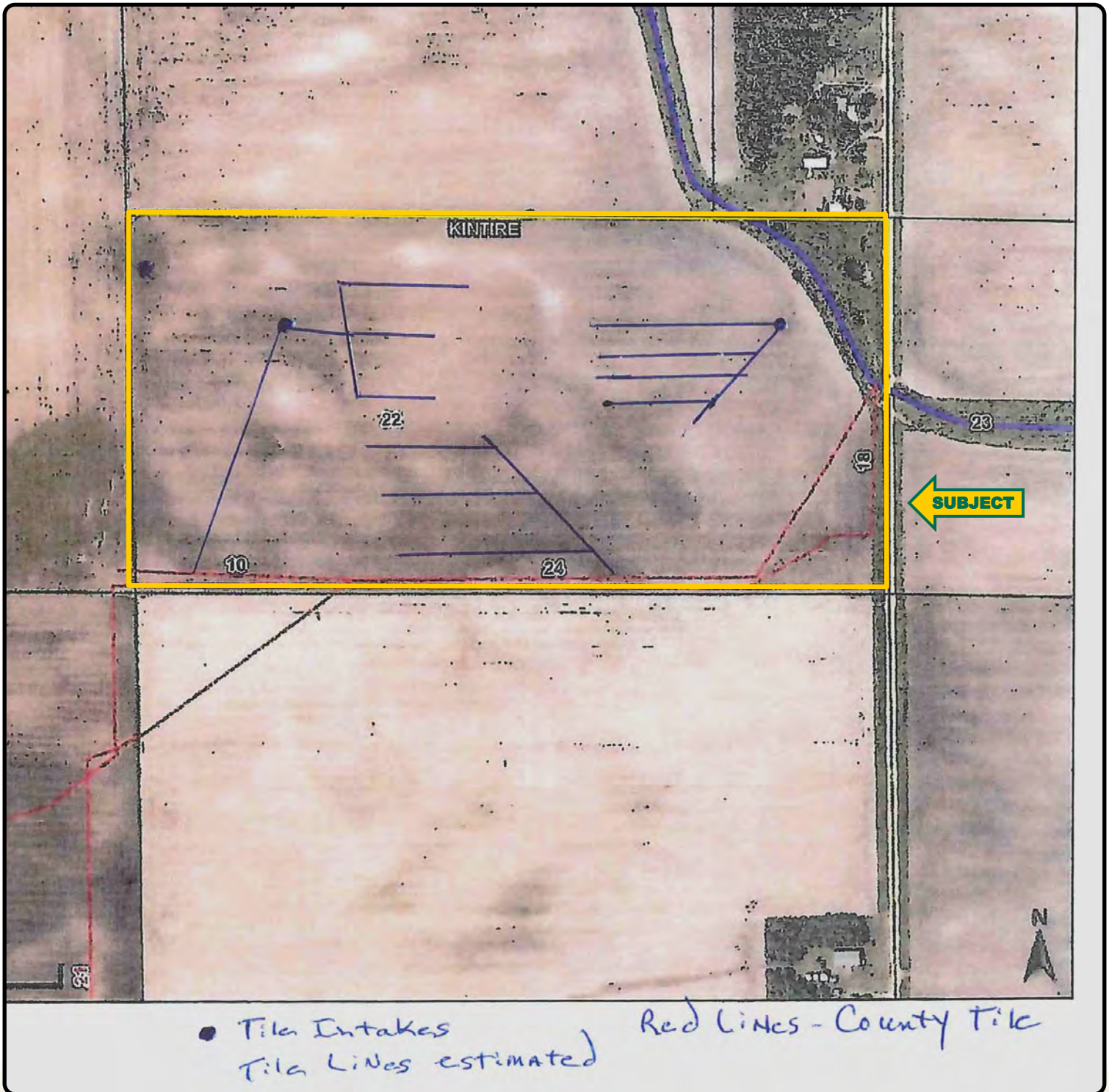
2023 Crop Year



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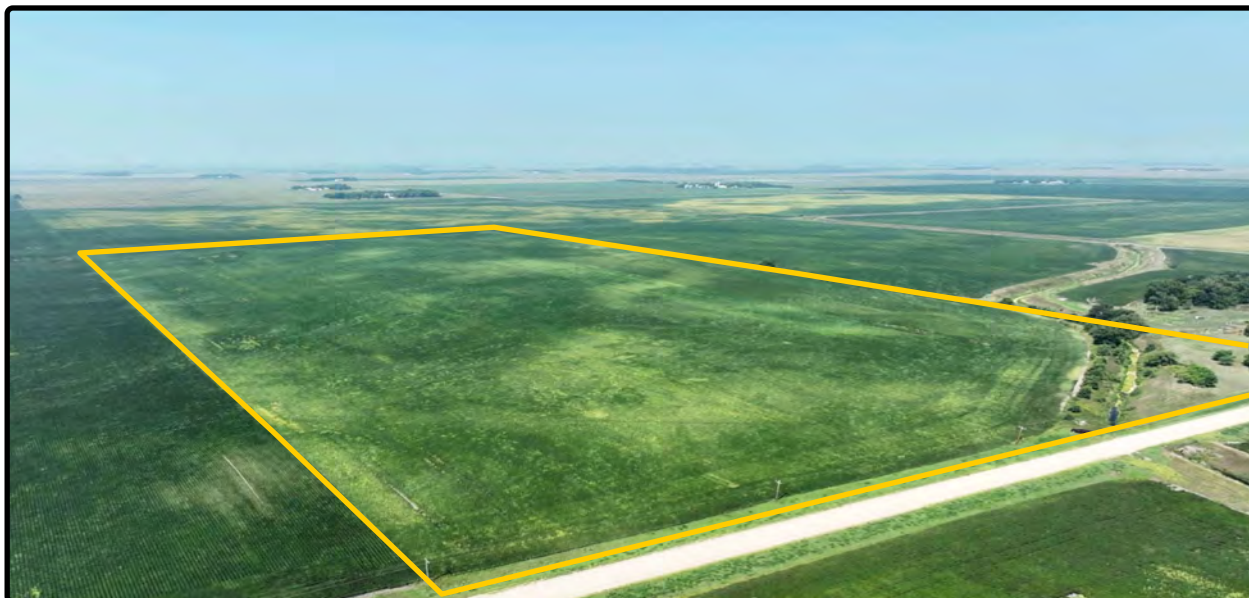


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Looking Northwest



Looking Southwest



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Looking Northeast



Looking Southeast



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Bid Deadline/Mailing Info:

Bid Deadline: **Tue., Nov. 14, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., Nov. 15, 2023**

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

Site: **Belview Comm. Center**
202 South Main Street
Belview, MN 56214

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tuesday, November 14, 2023**, to 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

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

Seller

Kristin Leslie McClure

Agency

