

Land Auction

ACREAGE:

984.41 Acres, m/l

In 9 parcels

Mower County, MN

DATE:

Wednesday

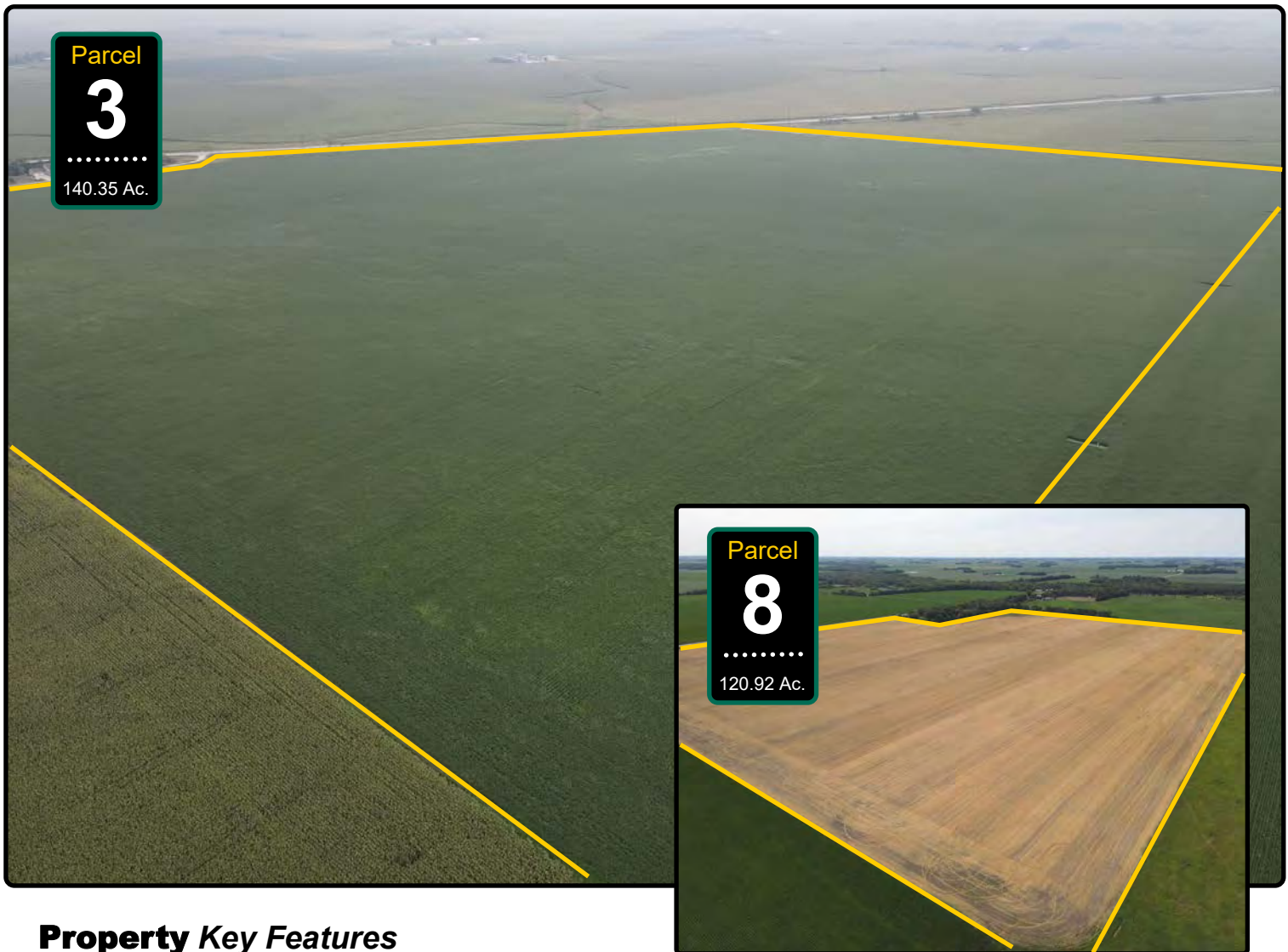
October 25, 2023

1:00 p.m.

AUCTION TYPE:

Hybrid

Rose Creek, MN &
bid.hertz.ag



Property Key Features

- Hartmann Farms
- 984.41 Acres m/l, Offered in 9 Tracts via Choice and Privilege
- High-Quality, Pattern Tiled, Mower County Farmland

Nicole Rustad, AFM

Licensed Salesperson in IA & MN

641-220-5510

NicoleR@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

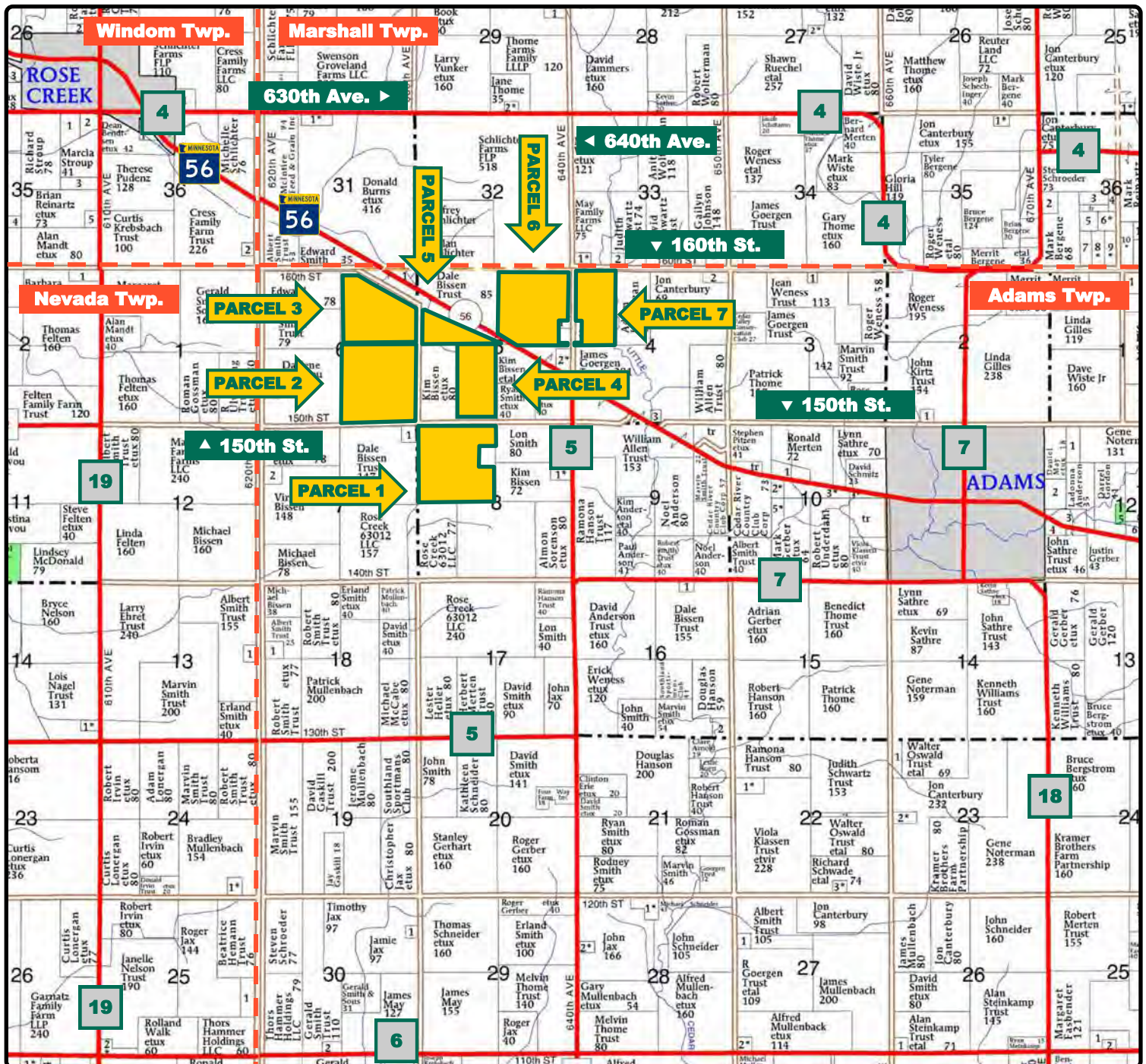
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Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

