



Pearl M. Bahr Irrevocable Trust

AUCTION

Hybrid
Tuesday
April 15, 2025
11:00 a.m., CDT
Winnebago, MN &
bid.hertz.ag

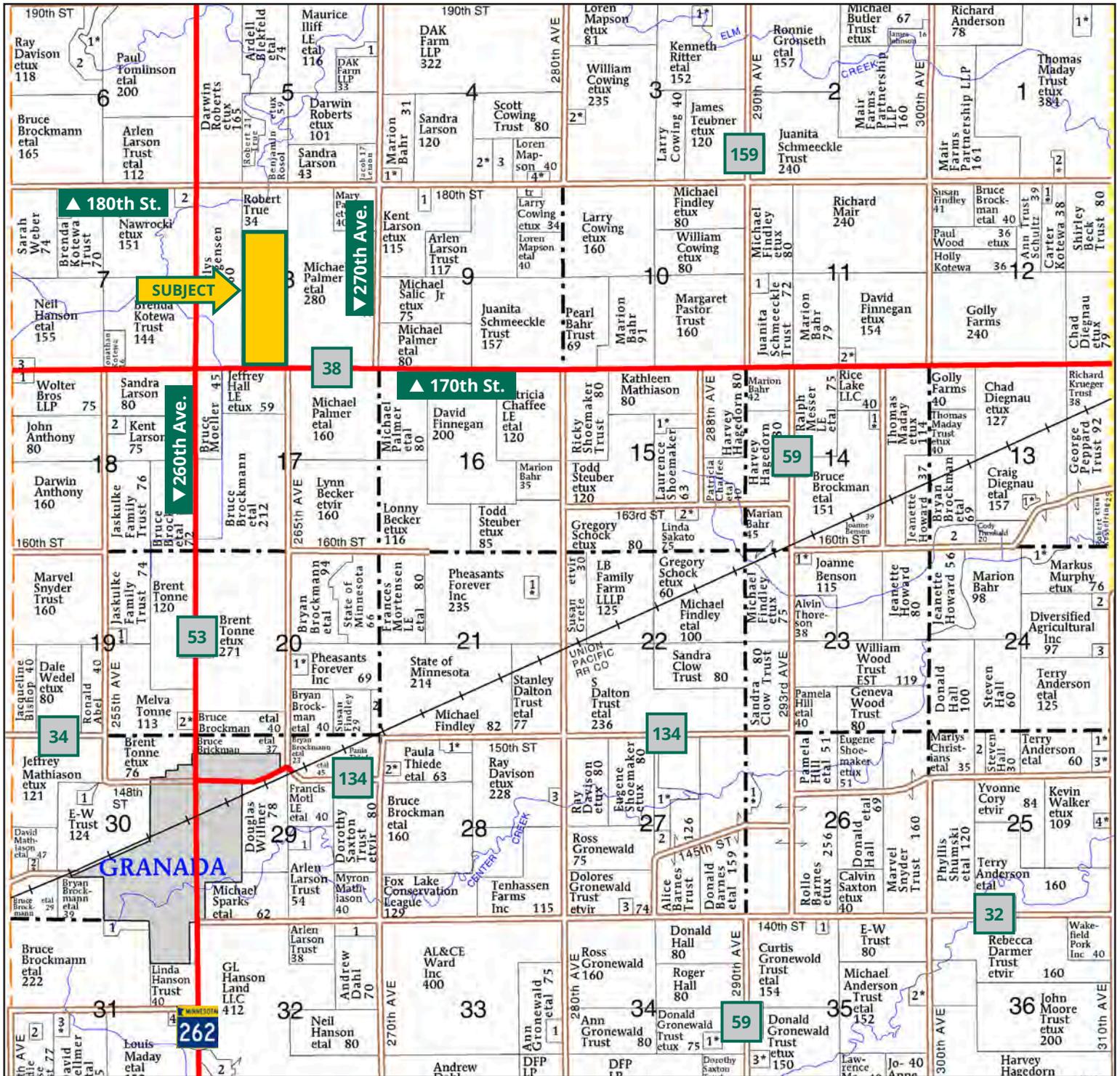
120.00 Acres, m/l
Single Parcel
Martin County, MN



