

One-Chance Sealed Bid Sale

ACREAGE:

228.00 Acres, m/l
In 2 Parcels
Meeker County, MN

DATE:

Bid Deadline:
April 23, 2024
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Farm
Management**
Mankato, MN



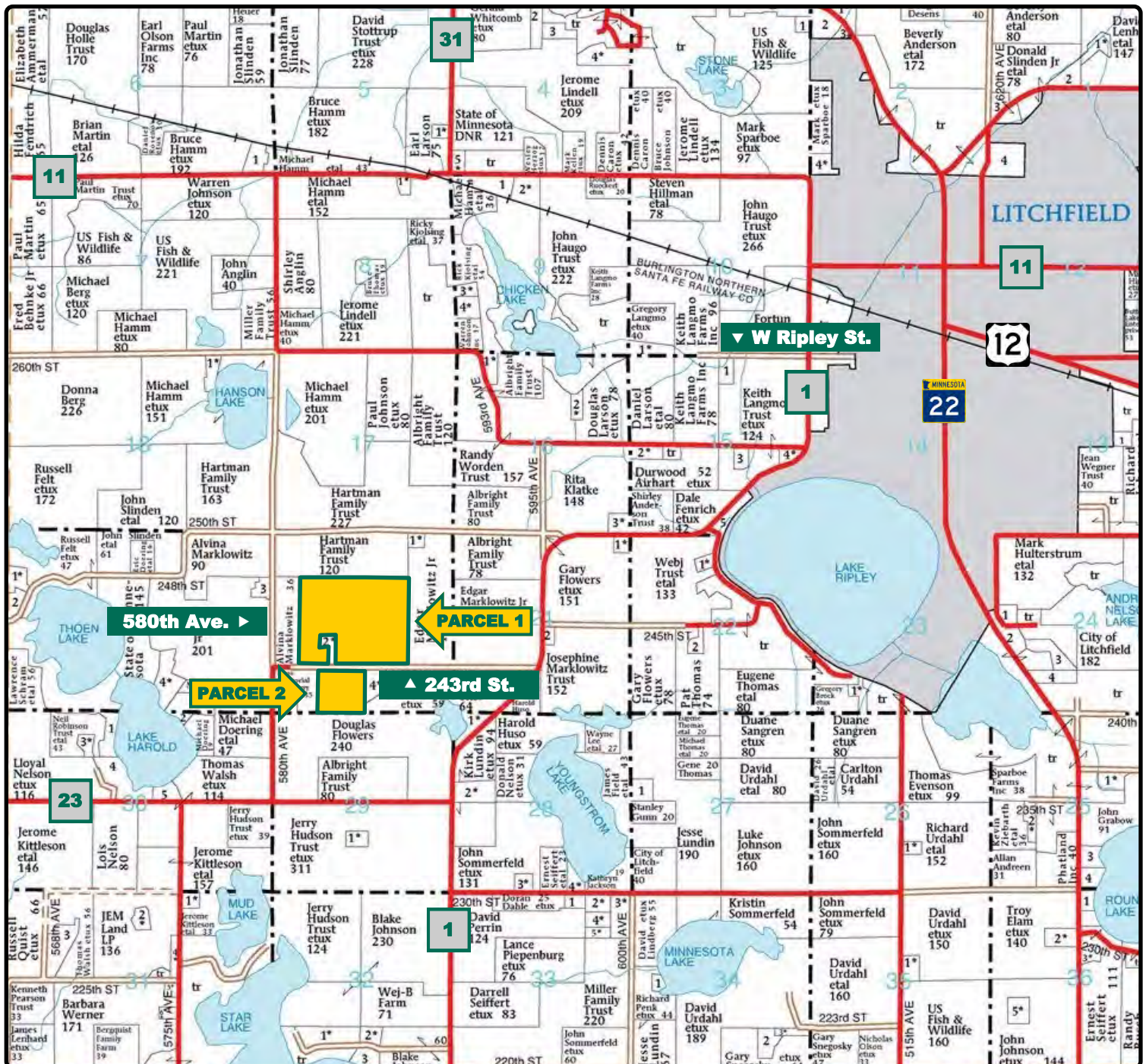
Property Key Features

- Quality Meeker County Farmland Offered in Two Parcels
- Open Lease for the 2024 Crop Year
- Center Pivot Irrigation Servicing 100 Acres, m/l

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Map reproduced with permission of Farm & Home Publishers, Ltd.