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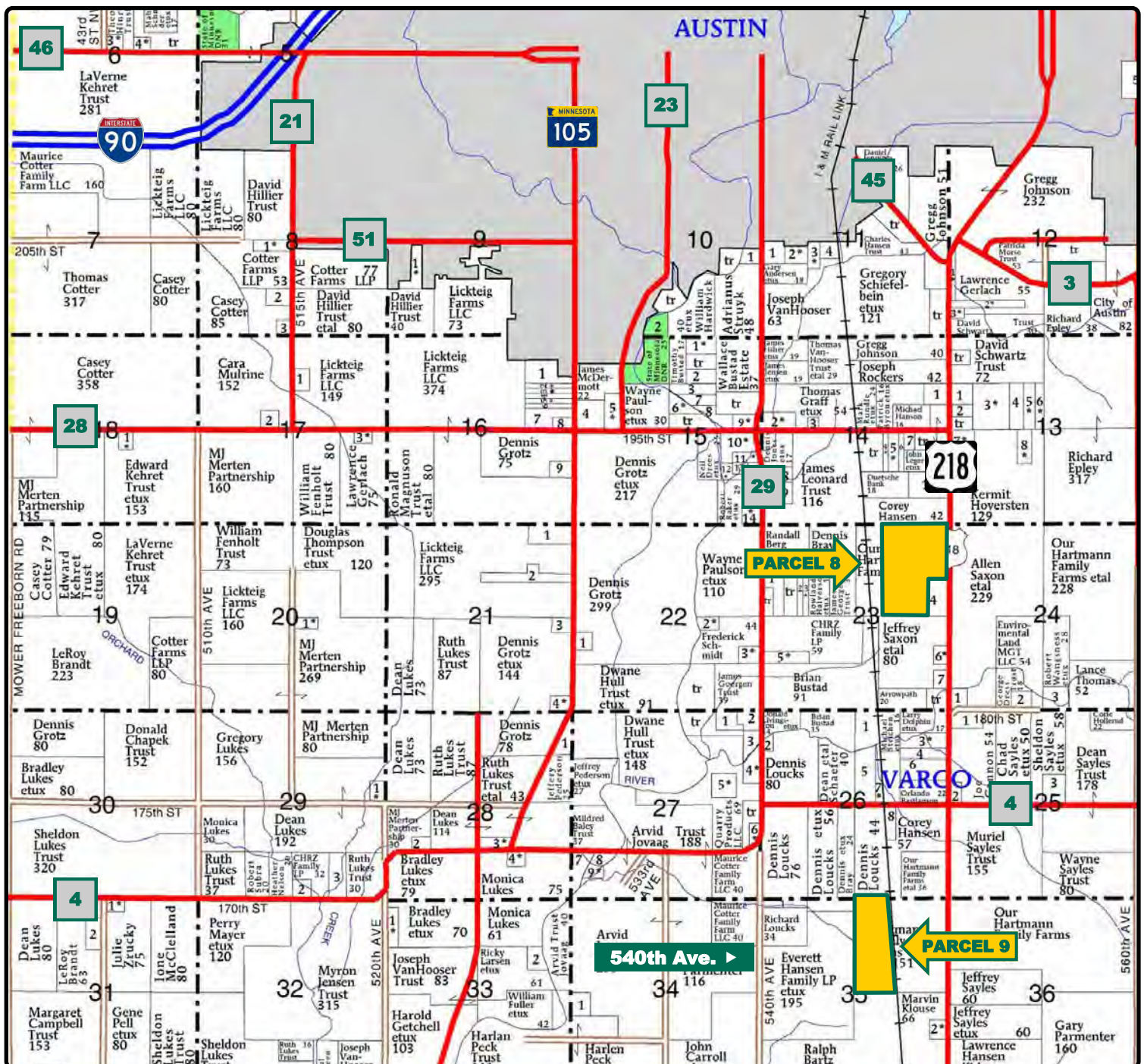


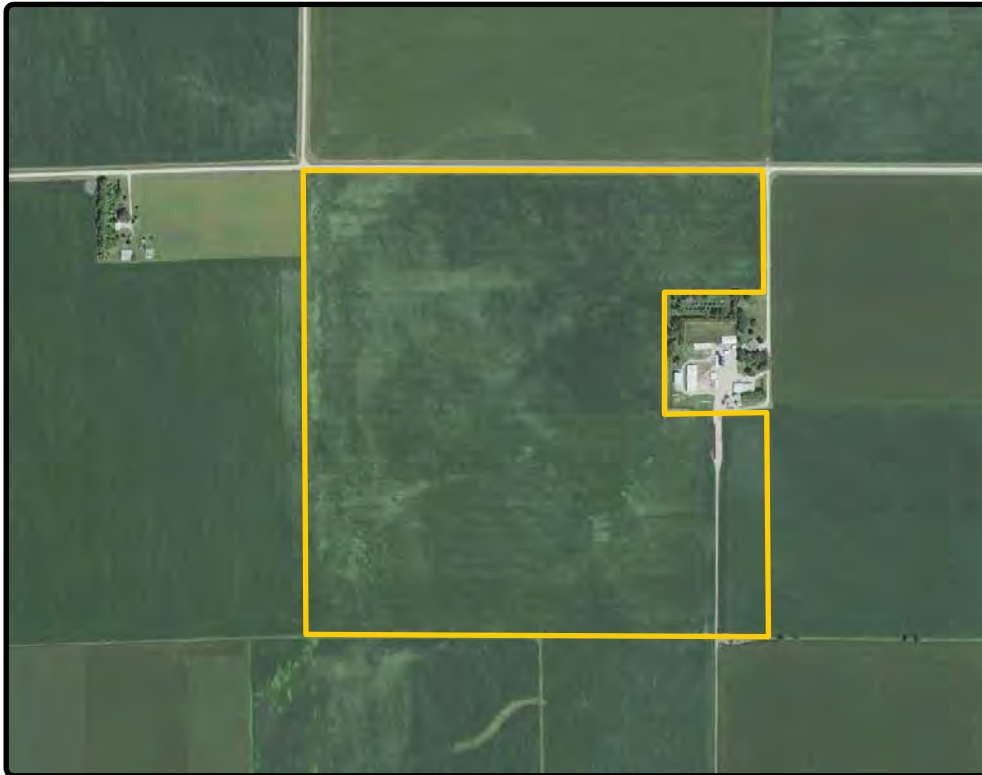
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Parcel 1

FSA/Eff. Crop Acres: 146.06*

Corn Base Acres: 76.09*

Bean Base Acres: 68.23*

Soil Productivity: 87.10 CPI

**Acres are estimated.*

Parcel 1 Property Information 150.25 Acres, m/l

Location

From the north edge of Adams at the intersection of Hwy 7 and 150th St.: go west on 150th St. for 3 miles. Property is on the south side of the road.

Legal Description

NW¼, excluding the acreage site, Section 8, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN. Updated abstract to govern.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag & Res. Non-Hmstd Taxes: \$8,132.72*

Special Assessments: \$31.73*
Total 2023 Real Estate Taxes: \$8,164.45*
Net Taxable Acres: 150.25*
Tax per Net Taxable Acre: \$54.34*
Tax Parcel ID#: Part of 01-008-0010
**Taxes estimated pending survey of property. Mower County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 8333
Part of Tract 2472
FSA/Eff. Crop Acres: 146.06*
Corn Base Acres: 76.09*
Corn PLC Yield: 172 Bu.
Bean Base Acres: 68.23*
Bean PLC Yield: 45 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Floyd, Hayfield, and Brownsdale. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 87.10. 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 gently rolling.

