



ONE-CHANCE SEALED BID SALE



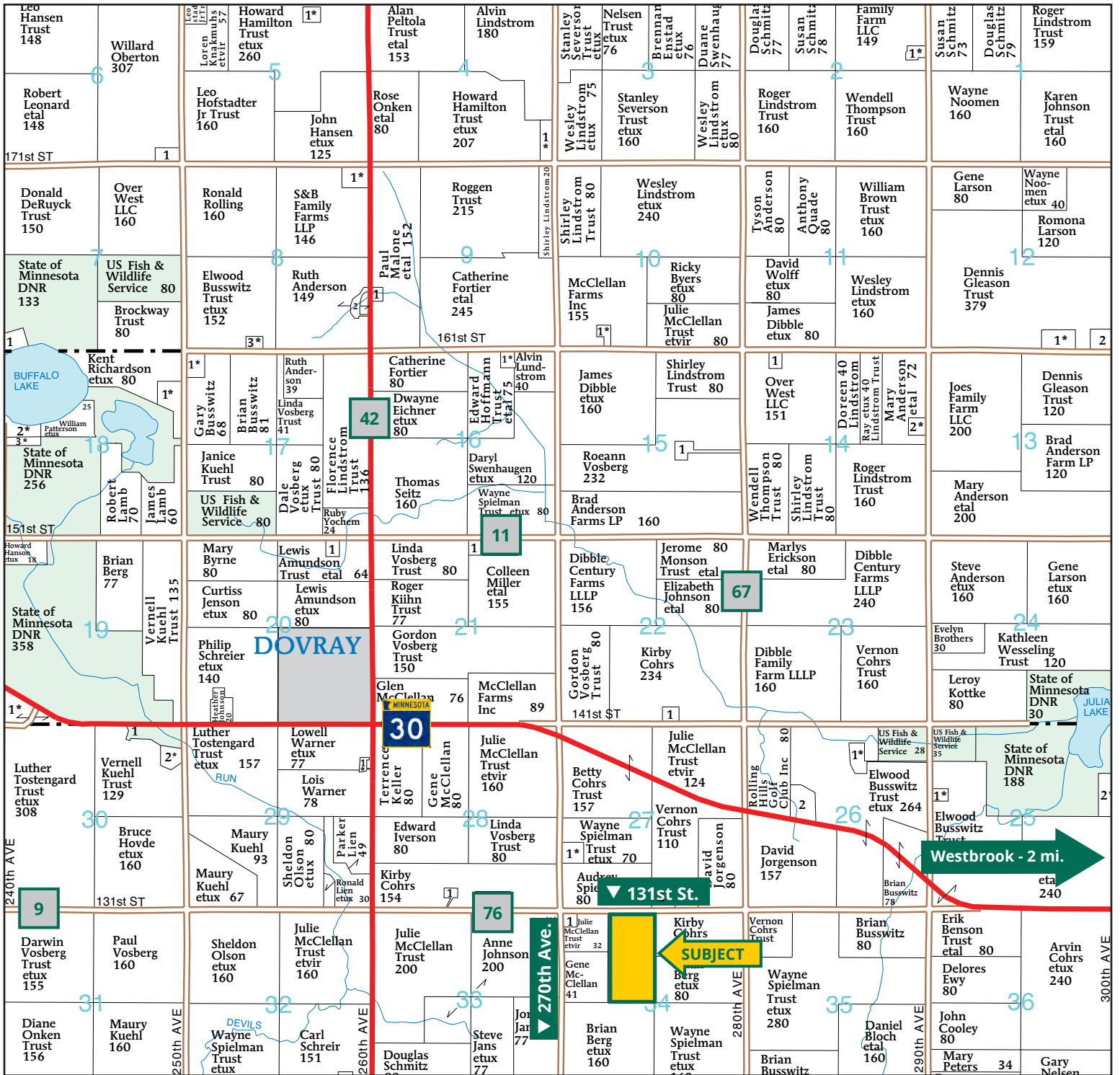
Himmelman Family Trust



JARED AUGUSTINE
Licensed Salesperson
in MN, IA & ND
507.381.7425
JaredA@Hertz.ag

Bid Deadline:
Tuesday, January 21, 2025
12:00 Noon, CST

80.00 Acres, m/l
Single Parcel
Murray County, MN



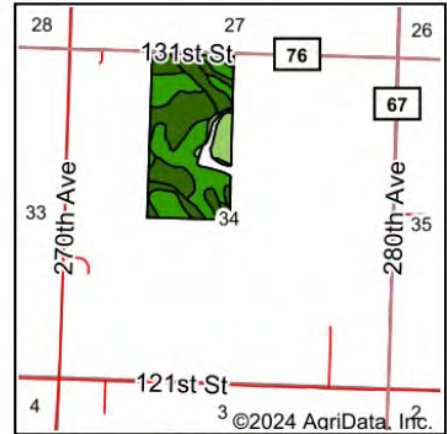
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FSA/Eff. Crop Acres: 75.60 | Soil Productivity: 89.70 CPI





State: **Minnesota**
 County: **Murray**
 Location: **34-107N-39W**
 Township: **Dovray**
 Acres: **75.6**
 Date: **12/9/2024**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|---|------------------|--------------------|
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 27.53 | 36.4% |  | IIIe | 87 |
| 102B2 | Clarion loam, 2 to 6 percent slopes, moderately eroded | 23.90 | 31.6% |  | IIe | 95 |
| 113 | Webster clay loam, 0 to 2 percent slopes | 13.03 | 17.2% |  | IIw | 93 |
| 562 | Knoke silty clay loam, 0 to 1 percent slopes | 5.81 | 7.7% |  | IIIw | 78 |
| 219 | Rolfe silt loam, 0 to 1 percent slopes | 5.33 | 7.1% |  | IIIw | 84 |
| Weighted Average | | | | | 2.51 | 89.7 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Westbrook: Go west on State Hwy 30 for 2.1 miles and then go west on 131st St. / Co. Rd. 76 for 1.8 miles. Property is located on the south side of the road.

Simple Legal

E½ NW¼ of Section 34, Township 107 North, Range 39 West of the 5th P.M., Murray Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Values for Taxes Payable in 2024
Ag Non-Hmstd Taxes: \$2,170.50
Special Assessments: \$3.50
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$27.18

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 4820, Tract 11479
FSA/Eff. Crop Acres: 75.60
Corn Base Acres: 35.00
Corn PLC Yield: 157 Bu.
Bean Base Acres: 35
Bean PLC Yield: 41 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.
PCNW: Prior-Converted Non-Wetlands.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Clarion-Storden, Clarion, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 89.70. 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

Moderately sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Fall Inputs

Buyer will reimburse Seller for the fall 2024 fertilizer payment of \$7,192.32, payable at closing. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

Northwest looking Southeast



Northeast looking Southwest





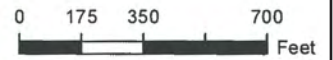
Murray County, Minnesota

Farm 4820

Tract 11479




2024 Program Year

Map Created April 29, 2024






- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-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 GZ
 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: 75.60 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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Bid Deadline: Tues., Jan. 21, 2025

Time: 12:00 Noon, CST

Mail To:

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

Seller

Himmelman Family Trust

Agency

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

Method of Sale

- Parcel 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 Tuesday, January 21, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 4:00 p.m. on Wednesday, January 22, 2025, 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% Buyer's 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 February 21, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will pay real estate taxes due and payable in 2024; the 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation
Certified Farm Appraisals | Professional Farm Management**

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