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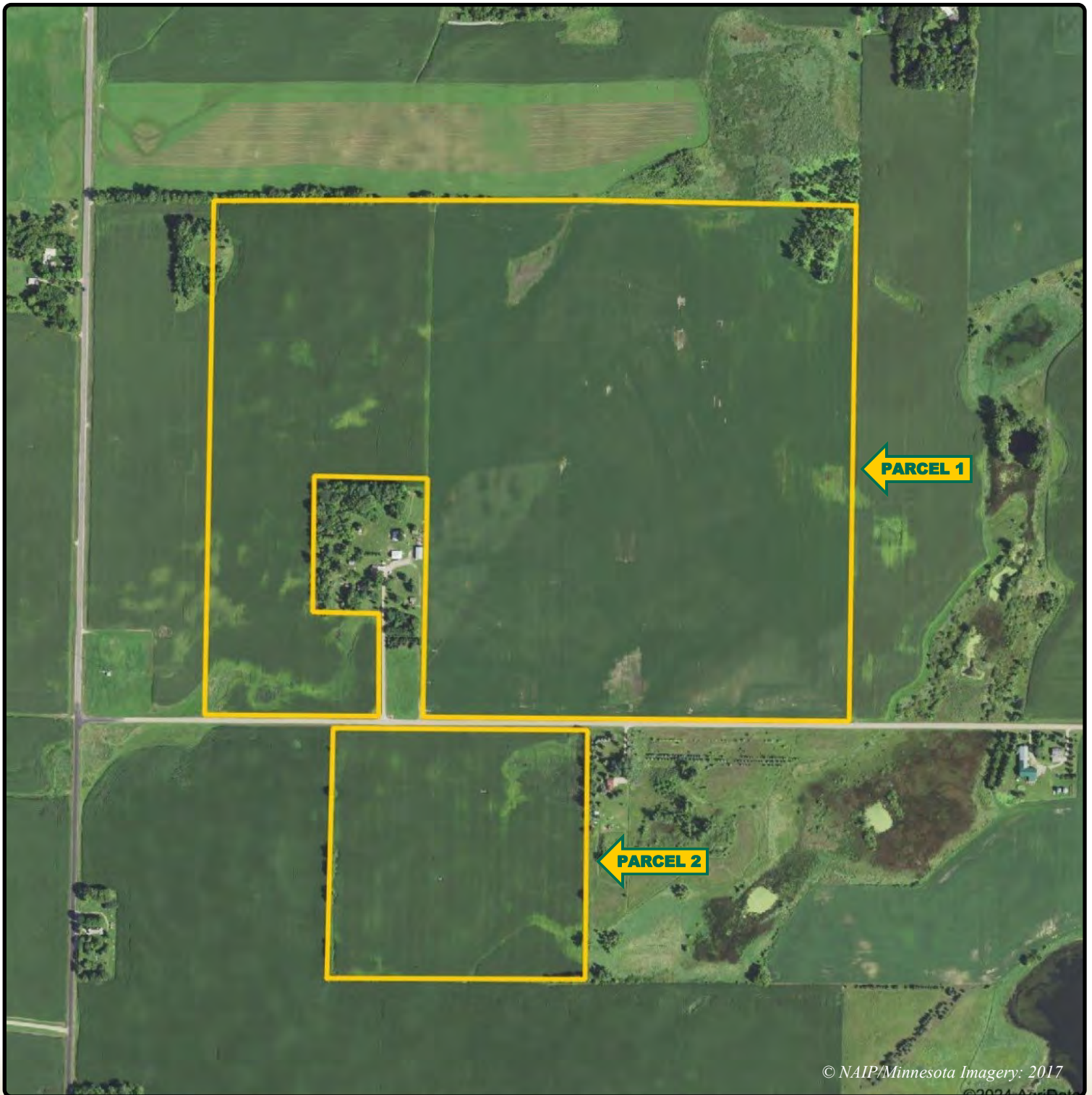
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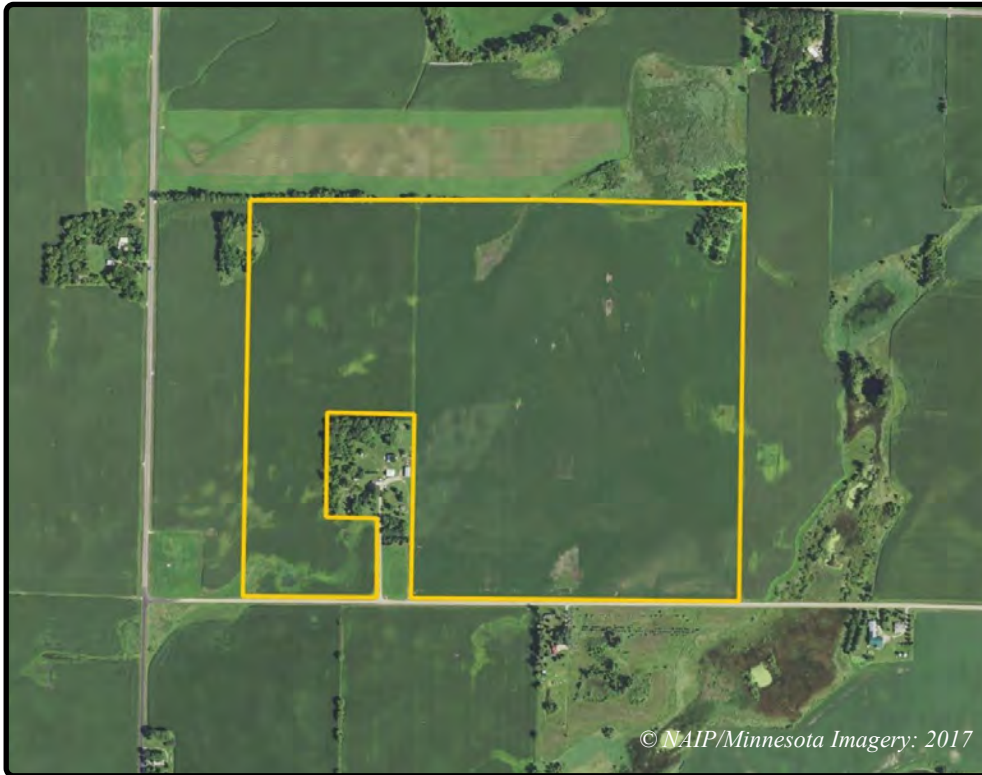
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Parcel 1