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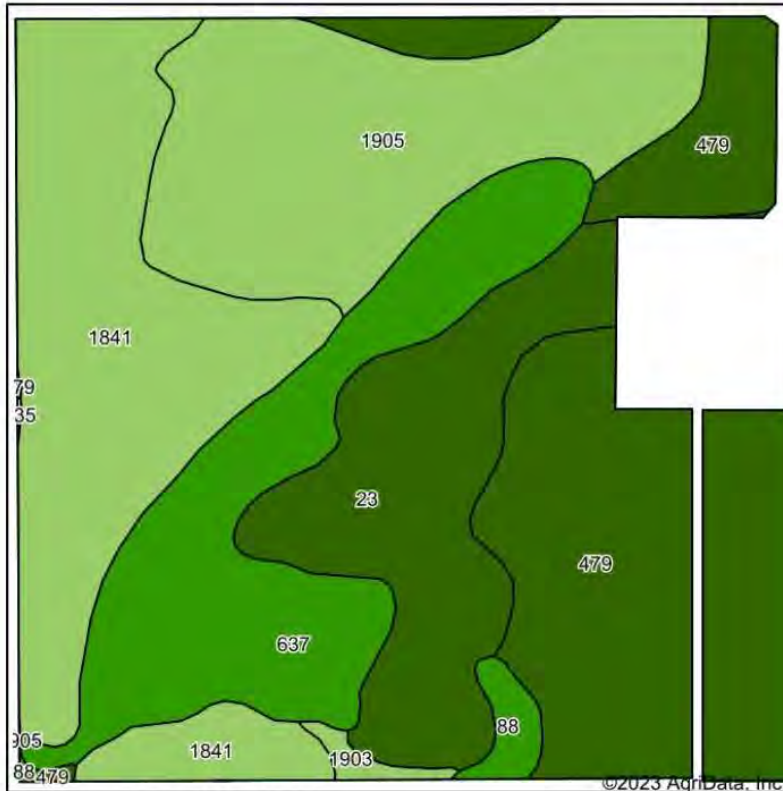
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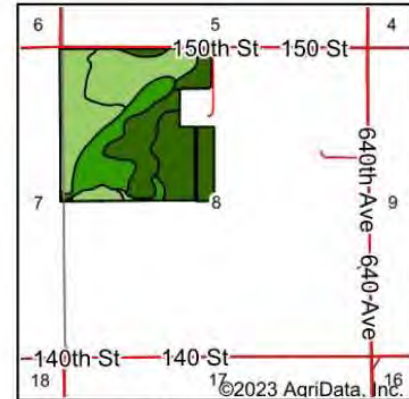
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **8-101N-16W**
Township: **Adams**
Acres: **146.06**
Date: **9/15/2023**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
479	Floyd silt loam, 1 to 4 percent slopes	36.79	25.2%		IIw	100
1841	Hayfield loam, loamy substratum	32.82	22.5%		IIIs	79
1905	Brownsdale silt loam	28.17	19.3%		IIIw	77
637	Schley silt loam	24.47	16.8%		IIw	84
23	Skyberg silt loam, 0 to 3 percent slopes	21.38	14.6%		Iw	95
88	Clyde silty clay loam, 0 to 3 percent slopes	1.62	1.1%		IIw	86
1903	Udolpho silt loam, loamy substratum, swales	0.81	0.6%		IIIw	70
Weighted Average					2.05	87.1

Drainage

Tiled. Map available. This property has recorded drainage agreements. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Property will be surveyed at Seller's expense to remove acreage site prior to closing. Final sale price will be adjusted up/down based on final surveyed acres.

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Parcel 2

FSA/Eff. Crop Acres: 150.72*
Corn Base Acres: 78.87*
Bean Base Acres: 70.68*
Soil Productivity: 82.90 CPI

**Acres are estimated.*

Total Living SF: 2,208
Bedrooms: 4
Bathrooms: 1¼
Year Built: 1912

ADDRESS:

15389 630th Ave.
 Adams, MN 55909

Parcel 2 Property Information 160.00 Acres, m/l

Location

From the north edge of Adams at the intersection of Hwy 7 and 150th St.: go west on 150th St. for 3½ miles. Property is on the north side of the road.

Legal Description

SE¼, Section 6, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2023

Ag & Res. Non-Hmstd Taxes: \$9,565.50
 Special Assessments: \$42.50
 Total 2023 Real Estate Taxes: \$9,608.00

Net Taxable Acres: 160.00
 Tax Parcel ID #: 01.006.0010

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 8333
 Part of Tract 6364
 FSA/Eff. Crop Acres: 150.72*
 Corn Base Acres: 78.87*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 70.68*
 Bean PLC Yield: 45 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Tripoli, Skyberg, and Riceville. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 82.90. 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

Tiled. Maps available. This property has recorded drainage agreements. Contact agent for details.

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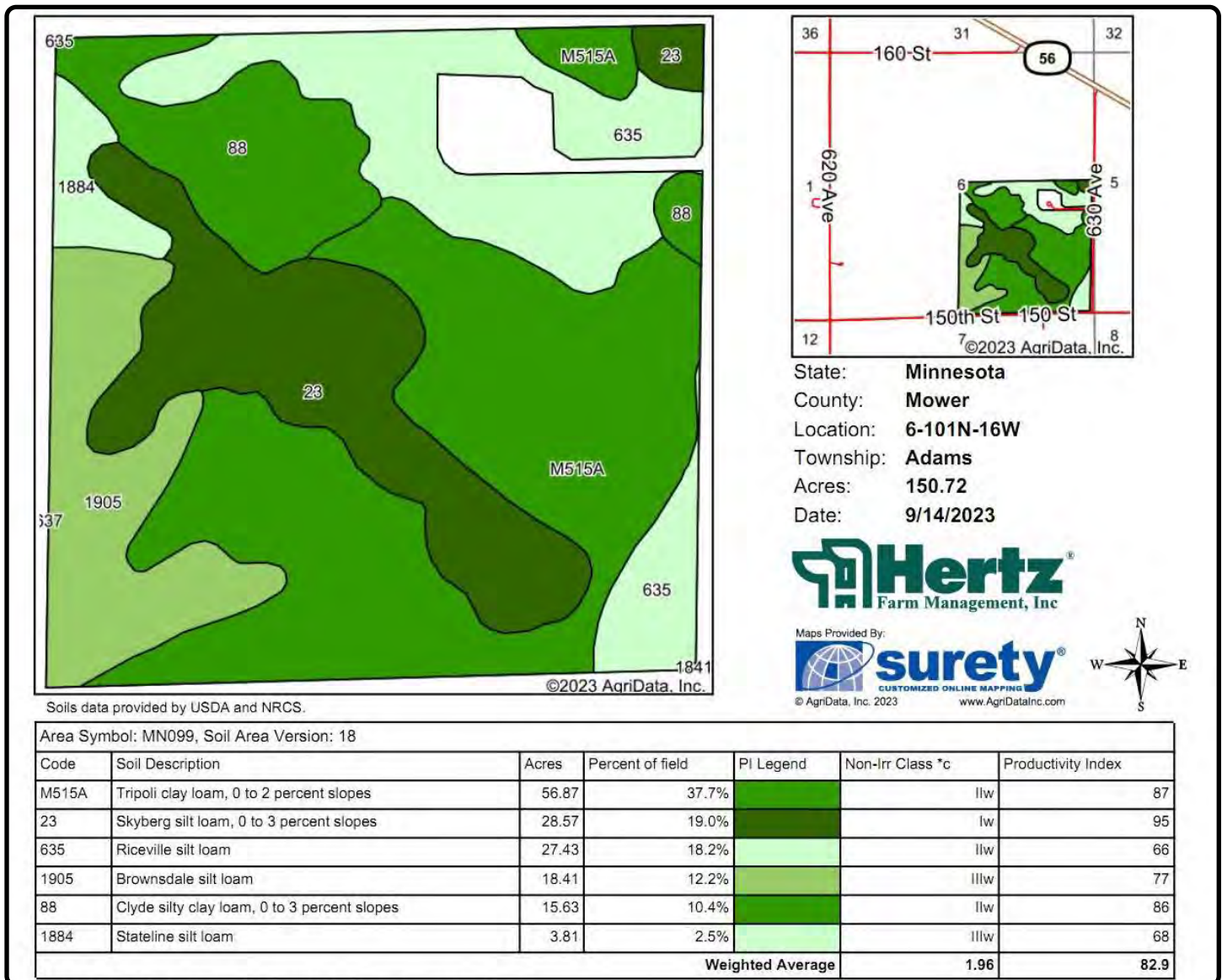
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Dwelling

There is a 2,208 sq. ft., two-story house located on the property. Built in 1912, the house features 4 bedrooms and 1¼ bathrooms.

Buildings/Improvements

- 7,200 sq. ft. Machin Shed, built in 1964 with a new roof added in 2019
- 1,568 sq. ft. Shed, built in 1950
- 26' x 20' Two-Stall Detached Garage
- Harvester Silo, built in 1960
- 768 Sq. ft. Double Crib, built in 1920

Water & Well Information

There is a well located south of the house.

Septic System

The septic system is non-compliant and will be the Buyer's responsibility to update. Funds for updating the system will need to be in escrow at the time of closing. Contact agent for details.