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FSA/Eff. Crop Acres: 119.54 | Soil Productivity: 90.30 CPI

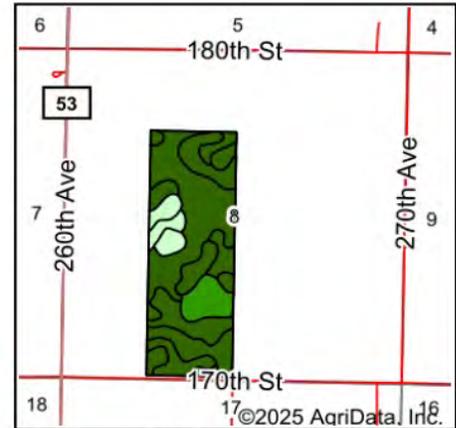


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State: **Minnesota**
 County: **Martin**
 Location: **8-103N-29W**
 Township: **Center Creek**
 Acres: **119.54**
 Date: **3/12/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	53.58	44.8%		IIw	91
118	Crippin loam, 1 to 3 percent slopes	17.74	14.8%		Ie	100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	14.33	12.0%		IIe	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	9.93	8.3%		IIIw	86
886	Nicollet-Crippin complex	7.19	6.0%		I	100
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	6.96	5.8%		IIIe	60
37B	Farrar fine sandy loam, 1 to 6 percent slopes	3.89	3.3%		IIe	99
282	Hanska loam, 0 to 2 percent slopes	3.23	2.7%		IIw	61
275B	Ocheyedan loam, 1 to 5 percent slopes	1.43	1.2%		IIe	93
L83A	Webster clay loam, 0 to 2 percent slopes	1.26	1.1%		IIw	93
Weighted Average					1.93	90.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Granada: Go north on Co. Rd. 53 / 260th Ave. for 2½ miles and then east on Co. Rd. 38 / 170th St. for 0.4 miles. Property is located on the north side of the road.

Simple Legal

The E½ of the SW¼ and the SE¼ of the NW¼, all in Section 8, Township 103 North, Range 29 West of the 5th P.M., Martin Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Proposed 2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$3,200.00
Special Assessments: \$7,426.96
Total 2025 Real Estate Taxes: \$10,626.96
Net Taxable Acres: 120.00
Tax per Net Taxable Acre: \$88.53
Taxes are proposed 2025 tax figures. Martin County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2025 crop year. Possession will be given prior to closing for farming purposes. Contact agent for details.

FSA Data

Farm Number 11974, Tract 1531
FSA/Eff. Crop Acres: 119.54
Corn Base Acres: 61.70
Corn PLC Yield: 158 Bu.
Bean Base Acres: 30.30
Bean PLC Yield: 47 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Crippin, and Clarion-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 90.30. 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

Nearly level to moderately sloping.

Drainage

Some tile. Contact agent for tile maps. Property is part of Drainage District JD 51.

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 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



