

Land Auction

ACREAGE:

80.00 Acres, m/l
Faribault County, MN

DATE:

August 23, 2023
11:00 a.m.
Register to Attend

LOCATION:

Ag Center
Blue Earth, MN

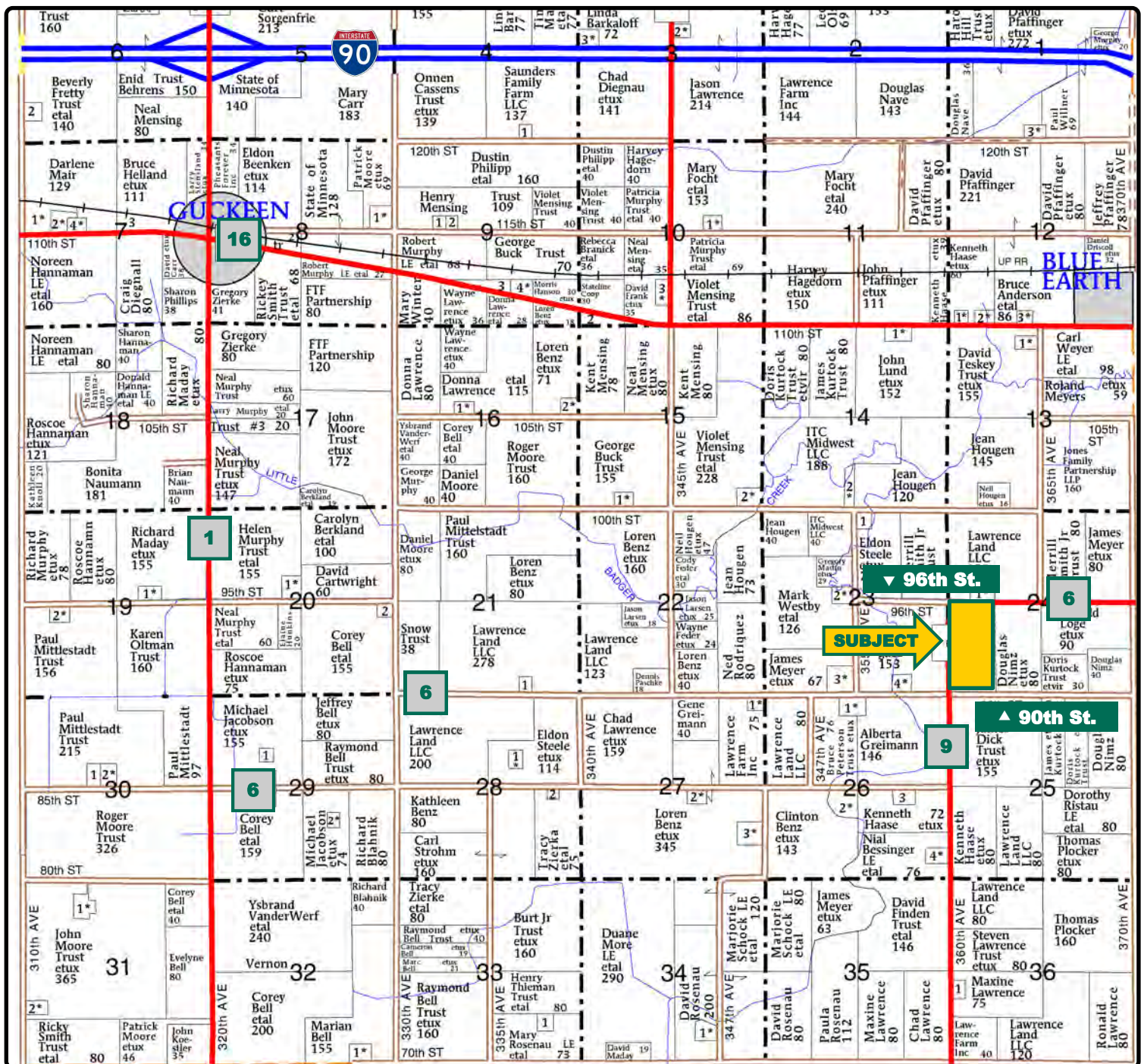


Property Key Features

- Quality Farm with a CPI of 85.30
- Potential Building Site Located West of Blue Earth on a Black Top Road
- Open Lease for the 2024 Crop Year