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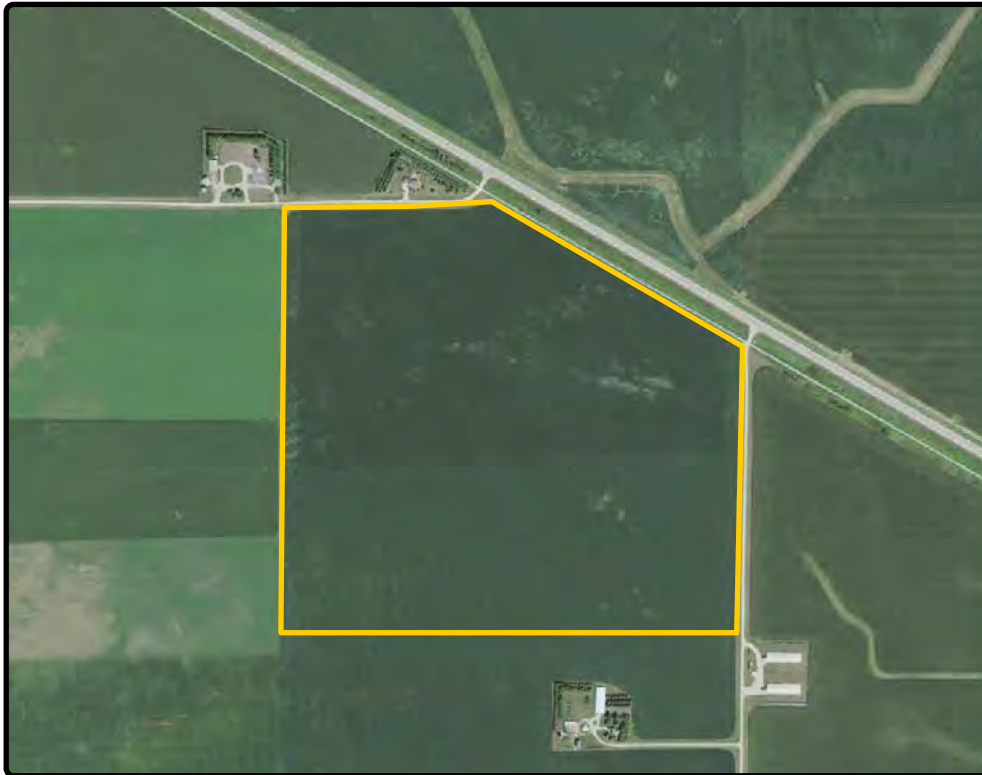
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Parcel 3

FSA/Eff. Crop Acres: 138.50*

Corn Base Acres: 72.47*

Bean Base Acres: 64.95*

Soil Productivity: 88.40 CPI

**Acres are estimated.*

Parcel 3 Property Information 140.35 Acres, m/l

Location

From the north edge of Adams at the intersection of Hwy 7 and 150th St.: go west on 150th St. for 3½ miles and ½ mile north on 630th Ave. Property is on the west side of the road.

Legal Description

The Frl. NE¼, south of the bike trail, Section 6, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments Payable in 2023
Ag Non-Hmstd Taxes: \$7,125.50*
Special Assessments: \$8.50*

Total 2023 Real Estate Taxes: \$7,134.00
Surveyed Acres: 140.35
Net Taxable Acres: 139.35*
Tax per Net Taxable Acre: \$51.19*
Tax Parcel ID#: 01.006.0015

**Taxes estimated due to recent survey of property. Mower County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Part of Farm Number 8333
Part of Tract 6364
FSA/Eff. Crop Acres: 138.50*
Corn Base Acres: 72.47*
Corn PLC Yield: 172 Bu.
Bean Base Acres: 64.95*
Bean PLC Yield: 45 Bu.

**Acres are estimated pending*

reconstitution of farm by the Mower County FSA office.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Skyberg, Clyde, and Tripoli. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 88.40. 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

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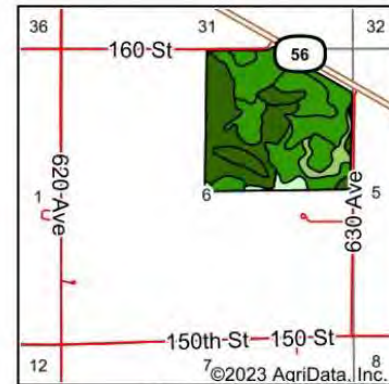
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **6-101N-16W**
Township: **Adams**
Acres: **138.5**
Date: **9/19/2023**



Maps Provided By:
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Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
23	Skyberg silt loam, 0 to 3 percent slopes	40.09	28.9%		Iw	95
88	Clyde silty clay loam, 0 to 3 percent slopes	35.49	25.6%		IIw	86
M515A	Tripoli clay loam, 0 to 2 percent slopes	21.54	15.6%		IIw	87
637	Schley silt loam	14.79	10.7%		IIw	84
99A	Racine silt loam, 0 to 2 percent slopes	9.74	7.0%		Is	98
1905	Brownsdale silt loam	7.11	5.1%		IIIw	77
307	Sargeant silt loam	5.22	3.8%		IIIw	86
635	Riceville silt loam	3.93	2.8%		IIw	66
479	Floyd silt loam, 1 to 4 percent slopes	0.59	0.4%		IIw	100
Weighted Average					1.73	88.4

Drainage

Tiled. Maps available. This property has recorded drainage agreements. Contact agent for details.

Water & Well Information

None.

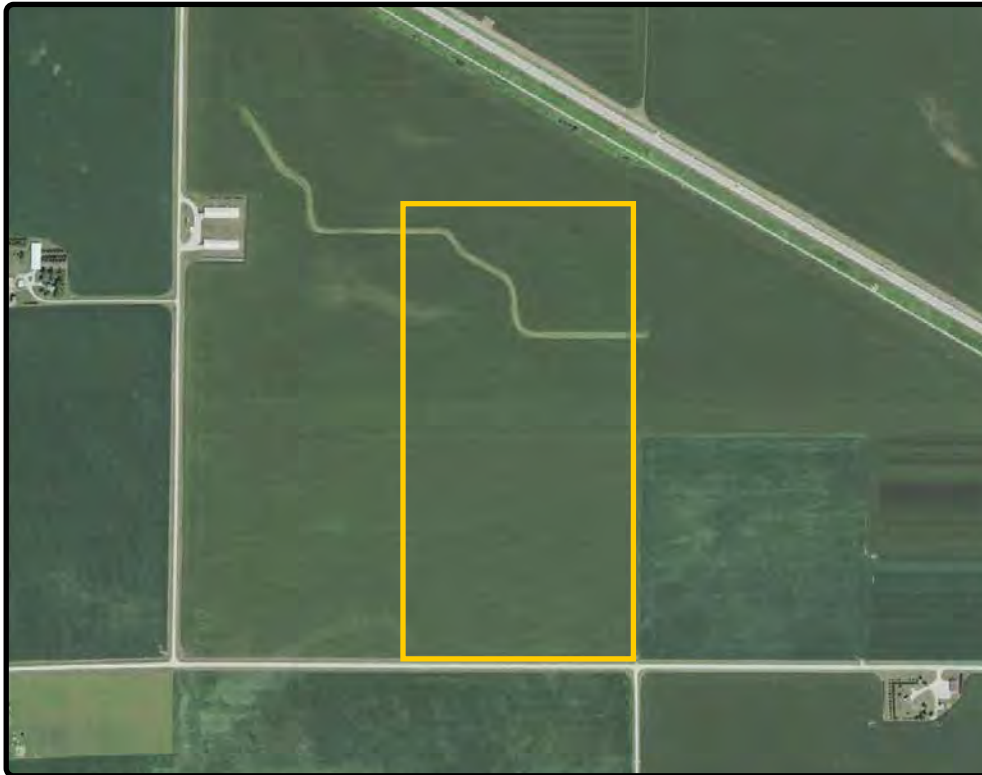
Buildings/Improvements

None.

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Parcel 4

FSA/Eff. Crop Acres: 78.58
Corn Base Acres: 40.94*
Bean Base Acres: 36.71*
Soil Productivity: 96.10 CPI

**Acres are estimated.*

Parcel 4 Property Information 80.00 Acres, m/l

Location

From the north edge of Adams at the intersection of Hwy 7 and 150th St.: go west on 150th St. for 3 miles. Property is on the north side of the road.

Legal Description

E½ SW¼, Section 5, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2023
 Ag Non-Hmstd Taxes: \$4,171.50
 Special Assessments: \$8.50

Total 2023 Real Estate Taxes: \$4,180.00
 Net Taxable Acres: 80.00
 Tax per Net Taxable Acre: \$52.25
 Tax Parcel ID#: 01.005.0025

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 8333
 Part of Tract 2472
 FSA/Eff. Crop Acres: 78.58
 Corn Base Acres: 40.94*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 36.71*
 Bean PLC Yield: 45 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil type is Floyd. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 96.10. 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 gently rolling.

