

One-Chance Sealed Bid Sale

ACREAGE:

130.27 Acres, m/l
Redwood County, MN

DATE:

Bid Deadline:
November 8, 2024
12:00 Noon, CST

RETURN BIDS TO:

Hertz Farm
Management
Mankato, MN



Property Key Features

- Quality Redwood County Farm
- Excellent Soils with a CPI Rating of 93.40
- Tile Drainage Outlet to County Ditch 109

Jared Augustine

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Mankato, MN 56001

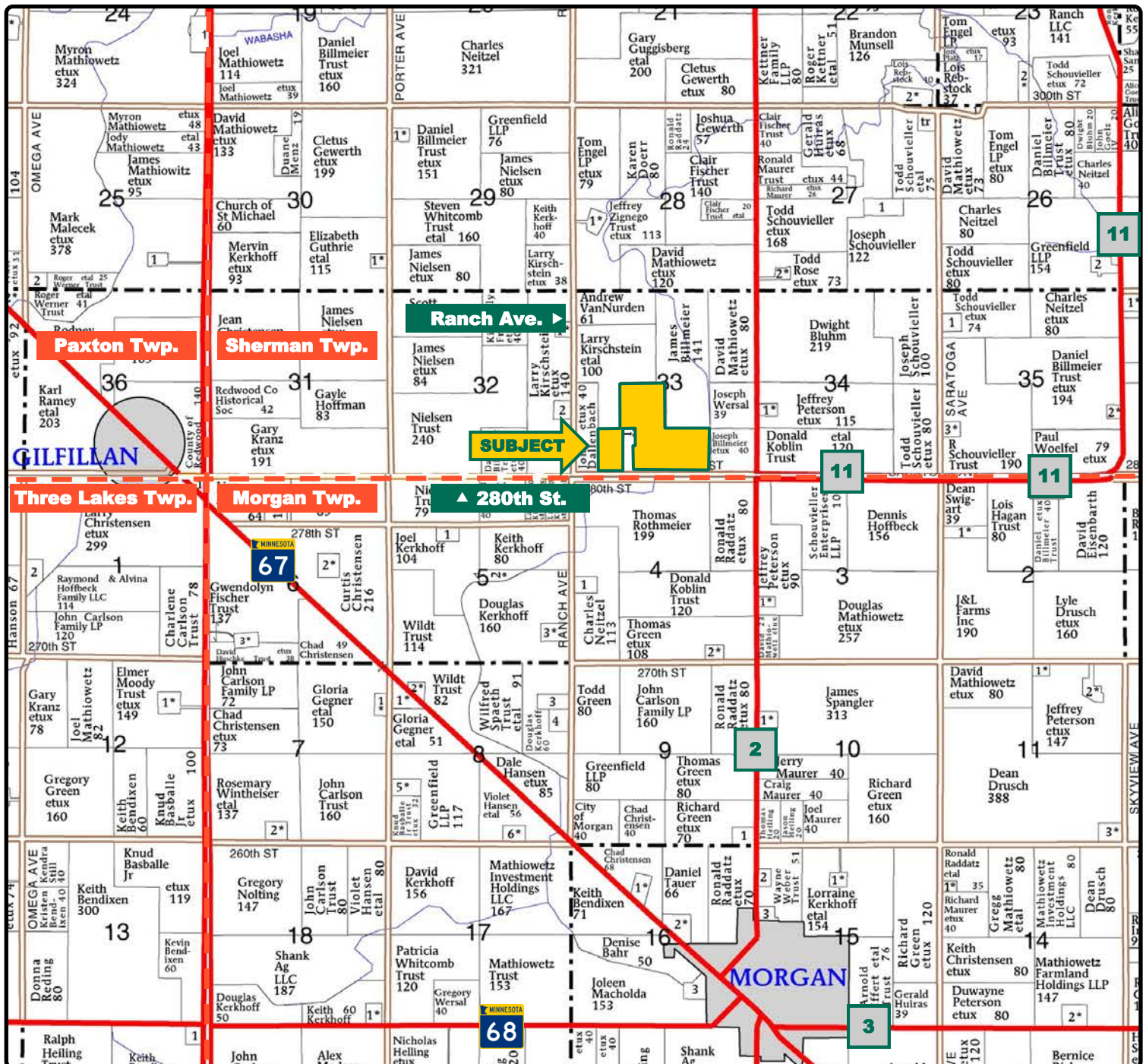
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FSA/Eff. Crop Acres: 124.32*
Corn Base Acres: 61.99*
Bean Base Acres: 61.79*
Soil Productivity: 93.40 CPI

**Acres are estimated.*

Property Information

130.27 Acres, m/l

Location

From Morgan: Go north on Co. Rd. 2 for 3.1 miles and then west on 280th St. for 0.3 miles. Property is on the north side of the road.