Darrell Hylen, ALC
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FSA/Eff. Crop Acres:	73.01
Corn Base Acres:	53.80
Bean Base Acres:	15.90
Soil Productivity:	85.30 CPI

Property Information

80.00 Acres, m/l

Location

From Blue Earth: head southwest on 96th St. for 2.2 miles. The farm is on the south side of the road.

Legal Description

W½ SW¼, Section 24, Township 102 North, Range 28 West of the 5th P.M., Faribault Co., MN. (Jo Daviess Twp.)

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Non-Hmstd Taxes: \$3,242.97
Special Assessments: \$39.03 (JD 20F)
Total 2023 Real Estate Taxes: \$3,282.00
Net Taxable Acres: 80.00

Tax per Net Taxable Acre: \$41.02
Tax Parcel ID #s: R 10.024.0300

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 9221, Tract 9591
FSA/Eff. Crop Acres: 73.01
Corn Base Acres: 53.80
Corn PLC Yield: 152 Bu.
Bean Base Acres: 15.90
Bean PLC Yield: 44 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Waldorf and Collinwood. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 85.30. 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

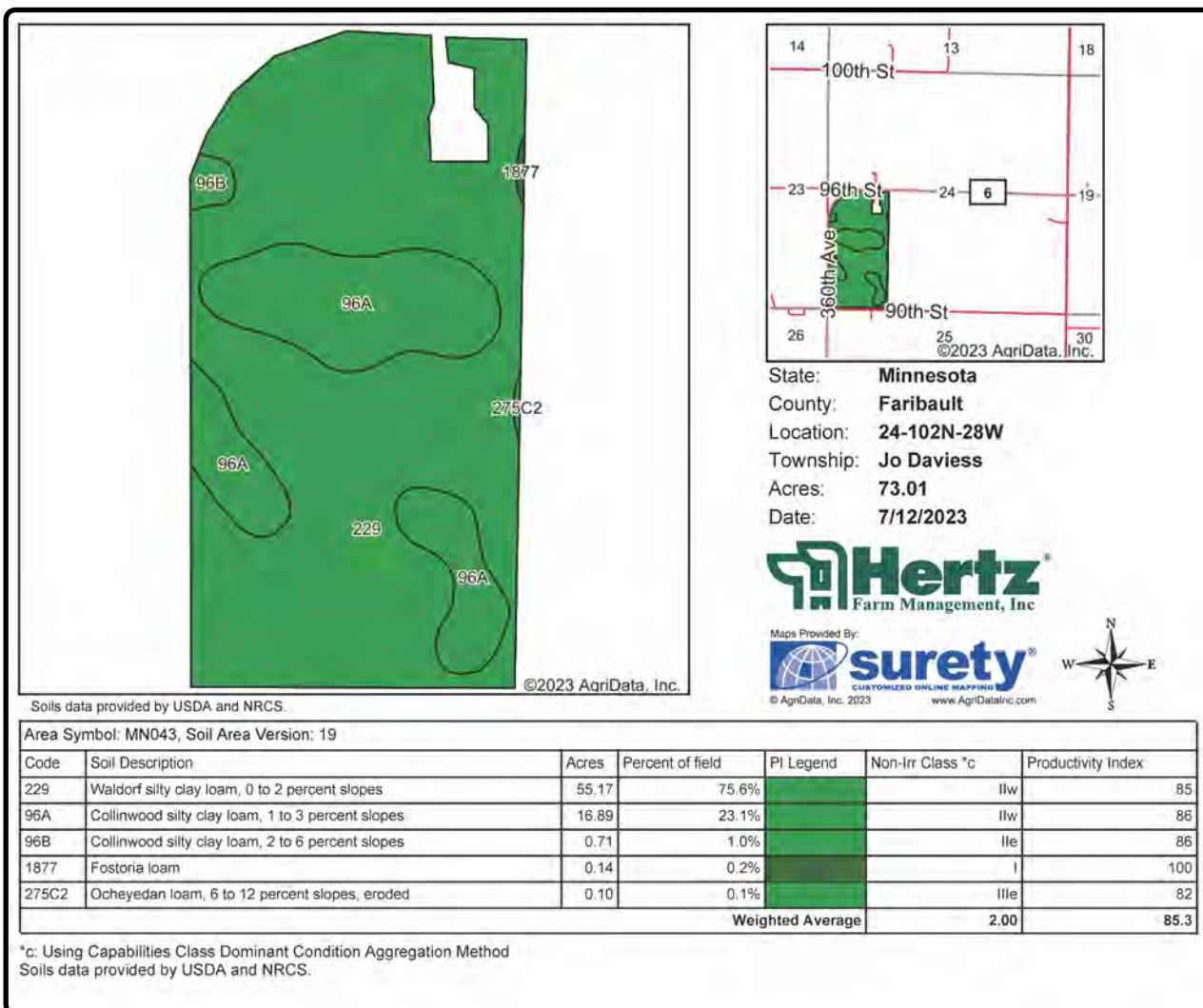
Some tile, no maps available. Part of Drainage District JD 20. Drainage agreement available upon request.