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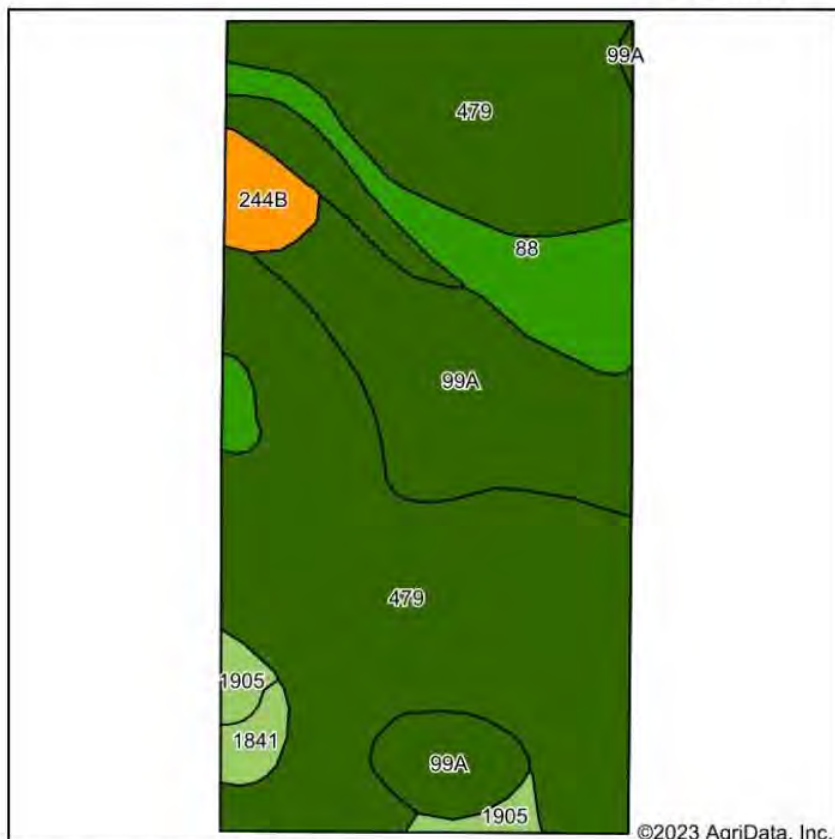
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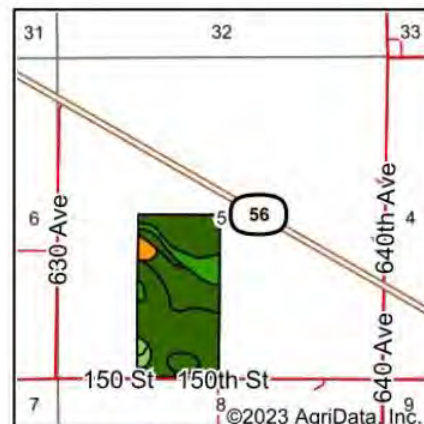
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **5-101N-16W**
Township: **Adams**
Acres: **78.58**
Date: **9/19/2023**



Maps Provided By:
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Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
479	Floyd silt loam, 1 to 4 percent slopes	49.93	63.5%		IIw	100
99A	Racine silt loam, 0 to 2 percent slopes	16.55	21.1%		Is	98
88	Clyde silty clay loam, 0 to 3 percent slopes	7.44	9.5%		IIw	86
244B	Lilah sandy loam, 2 to 6 percent slopes	1.96	2.5%		IVs	43
1905	Brownsdale silt loam	1.59	2.0%		IIIw	77
1841	Hayfield loam, loamy substratum	1.11	1.4%		IIs	79
Weighted Average					1.86	96.1

Drainage

Tiled. Maps available. This property has a recorded drainage agreement. Contact agent for details.

Survey

If needed, a survey will be completed to show farming boundaries at the Sellers expense. Contact agent for details.

Buildings/Improvements

None.

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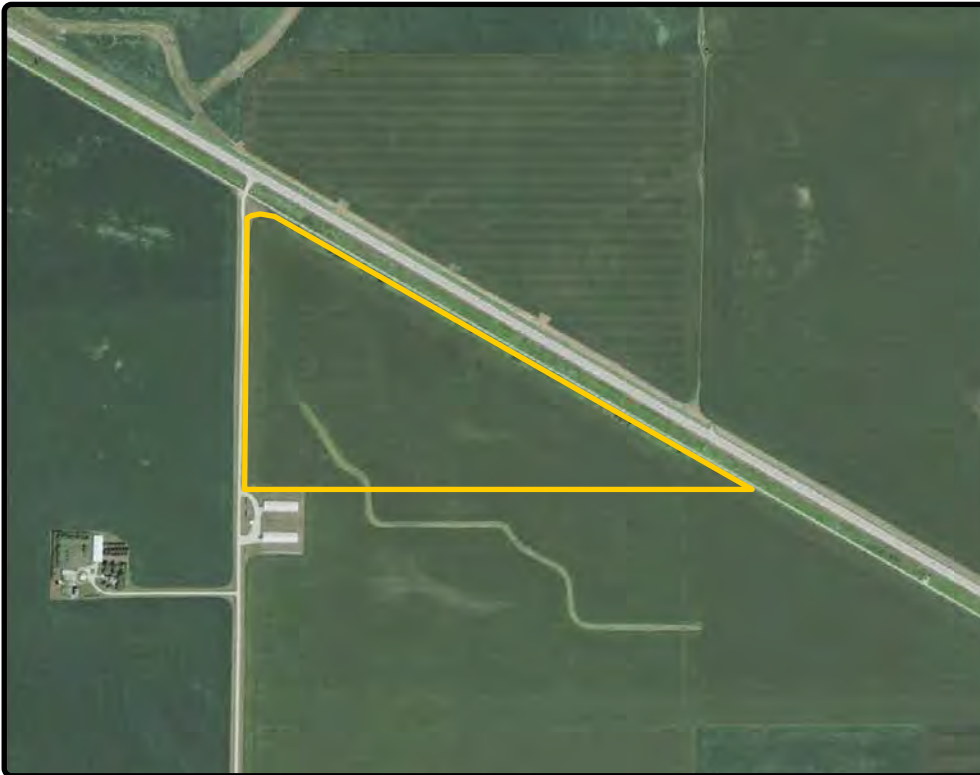
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Parcel 5

FSA/Eff. Crop Acres: 53.43
Corn Base Acres: 27.96*
Bean Base Acres: 25.06*
Soil Productivity: 90.80 CPI

**Acres are estimated.*

Parcel 5 Property Information 50.95 Acres, m/l

Location

From the north edge of Adams at the intersection of Hwy 7 and 150th St.: go west on 150th St. for 3½ miles and ½ mile north on 630th Ave. Property is on the east side of the road.

Legal Description

SW¼ NW¼, south of bike trail, S½ SE¼ NW¼, south of bike trail, 0.45 acres SW¼ NE¼, south of bike trail, all in Section 5, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments

Payable in 2023

Ag Non-Hmstd Taxes: \$2,487.46*

Special Assessments: \$17.05*

Total 2023 Real Estate Taxes: \$2,504.51

Net Taxable Acres: 50.95*

Tax per Net Taxable Acre: \$49.16*

Tax Parcel ID#s: 01.005.0040,

01.005.0050, and part of 01.005.0066

**Taxes estimated pending tax parcel split.*

Mower County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for 2024 crop year.

FSA Data

Part of Farm Number 8333

Part of Tract 6364

FSA/Eff. Crop Acres: 53.43

Corn Base Acres: 27.96*

Corn PLC Yield: 172 Bu.

