

Land Auction

ACREAGE:

320.00 Acres, m/l
Murray County, MN

DATE:

Wednesday
November 20, 2019
10:00 a.m.

LOCATION:

Avoca Community Hall
Avoca, MN



Property Key Features

- Long-Time Ownership by Barnes Agri, Inc.
- Highly Tillable Tract with Quality Soils Located on Hard-Surfaced Road
- Great Opportunity to Own a Large Tract of Murray County Farmland

Doug Hensley

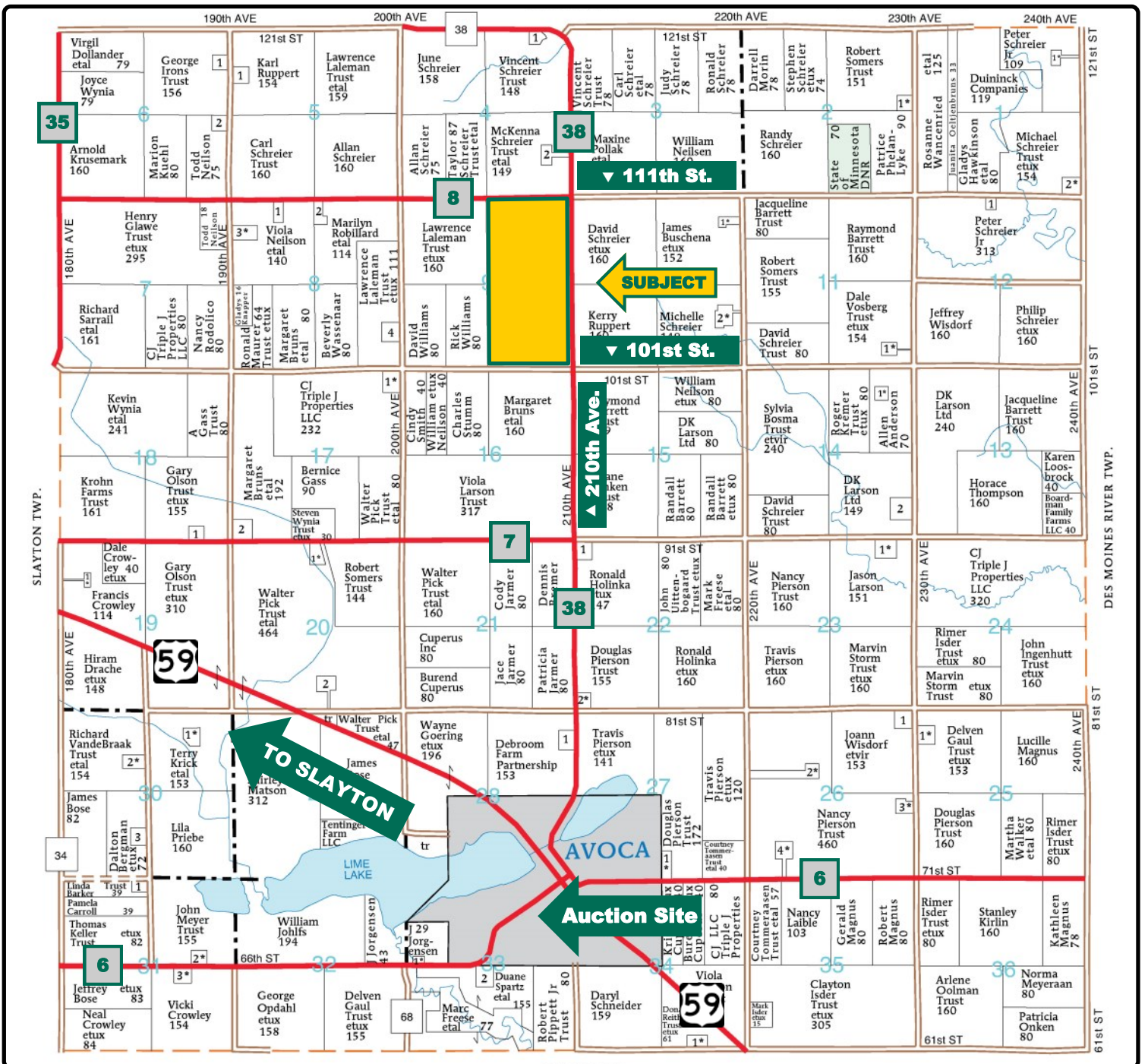
Licensed Managing Broker in IL
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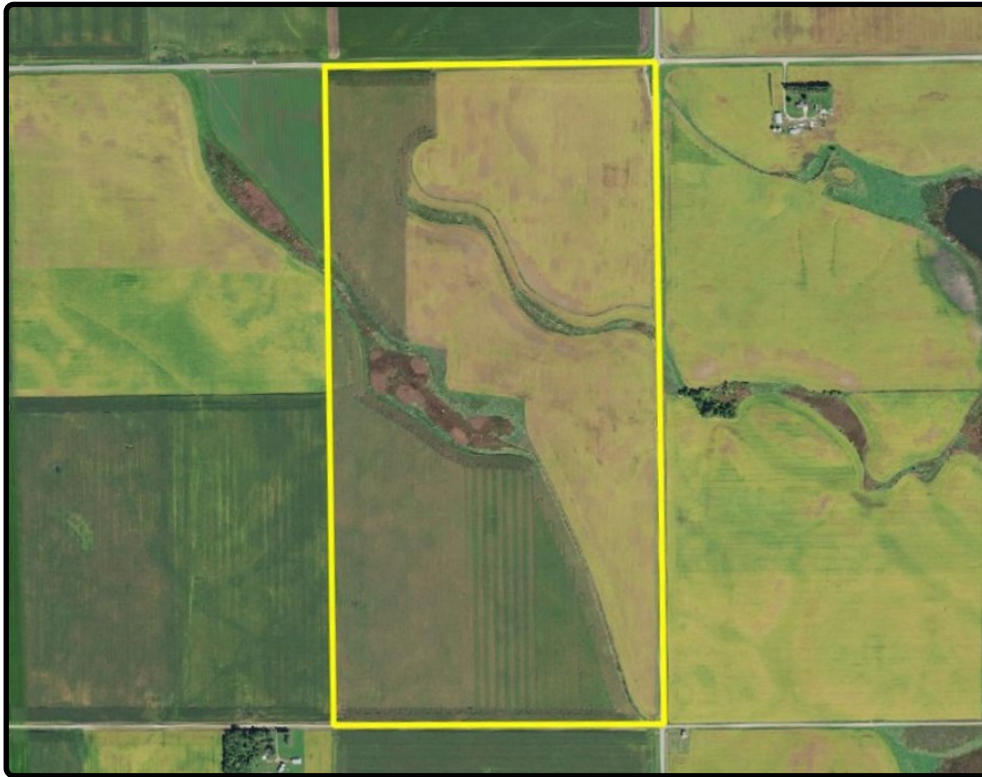
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FSA/Eff. Crop Acres:	282.00
Corn Base Acres:	143.40
Bean Base Acres:	138.10
Soil Productivity:	92.90 P.I.