FSA/Eff. Crop Acres: 186.91
Corn Base Acres: 126.26*
Bean Base Acres: 51.72*
Soil Productivity: 64.30 CPI

**Acres are estimated*

Parcel 1 Property Information 188.00 Acres, m/l

Location

From Litchfield: go west on W Ripley St. for 0.8 miles, then south on Co. Rd. 1 for 2.8 miles, then west on 243rd St. for 1.1 miles. Property is located on the north side of the road.

Legal Description

NE¼ of the SW¼, excluding the building site, and E½ of the NW¼ of the SW¼ and the SE¼ of the NW¼ and the E½ of the SW¼ of the NW¼ and the NW¼ of the SE¼ and the SW¼ of the NE¼, all in Section 20, Township 119 North, Range 31 West of the 5th P.M., Meeker Co., MN.

Real Estate Tax

Taxes Payable in 2024
Non-Ag Hmstd Taxes: \$6,926.00*
Net Taxable Acres: 188.00*
Tax per Net Taxable Acre: \$36.84*
Tax Parcel ID #: Part of 14-0241000
**Taxes estimated pending tax parcel split. Meeker County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5084, Part of Tract 2260
FSA/Eff. Crop Acres: 186.91
Corn Base Acres: 126.26*
Corn PLC Yield: 165 Bu.
Bean Base Acres: 51.72*
Bean PLC Yield: 41 Bu.
**Acres are estimated pending*

reconstitution of farm by the Meeker County FSA office.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Estherville, Biscay, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 64.30. See soil map for details.

Land Description

Level to gently rolling.