Bean Base Acres: 25.06*

Bean PLC Yield: 45 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil type is Floyd. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.80. 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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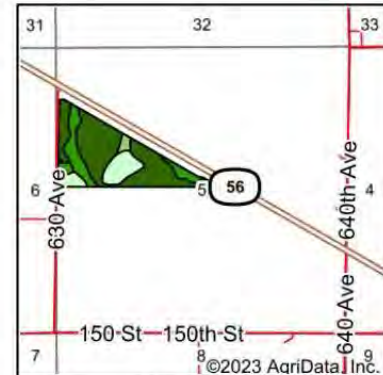
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Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
479	Floyd silt loam, 1 to 4 percent slopes	28.18	52.7%		IIw	100
88	Clyde silty clay loam, 0 to 3 percent slopes	9.05	16.9%		IIw	86
516A	Dowagiac loam, 0 to 2 percent slopes	6.55	12.3%		IIs	66
23	Skyberg silt loam, 0 to 3 percent slopes	4.51	8.4%		Iw	95
635	Riceville silt loam	2.25	4.2%		IIw	66
1841	Hayfield loam, loamy substratum	1.25	2.3%		IIs	79
M515A	Tripoli clay loam, 0 to 2 percent slopes	1.22	2.3%		IIw	87
99A	Racine silt loam, 0 to 2 percent slopes	0.33	0.6%		Is	98
1905	Brownsdale silt loam	0.09	0.2%		IIIw	77
Weighted Average					1.91	90.8



State: **Minnesota**
County: **Mower**
Location: **5-101N-16W**
Township: **Adams**
Acres: **53.43**
Date: **9/19/2023**



Maps Provided By:



Land Description

Level to gently rolling.

Drainage

Some tile. Maps available. This property has a recorded drainage agreement. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

If needed, a survey will be completed to show farming boundaries at the Seller's expense. Contact agent for details.

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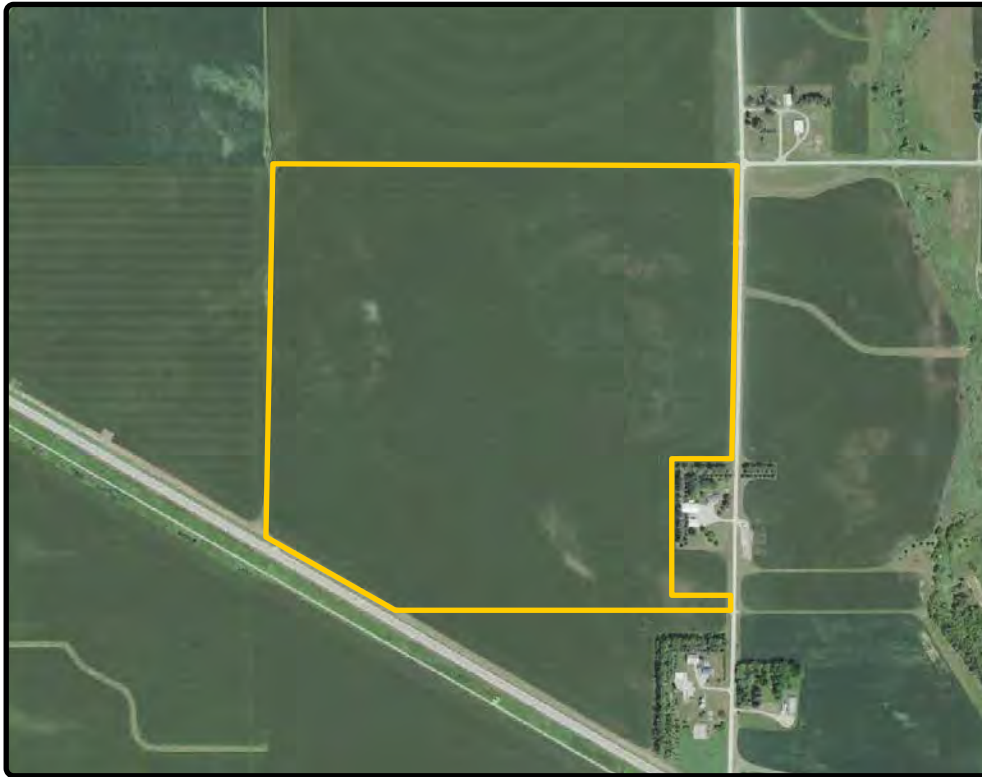
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Parcel 6

FSA/Eff. Crop Acres: 141.67
Corn Base Acres: 72.48*
Bean Base Acres: 65.01*
Soil Productivity: 90.20 CPI

**Acres are estimated.*

Parcel 6 Property Information 147.50 Acres, m/l

Location

From the north edge of Adams at the intersection of Hwy 7 and 150th St.: go west on 150th St. for 2½ miles and then ½ mile north on 640th Ave. Property is on the west side of the road.

Legal Description

The Frl NE¼, north of the bike trail, excluding the acreage site, all in Section 5, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023

Ag Non-Hmstd Taxes: \$7,350.54*
Special Assessments: \$16.95*
Total 2023 Real Estate Taxes: \$7,367.49*
Net Taxable Acres: 147.50*
Tax per Net Taxable Acre: \$49.95*
Tax Parcel ID#s: 01.005.0065 and part of 01.005.0066

**Taxes estimated pending tax parcel split. Mower County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Part of Farm Number 8333
Part of Tract 5176
FSA/Eff. Crop Acres: 141.67
Corn Base Acres: 72.48*
Corn PLC Yield: 172 Bu.

Bean Base Acres: 65.01*

Bean PLC Yield: 45 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Schley and Racine. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.20. 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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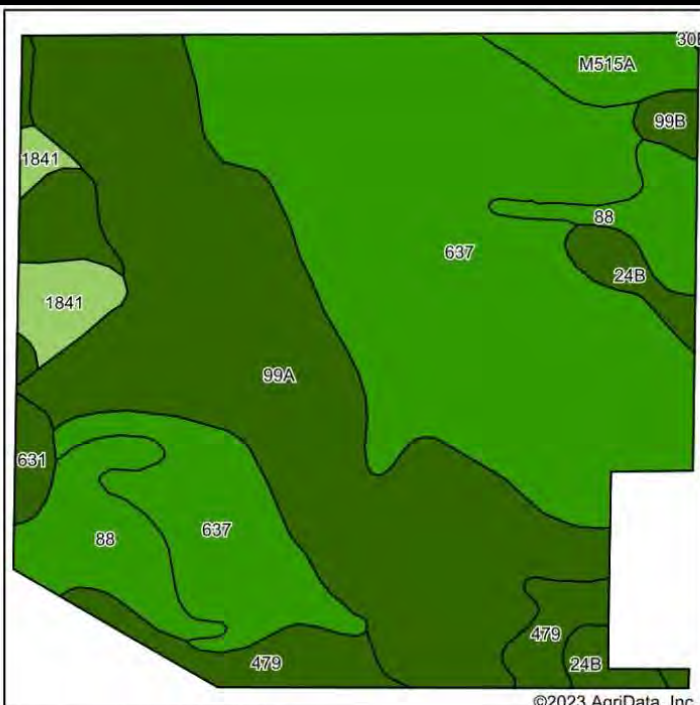
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Geoff Mead, ALC

Licensed Salesperson in MN

218-232-2561

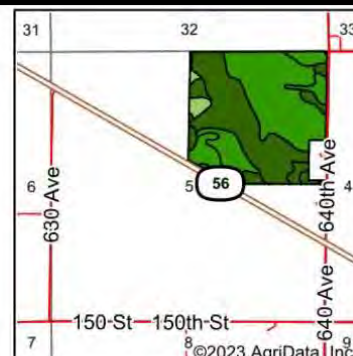
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Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
637	Schley silt loam	61.95	43.7%		IIw	84
99A	Racine silt loam, 0 to 2 percent slopes	46.17	32.6%		Is	98
88	Clyde silty clay loam, 0 to 3 percent slopes	10.51	7.4%		IIw	86
479	Floyd silt loam, 1 to 4 percent slopes	9.84	6.9%		IIw	100
M515A	Tripoli clay loam, 0 to 2 percent slopes	3.82	2.7%		IIw	87
1841	Hayfield loam, loamy substratum	3.46	2.4%		IIIs	79
24B	Kasson silt loam, 1 to 4 percent slopes	3.32	2.3%		IIe	95
631	Oran silt loam, 1 to 4 percent slopes	1.40	1.0%		Iw	95
99B	Racine loam, 2 to 5 percent slopes	1.14	0.8%		IIe	91
30B	Kenyon silt loam, 2 to 6 percent slopes	0.06	0.0%		IIe	97
Weighted Average					1.66	90.2



State: **Minnesota**
County: **Mower**
Location: **5-101N-16W**
Township: **Adams**
Acres: **141.67**
Date: **9/19/2023**



Maps Provided By:
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Land Description

Level to gently rolling.

Water & Well Information

None.

Drainage

Tiled. Map available. Contact agent for details.

Survey

If needed, a survey will be completed to show farming boundaries at the Seller's expense. Contact agent for details.

Buildings/Improvements

None.