South looking North



North looking South



Northeast looking Southwest





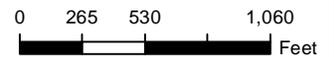
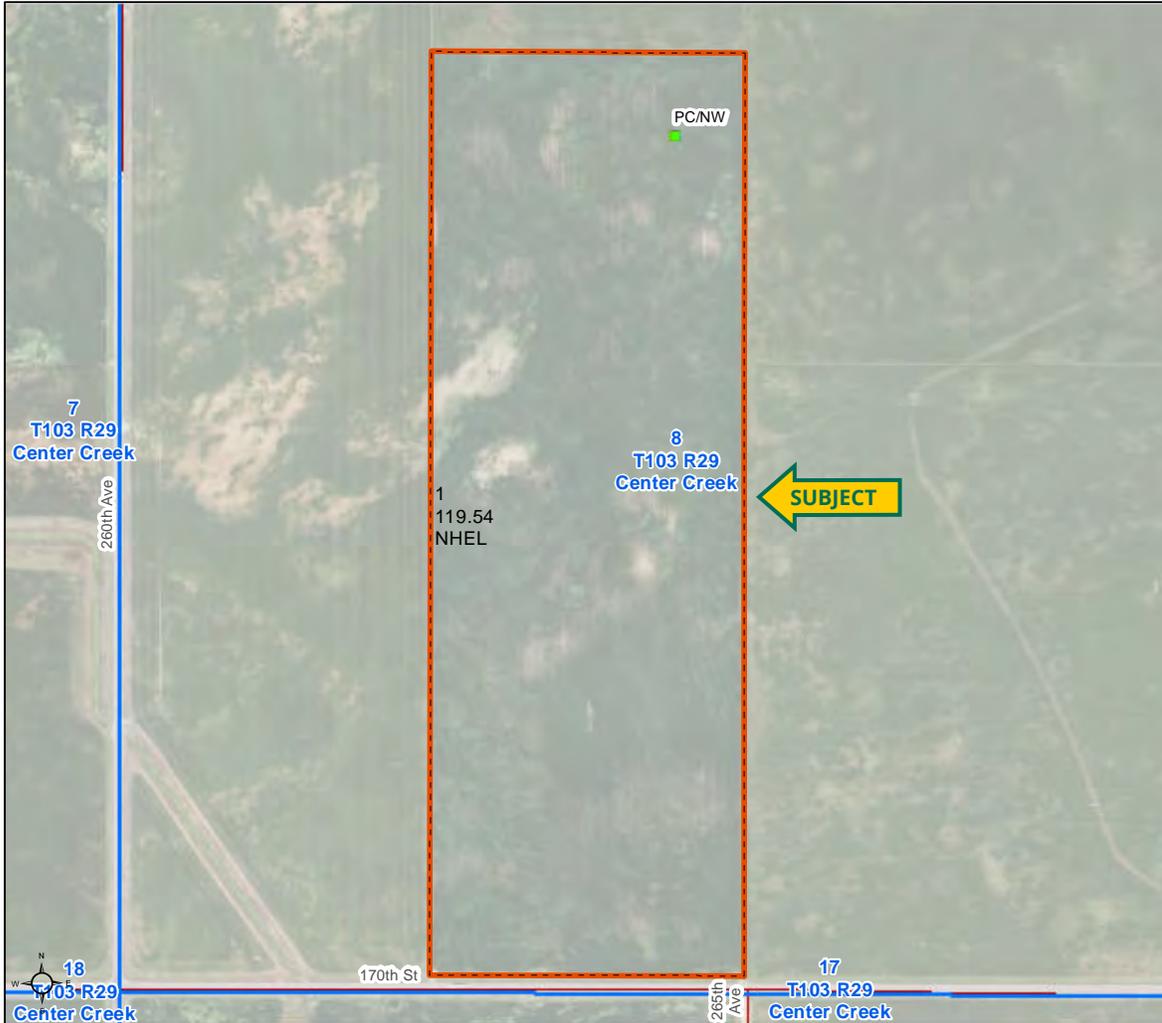
Martin County, Minnesota

Farm 11974

Tract 1531

2024 Program Year

Map Created April 22, 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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 119.54 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.

Date: Tues., April 15, 2025

Time: 11:00 a.m., CDT

Site: Winnebago City Hall
140 Main Street South
Winnebago, MN 56098

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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Darrell Hylan, ALC at 507-381-3843 or Jared Augustine at 507-381-7425 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

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

Seller

Pearl M. Bahr Irrevocable Trust
Dated October 12, 2006

Agency

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

Auctioneer

Jared Augustine

Attorney

Reed Glawe
Gislason & Hunter LLP

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.