Buildings/Improvements

None.

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Water & Well Information

There is a well located in the SW corner of abandoned house. There is an old well pit that has not been used for 50+ years. Status if sealed is unknown.

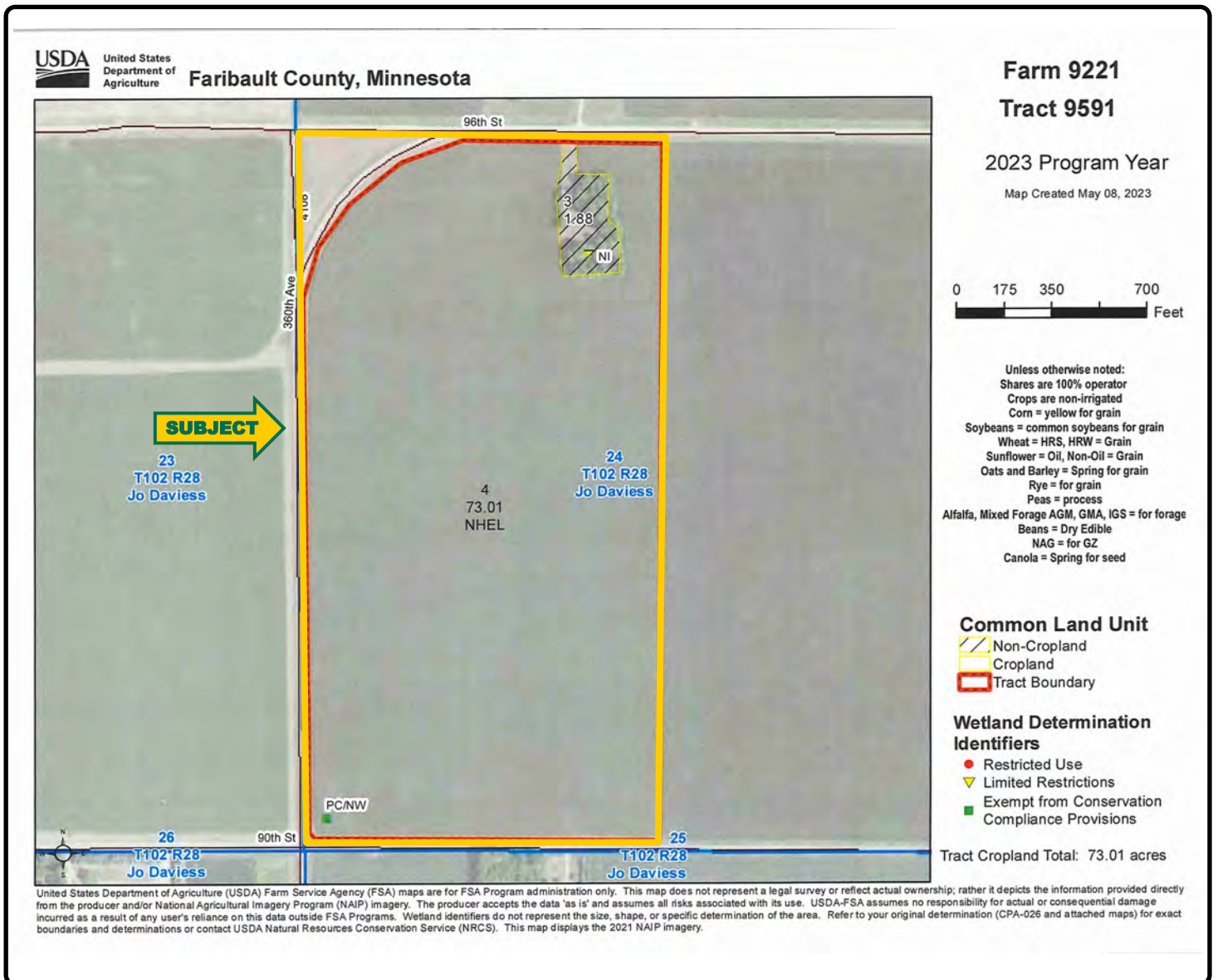
Comments

Quality Faribault County farm that is available for the 2024 growing season and has the potential for a building site near Blue Earth, Minnesota.

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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Northwest Looking Southeast



Northeast Looking Southwest



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South Looking North



Potential Building Site



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Bid Deadline/Mailing Info:

Bid Deadline: **Tue., Aug. 22, 2023**
12:00 Noon, CST

Mail To:

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

Auction Location Date:

Date: **Wed., Aug. 23, 2023**

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

Site: **Ag Center**