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

Auctioneer

Nick Meixel

Attorney

McLeod County Abstract Services

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 December 21, 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 30, 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.

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Bidder Registration Form

80.00 Acres in 1 Parcel - Redwood County, MN

INSTRUCTIONS:

- Write in 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.

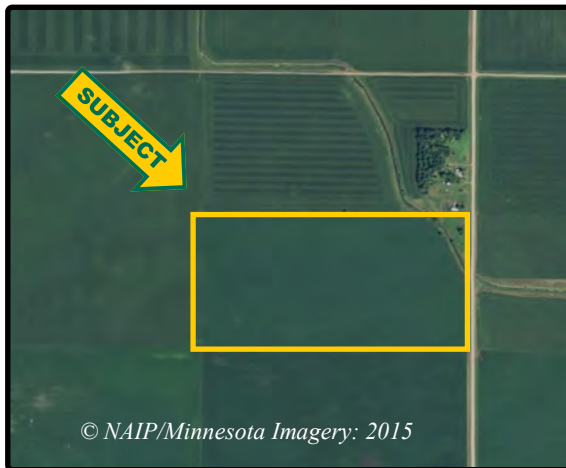
X _____
Signature

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 Tuesday, November 14, 2023** to attend auction.

Hertz Farm Management, Inc.
ATTN: Terry Dean, ALC
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001



Acres

Subject - 80.00 Ac., m/l

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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