Legal Description

E½ of the SW¼ excluding 10.70 acre building site; and the E½ of the SW¼ of the SW¼; and the SW¼ of the SE¼ all in Section 33, Township 112 North, Range 34 West of the 5th P.M., Redwood Co., MN. Surveyed legal description to govern.

Real Estate Tax

Taxes and Special Assessments
 Payable in 2024
 Ag Non-Hmstd Taxes: \$6,402.06

Special Assessments: \$255.94
 Total 2024 Real Estate Taxes: \$6,658.00
 Surveyed Acres: 130.27
 Net Taxable Acres: 129.22
 Tax per Net Taxable Acre: \$51.52
 Tax Parcel ID #: 65-033-3050

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1194, Part of Tract 3036
 FSA/Eff. Crop Acres: 124.32*
 Corn Base Acres: 61.99*
 Corn PLC Yield: 148 Bu.
 Bean Base Acres: 61.79*
 Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Redwood County FSA office. Redwood County FSA office will not reconstitute acres until after*

9/31/2024. Contact agent for details.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Normania, and Okoboji. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 93.40. 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

Nearly level.

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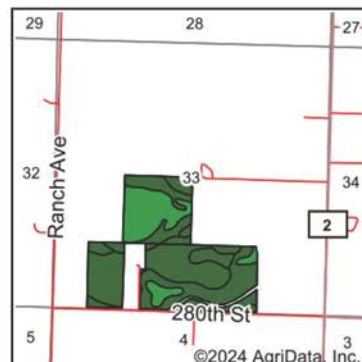
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	42.96	34.5%		IIw	93
L201A	Normania loam, 1 to 3 percent slopes	41.24	33.2%		Ie	99
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	22.15	17.8%		IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	12.28	9.9%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.69	4.6%		IIIw	86
Weighted Average					1.89	93.4



State: **Minnesota**
County: **Redwood**
Location: **33-112N-34W**
Township: **Sherman**
Acres: **124.32**
Date: **9/17/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Drainage

Some tile. Contact agent for tile maps.
Part of County Ditch 109 is located in the southeast portion of the farm.

Buildings/Improvements

None.

Water & Well Information

None.