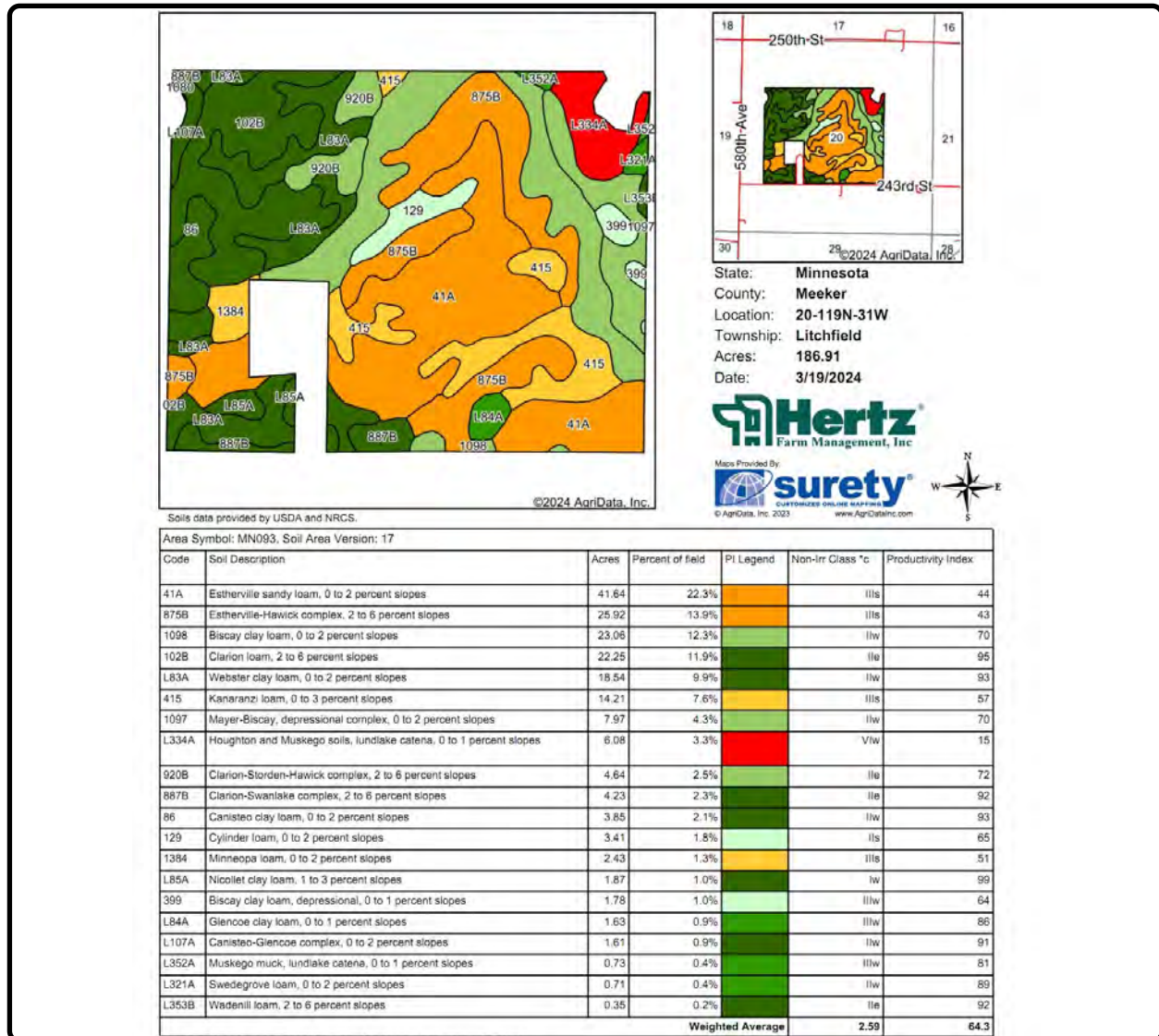
Drainage

Natural with some tile. Tile maps available, contact agent for tile maps. Parcel is part of Drainage District CD 19.

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Buildings/Improvements

None.

Water & Well Information

Well number 132274 is located near the irrigation equipment. Drilled in 1978, the well is a 16" single casing well.