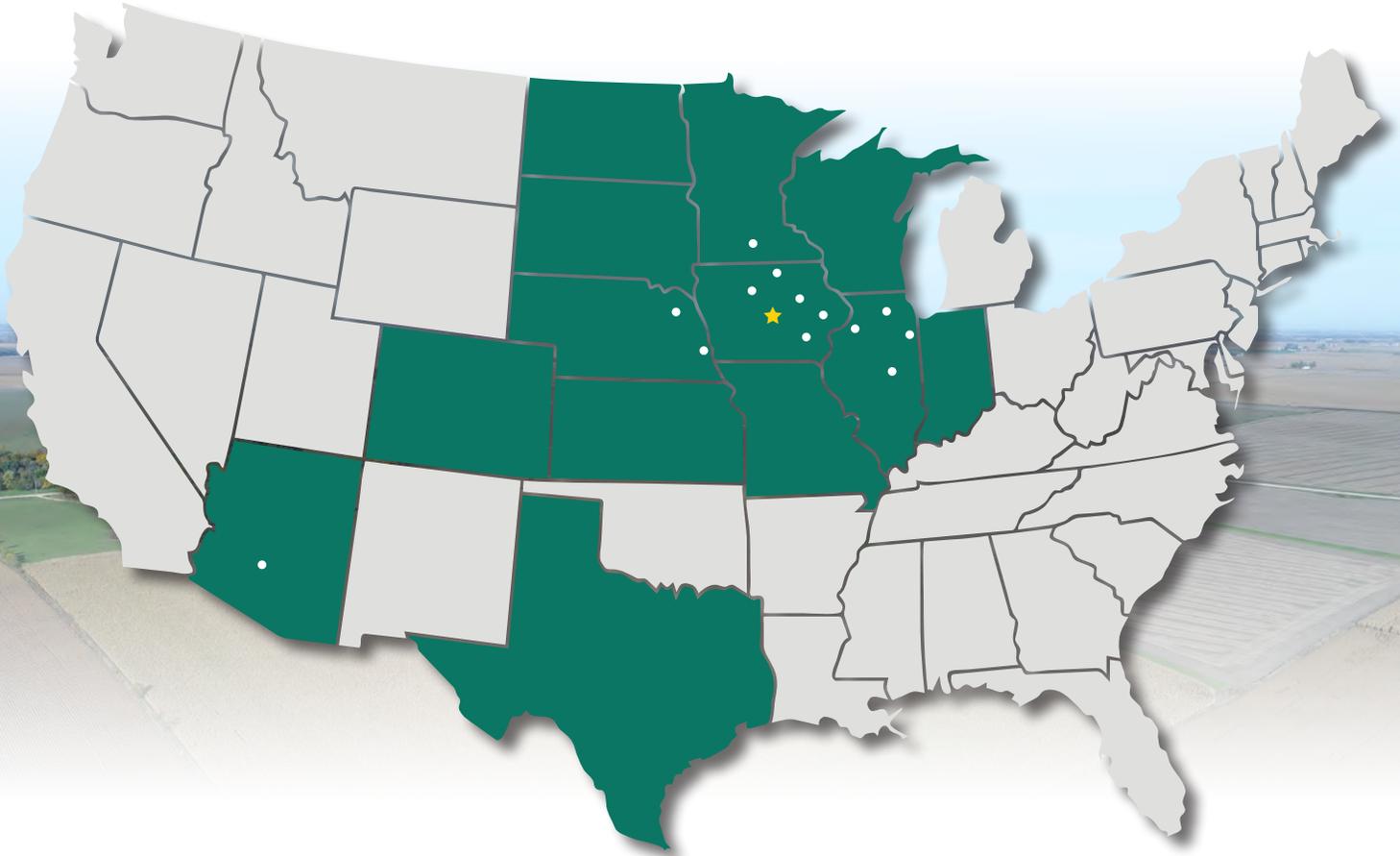
Terms of Possession

10% down payment required the day of sale. A 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 May 20, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will pay real estate taxes due and in 2024; Buyer will pay real estate taxes due and payable in 2025.

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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