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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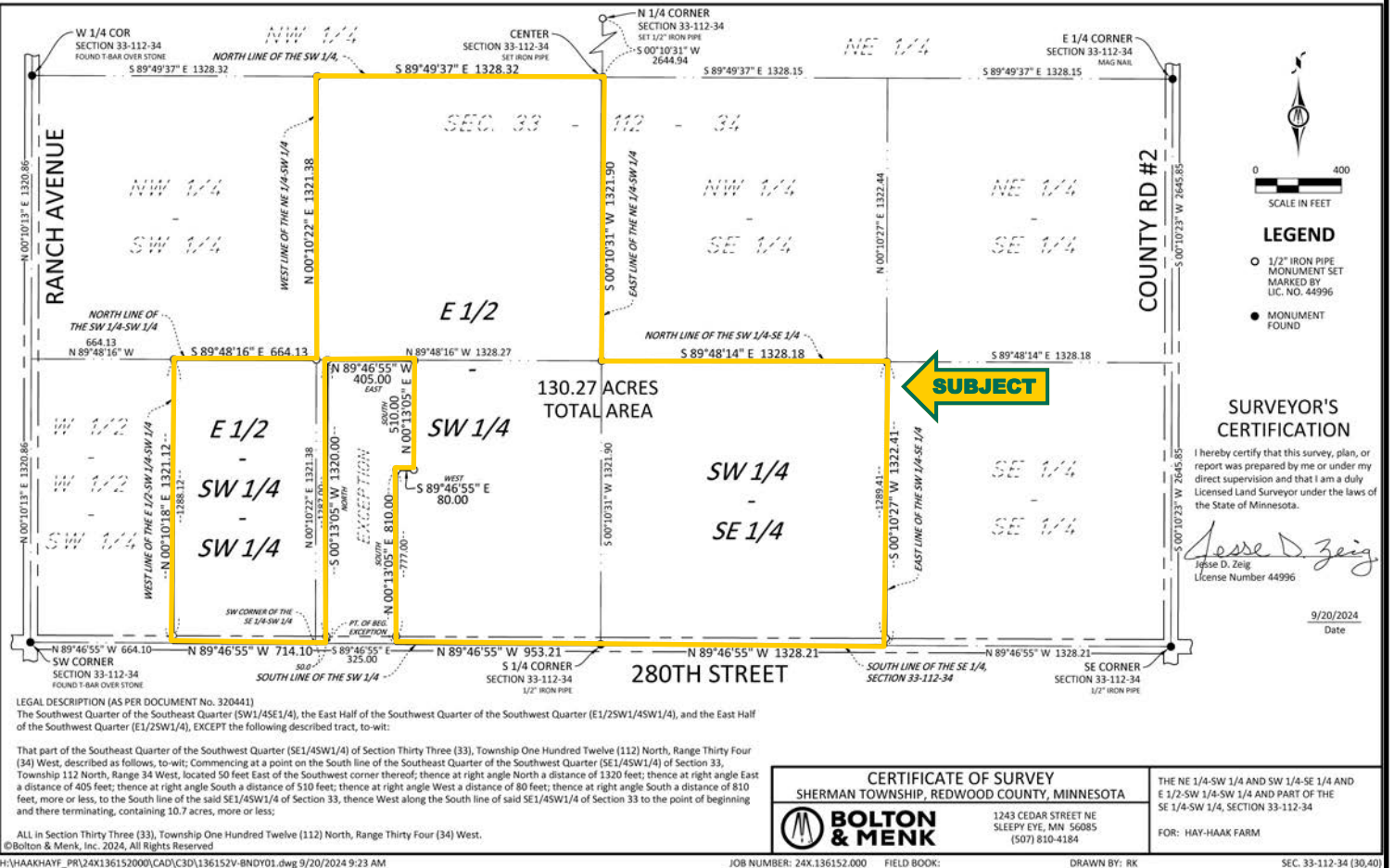
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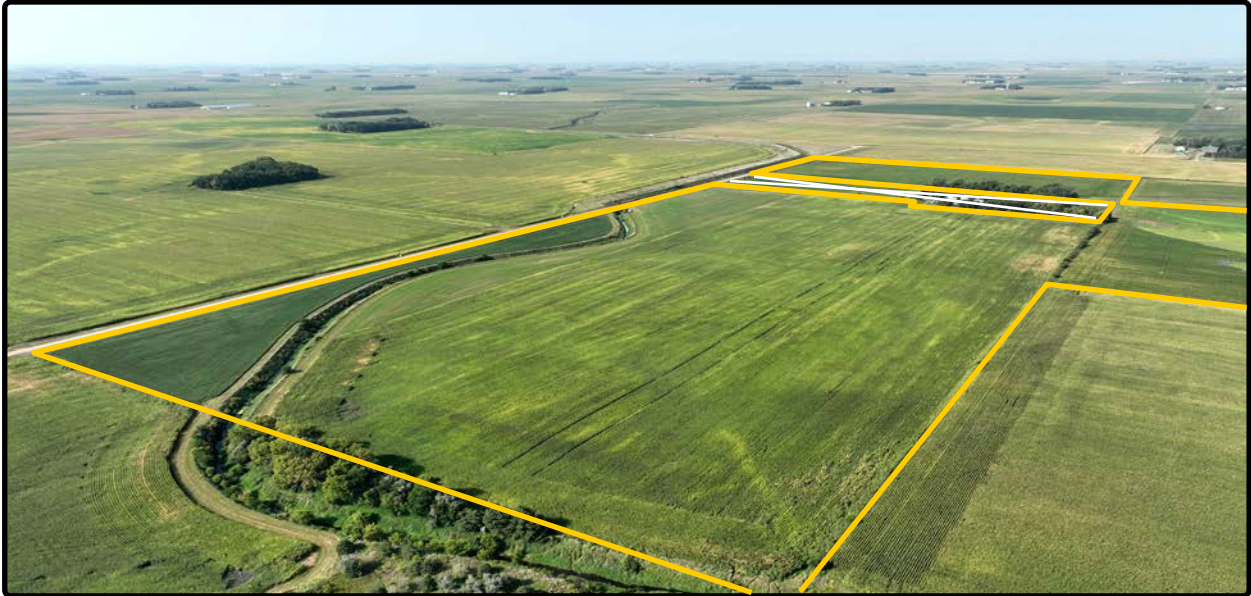
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Northeast looking Southwest



West looking East



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Bid Deadline: **Fri., Nov. 8, 2024**

Time: **12:00 Noon, CST**

Mail To:

Hertz Farm Management
Attn: Jared Augustine
151 Saint Andrews Ct.
Suite 1310
Mankato, MN 56001

Seller

Hay Haak Family

Agency

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

Attorney

Kevin Passe
Passe & Whitmore, P.A.

Method of Sale

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

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Jared Augustine at 507-381-7425.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Friday, November 8, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 4:00 P.M., CST on November 11, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. A 2% Buyers Premium will be added to the final sale price to arrive at the final contract price. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 18, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires December 31, 2024. The seller will pay real estate taxes due and payable in 2024; Buyer will pay real estate taxes due and payable in 2025 and beyond.

Contract & Title

Upon acceptance of bid by Seller, the successful 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** an 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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Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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- Certified Farm Appraisals

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