Irrigation Information

There is an 8 tower, center pivot, Olson Bros. Mfg. Co., 1979 irrigation system included with the land. Pump capacity is 800 gpm with a well depth of 260 ft. and is powered with electricity. It is NRD certified to irrigate 100 acres.

Irrigation/ Electric Utilities

DNR water irrigation permit and electric utilities will be transferred to buyer at closing.

Fall Inputs

Buyer will reimburse the 2023 crop year tenant \$3,738.00 for fall tillage. Contact agent for details.

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Parcel 2

FSA/Eff. Crop Acres: 38.99
Corn Base Acres: 26.34*
Bean Base Acres: 10.78*
Soil Productivity: 88.90 CPI

**Acres are estimated*

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Litchfield: go west on W Ripley St. for 0.8 miles, then south on Co. Rd. 1 for 2.8 miles, then west on 243rd St. for 1.1 miles. Property is located on the south side of the road.

Legal Description

SE¼ of the SW¼, in Section 20, Township 119 North, Range 31 West of the 5th P.M., Meeker Co., MN.

Real Estate Tax

Taxes Payable in 2024
 Non-Ag. Hmstd Taxes: \$1,714.00*
 Net Taxable Acres: 40.00*

Tax per Net Taxable Acre: \$42.85*
 Tax Parcel ID #: Part of 14-0241000
**Taxes estimated pending tax parcel split. Meeker County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5084, Part of Tract 2260
 FSA/Eff. Crop Acres: 38.99
 Corn Base Acres: 26.34*
 Corn PLC Yield: 165 Bu.
 Bean Base Acres: 10.78*
 Bean PLC Yield: 41 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Clarion, Webster, Nicollet, and Clarion-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.90. See soil map for details.

Land Description

Level to gently rolling.