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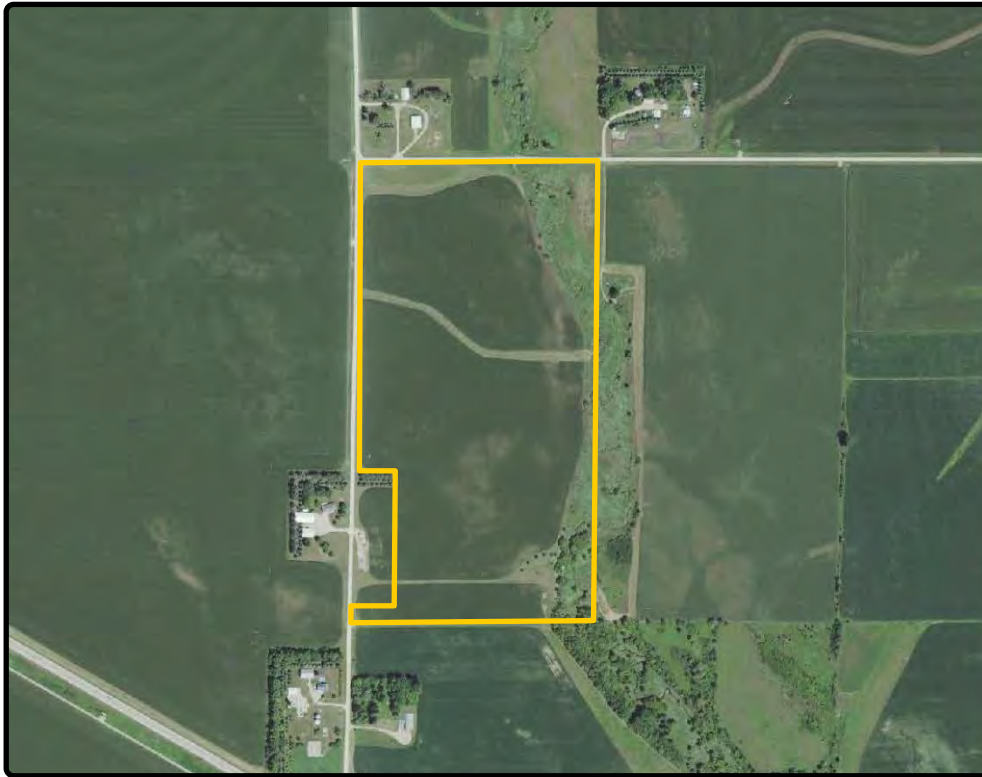
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Parcel 7

FSA/Eff. Crop Acres: 59.26
Corn Base Acres: 30.32*
Bean Base Acres: 27.19*
Soil Productivity: 81.70 CPI

**Acres are estimated.*

Parcel 7 Property Information 73.92 Acres, m/l

Location

From the north edge of Adams at the intersection of Hwy 7 and 150th St.: go west on 150th St. for 2½ miles and then ½ mile north on 640th Ave. Property is on the east side of the road.

Legal Description

The W½ NW¼, except west 227 ft., south 758 ft., and north 2,447.40 ft., all in Section 4, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Non-Hmstd Taxes: \$2,903.50

Special Assessments: \$8.50
Total 2023 Real Estate Taxes: \$2,912.00
Net Taxable Acres: 73.92
Tax per Net Taxable Acre: \$39.39
Tax Parcel ID#: 01.004.0040

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 8333
Part of Tract 5176
FSA/Eff. Crop Acres: 59.26
Corn Base Acres: 30.32*
Corn PLC Yield: 172 Bu.
Bean Base Acres: 27.19*
Bean PLC Yield: 45 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Kenyon and Clyde.
Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 81.70. See soil map for details.

Mineral Rights

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

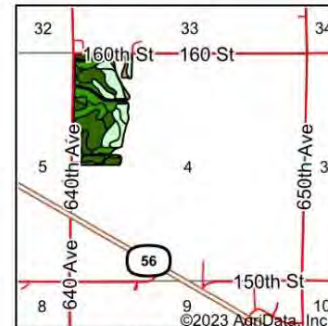
Land Description

Level to gently rolling.

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State: **Minnesota**
County: **Mower**
Location: **4-101N-16W**
Township: **Adams**
Acres: **59.26**
Date: **9/19/2023**



Maps Provided By:
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Area Symbol: MN099, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
30B	Kenyon silt loam, 2 to 6 percent slopes	9.31	15.7%		Ile	97
88	Clyde silty clay loam, 0 to 3 percent slopes	8.55	14.4%		IIW	86
483A	Waukeo loam, 0 to 2 percent slopes	6.15	10.4%		IIIs	69
79B	Billet fine sandy loam, 2 to 6 percent slopes	5.40	9.1%		IIIs	60
479	Floyd silt loam, 1 to 4 percent slopes	5.23	8.8%		IIW	100
637	Schley silt loam	4.65	7.8%		IIW	84
99B	Racine loam, 2 to 5 percent slopes	4.04	6.8%		Ile	91
M515A	Tripoli clay loam, 0 to 2 percent slopes	3.74	6.3%		IIW	87
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	3.26	5.5%		IIIs	60
24B	Kasson silt loam, 1 to 4 percent slopes	2.73	4.6%		Ile	95
1974	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	1.79	3.0%		VW	31
27B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.44	2.4%		IIle	60
99A	Racine silt loam, 0 to 2 percent slopes	1.31	2.2%		Is	98
483B	Waukeo loam, 2 to 5 percent slopes	1.07	1.8%		IIIs	66
1812	Fort Dodge silt loam, 0 to 2 percent slopes	0.31	0.5%		IW	90
1841	Hayfield loam, loamy substratum	0.28	0.5%		IIIs	79
Weighted Average					2.23	81.7

Drainage

Tiled. Map available. Contact agent for details.

Water & Well Information

None.

Buildings/Improvements

None.

Survey

If needed, a survey will be completed to show farming boundaries at the Sellers expense. Contact agent for details.

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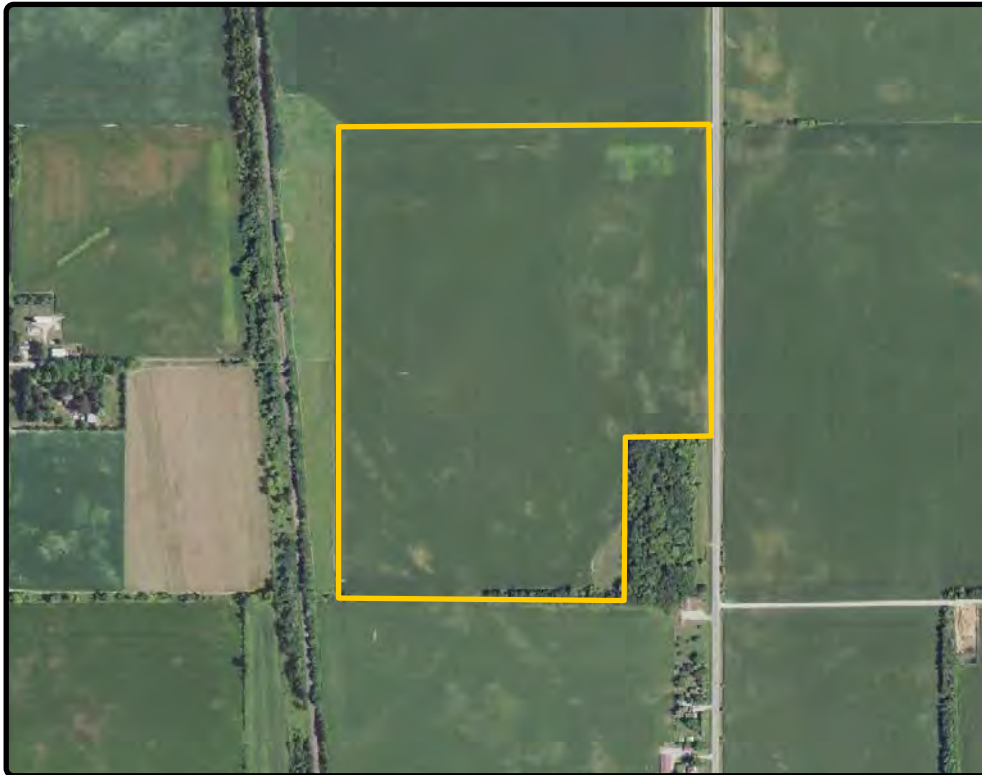
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Parcel 8

FSA/Eff. Crop Acres:	116.73
Corn Base Acres:	52.40
Bean Base Acres:	39.90
Wheat Base Acres:	2.30
Soil Productivity:	74.00 CPI

Parcel 8 Property Information 120.92 Acres, m/l

Location

From the intersection of Hwy 28 and US Hwy 218 south of Austin: Go ½ mile south on US Hwy 218. Property is located on the west side of the road.