415 So. Grove St.
Blue Earth, MN 56013

Auction Instructions

- *Only registered bidders may attend auction.*
- All bidders must submit bid by **12:00 Noon, CST on Tue., Aug. 22, 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

Harry Childs Trust

Agency

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

Auctioneer

Darrell Hylen, ALC

Attorney

Paul Grabitske for Denise Childs, Trustee
Grabitske Law Firm

Dustan J. Cross for Marcia Swanson,
Trustee
Gislason & Hunter Law Firm

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 28, 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 November 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 - Faribault 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.

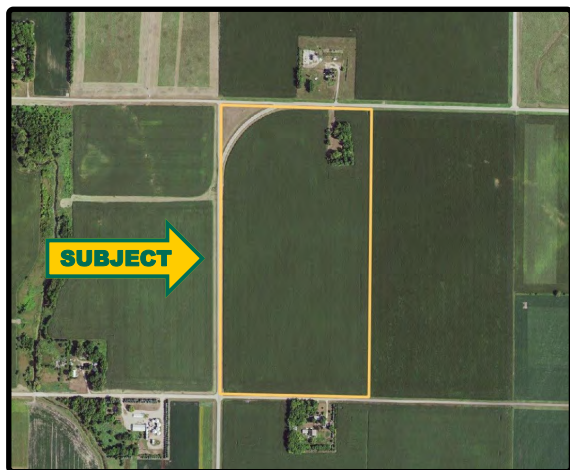
X _____
Signature

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, August 22, 2023** to attend auction.

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



Acres

Subject - 80.00Ac., 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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