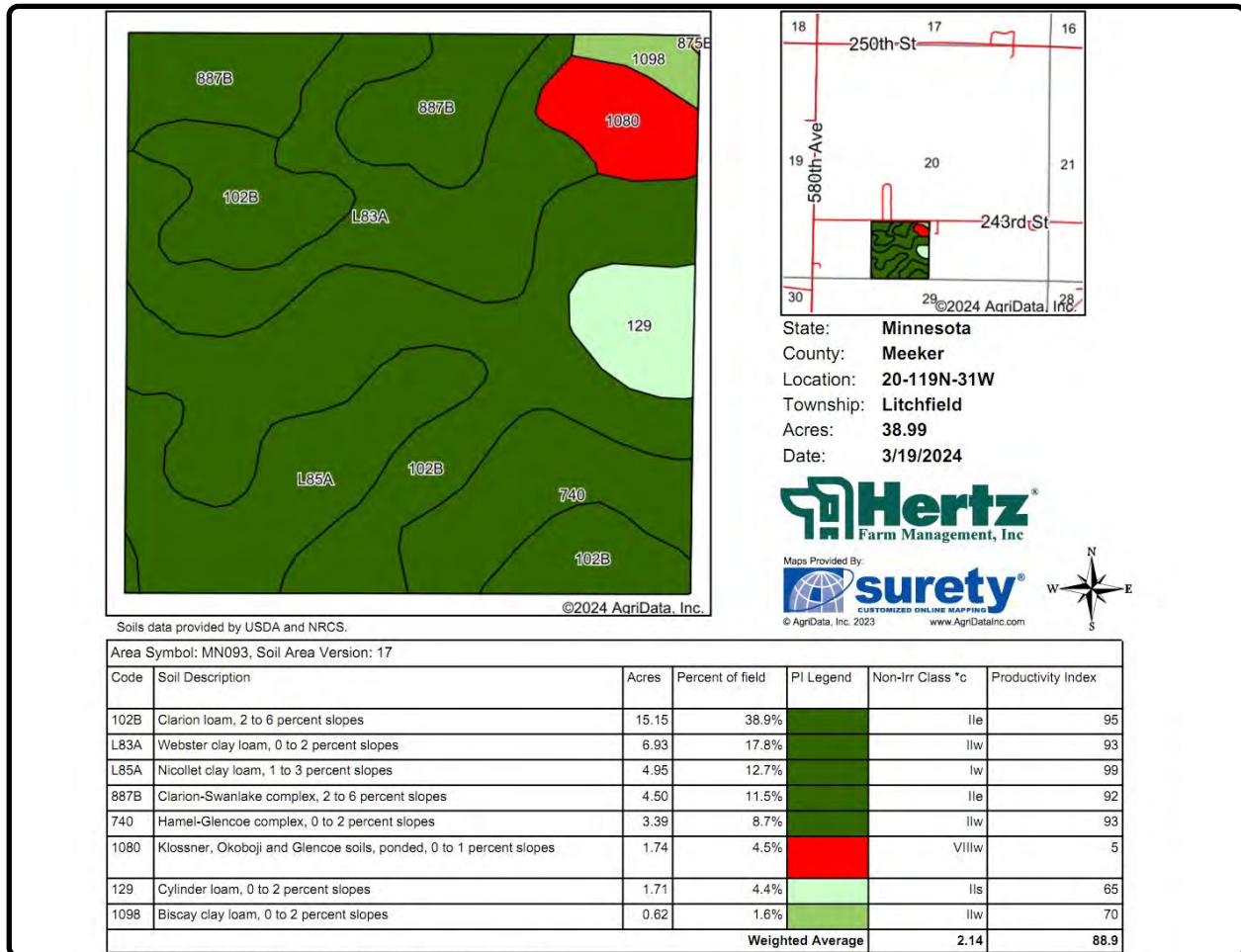
Drainage

Natural with some tile. Tile maps available, contact agent for tile maps. Parcel is part of Drainage District CD 19.

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Buildings/Improvements

None.

Water & Well Information

None.

Fall Inputs

Buyer will reimburse the 2023 crop year tenant \$780.00 for fall tillage. 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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Parcel 1 - 186.91 FSA/Eff. Crop Acres