Legal Description

The E½ NE¼, excluding east 451 ft. and south 875 ft., and the East 50 acres of the W½ NE¼, all in Section 23, Township 102 North, Range 18 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Non-Hmstd Taxes: \$5,945.50

Special Assessments: \$8.50
Total 2023 Real Estate Taxes: \$5,954.00
Net Taxable Acres: 120.92
Tax per Net Taxable Acre: \$49.24
Tax Parcel ID#: 02.020.0090

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 6129, Tract 1858
FSA/Eff. Crop Acres: 116.73
Corn Base Acres: 52.40
Corn PLC Yield: 161 Bu.
Bean Base Acres: 39.90
Bean PLC Yield: 46 Bu.
Wheat Base Acres: 2.30
Wheat PLC Yield: 36 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Hayfield and Udolpho. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 74.00. 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 gently rolling.

Drainage

Tiled. Map available. Contact agent for details.

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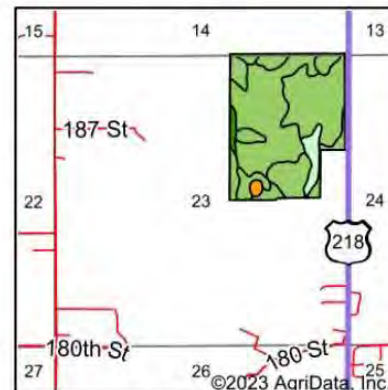
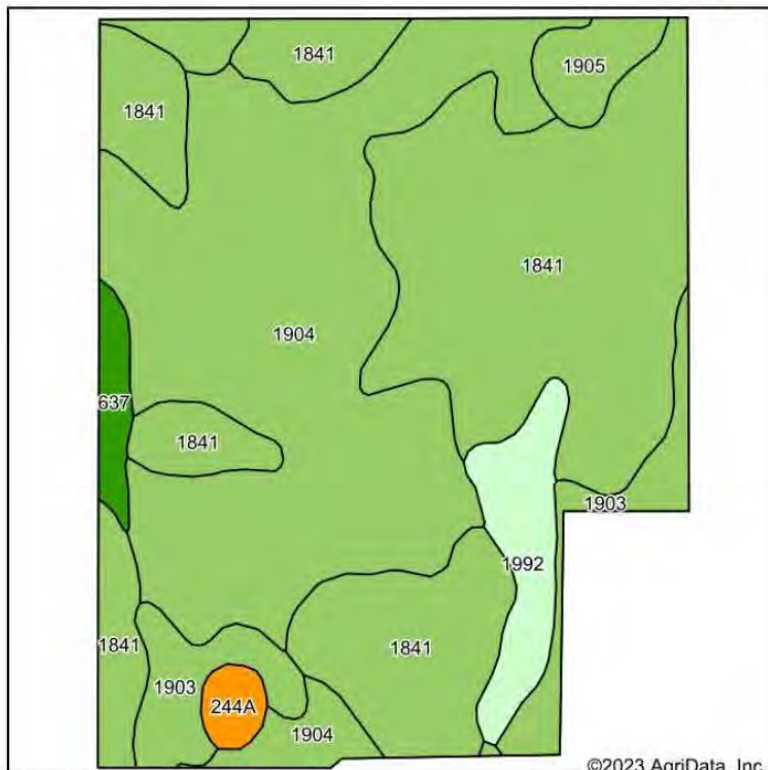
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State: **Minnesota**
County: **Mower**
Location: **23-102N-18W**
Township: **Austin**
Acres: **116.73**
Date: **9/14/2023**



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Area Symbol: MN099, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1841	Hayfield loam, loamy substratum	50.78	43.5%		IIs	79
1904	Udolpho silt loam, loamy substratum	45.59	39.1%		IIw	70
1903	Udolpho silt loam, loamy substratum, swales	7.63	6.5%		IIIw	70
1992	Sargeant variant silt loam	5.49	4.7%		IIIw	69
1905	Brownsdale silt loam	3.99	3.4%		IIIw	77
637	Schley silt loam	1.94	1.7%		IIw	84
244A	Lilah sandy loam, 0 to 2 percent slopes	1.31	1.1%		IVs	43
Weighted Average					2.17	74

Buildings/Improvements

None.

Comments

Peas were harvested from this farm on July 4, 2023.

Water & Well Information

None.

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Parcel 9

FSA/Eff. Crop Acres:	59.15*
Corn Base Acres:	26.40*
Bean Base Acres:	22.51*
Wheat Base Acres:	1.15*
Soil Productivity:	77.80 CPI

**Acres are estimated.*

Parcel 9 Property Information 60.52 Acres, m/l

Location

From the intersection of Hwy 28 and US Hwy 218 south of Austin: go 2½ miles south on US Hwy 218. Property is accessed through an adjoining farm on the west side of the road. Property is located west of the RR tracks.

Legal Description

The W½ NE¼, west of the RR ROW and DNR Area, Section 35, Township 102 North, Range 18 West of the 5th P.M., Mower Co., MN.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag & Res. Non-Hmstd Taxes: \$3,226.04*
Special Assessments: \$16.27*
Total 2023 Real Estate Taxes: \$3,242.31*
Net Taxable Acres: 60.52*
Tax per Net Taxable Acre: \$53.57*
Tax Parcel ID#: Part of 02.032.0060
**Taxes estimated pending tax parcel split.
Mower County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 6129
Part of Tract 2105
FSA/Eff. Crop Acres: 59.15*

Corn Base Acres: 26.40*
Corn PLC Yield: 161 Bu.
Bean Base Acres: 22.51*
Bean PLC Yield: 46 Bu.
Wheat Base Acres: 1.15*
Wheat PLC Yield: 36 Bu.
**Acres are estimated pending reconstitution of farm by the Mower County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Udolpho, Schley, and Dowagiac. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 77.80. See soil map for details.

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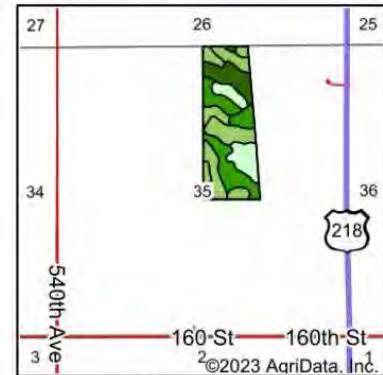
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Soils data provided by USDA and NRCS.

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State: **Minnesota**
County: **Mower**
Location: **35-102N-18W**
Township: **Austin**
Acres: **59.15**
Date: **9/14/2023**



Maps Provided By:

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Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1904	Udolpho silt loam, loamy substratum	15.69	26.5%		IIw	70
637	Schley silt loam	14.00	23.7%		IIw	84
516A	Dowagiac loam, 0 to 2 percent slopes	9.79	16.6%		IIs	66
23	Skyberg silt loam, 0 to 3 percent slopes	7.72	13.1%		Iw	95
1905	Brownsdale silt loam	4.62	7.8%		IIIw	77
1891	Faxon variant silty clay loam	3.09	5.2%		IIIw	84
1841	Hayfield loam, loamy substratum	2.71	4.6%		IIs	79
1903	Udolpho silt loam, loamy substratum, swales	1.15	1.9%		IIIw	70
24B	Kasson silt loam, 1 to 4 percent slopes	0.38	0.6%		Ile	95
Weighted Average					2.02	77.8

Mineral Rights

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

Land Description

Level to gently rolling.

Water & Well Information

None.

Drainage

Tiled. Map available. This property has a recorded drainage agreement. Contact agent for details.

Easement

The farm is accessed from an adjoining farm along US Hwy 218. An easement will be granted for access. Contact agent for details.

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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Date: **Wed., October 25, 2023**

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

Site: **Rose Creek City Hall
105 Maple Street SW
Rose Creek, MN 55970**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Nicole Rustad at 641-220-5510 or Geoff Mead at 218-232-2561 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Hartmann Family

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Cole A. Hickman
Hellmuth & Johnson

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

10% down payment required the day of sale. A 1% Buyers Premium will be added to the final sale 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 19, 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 March 1, 2024. Taxes will be prorated to closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder 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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