Parcel 2 - 38.99 FSA/Eff. Crop Acres



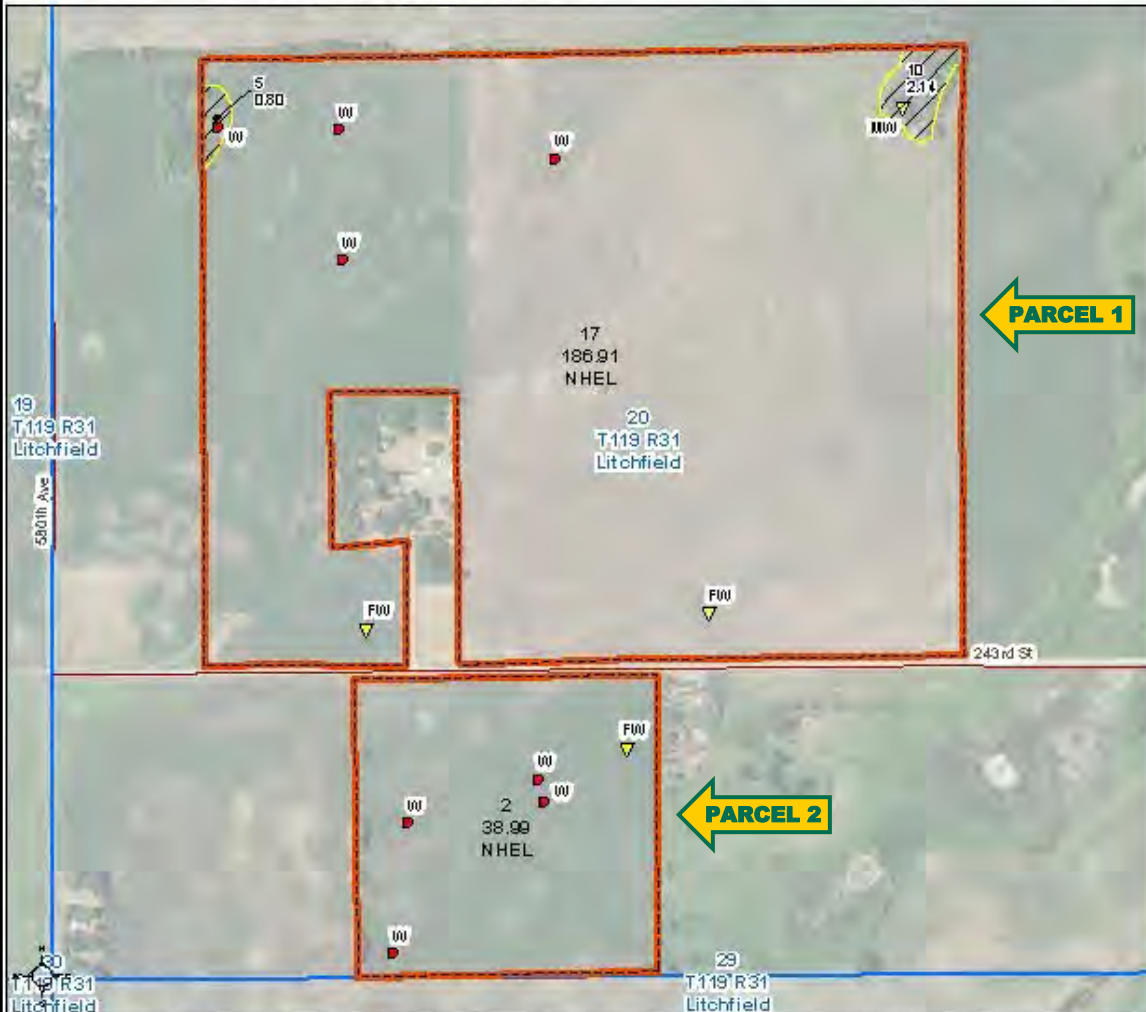
Meeker County, Minnesota

Farm 5084

Tract 2260

2024 Program Year

Map Created January 10, 2024



0 270 540 1,080 Feet

Unless otherwise noted:
Shades are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, No n-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 G2
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 225.90 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and all related maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

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Parcels 1 & 2 - NE looking SW



Parcels 1 & 2 - S looking N



Parcels 1 & 2 - SE looking NW



Parcels 1 & 2 - SW looking NE



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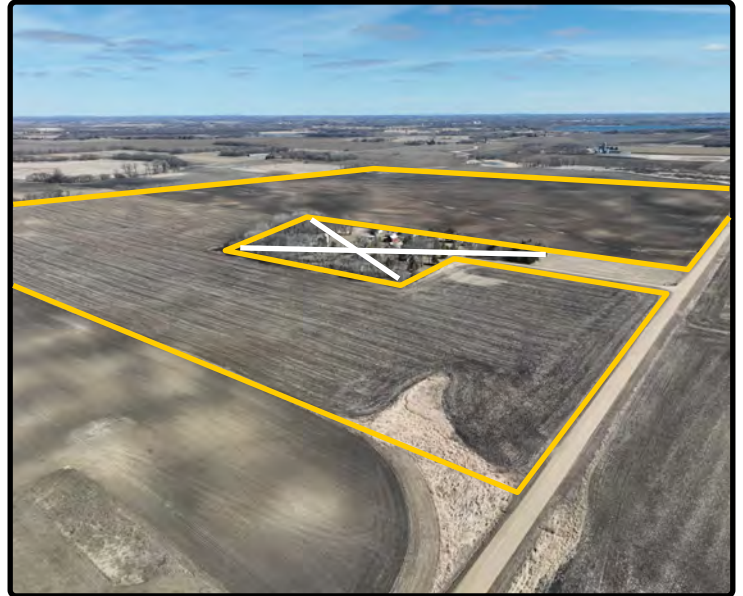
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Parcels 1 & 2 - NW looking SE



Parcel 1 - SW looking NE



Parcel 1 - Center Pivot Irrigation



Parcel 1 - Irrigation Well



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Parcel 1 - SE looking NW



Parcel 2 - N looking S



Parcel 2 - NE looking SW



Parcel 2 - NW looking SE



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Bid Deadline: Tues., Apr. 23, 2024

Time: 12:00 Noon, CST

Mail To:

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

Seller

The Lorraine Emma Bartlett Trust

Agency

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

Attorneys

Brett M. Hill
The Hill Law Firm LLC

Steven H. Fink
Farrish Johnson Law Office, CHTD.

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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 April 23, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 4:00 p.m., CST on April 24, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) 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 bid 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 May 30, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Full possession will be given at settlement. Buyer(s) shall have access to the property for farming purposes prior to closing. Contact agent for details. 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

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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