Property Information

320.00 Acres, m/l

Location

From Avoca: 2½ miles north on Co. Hwy 38. The farm is on the west side of the road between 101st St. and 111th St.

Legal Description

E½, Section 9, Township 106 North, Range 40 West of the 5th P.M. (Lime Lake Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$9,056
Net Taxable Acres: 320
Tax per Net Taxable Acre: \$28.30

Land Description

Level to moderately sloping

FSA Data

Farm Number 2467, Tract 12292
FSA/Eff. Crop Acres: 282
Corn Base Acres: 143.40
Corn PLC Yield: 169 Bu.
Bean Base Acres: 138.10
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Nicollet. PI on the FSA/Eff. crop acres is 92.9. See soil map for detail.

Drainage

Some private tile. Maps available upon request. There is also a concrete drainage structure with an electric pump that is located near the southeast corner of the farm. 2 field tiles drain into this structure.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	182.3	57.0
2017	215.1	54.8
2016	218.3	63.0
2015	223.0	57.0
2014	189.0	50.0

Yield information reported from owner management records.

Lease

Open for 2020 crop year.

Comments

Unique opportunity to purchase a large tract of Murray County farmland. Well-kept, with quality soils and located on a hard-surfaced County Highway.

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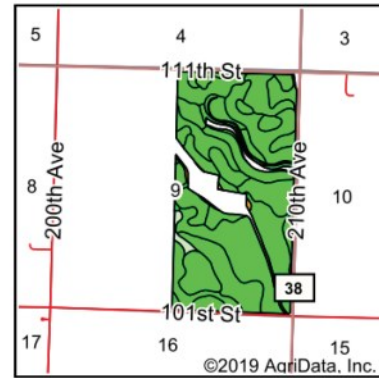
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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **9-106N-40W**
 Township: **Lime Lake**
 Acres: **282.00**
 Date: **10/8/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN101, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	75.06	26.7%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	72.89	25.9%		Ile	95
130	Nicollet clay loam, 1 to 3 percent slopes	50.06	17.8%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	20.01	7.1%		IIle	87
113	Webster clay loam, 0 to 2 percent slopes	19.79	7.0%		IIw	93
96B	Collinwood silty clay loam, 2 to 6 percent slopes	11.97	4.3%		Ile	86
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	8.10	2.9%		Ile	95
96A	Collinwood silty clay loam, 1 to 3 percent slopes	7.28	2.6%		IIw	86
229	Waldorf silty clay loam, 0 to 2 percent slopes	5.94	2.1%		IIw	85
118	Crippin loam, 1 to 3 percent slopes	3.75	1.3%		Ie	100
141A	Egeland sandy loam, 0 to 2 percent slopes	3.20	1.1%		IIIs	74
359	Lamoure silty clay loam, frequently flooded	1.75	0.6%		VIw	20
114	Glencoe silty clay loam, 0 to 1 percent slopes	1.49	0.5%		IIW	86
211	Lura silty clay, 0 to 1 percent slopes	0.20	0.1%		IIW	81
Weighted Average						92.9

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.

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South Looking North



Northwest Looking Southeast



Southeast Looking Northwest



Southwest Looking Northeast



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Date: **Wed., Nov. 20, 2019**

Time: **10:00 a.m.**

Site: **Avoca Community Hall
157 SW 2nd St.
Avoca, MN 56114**

Seller

Barnes Agri, Inc.

Agency

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

Auctioneer

Kyle Hansen, ALC

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 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 20, 2019 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 March 1, 2020. Taxes will be prorated to day of closing.

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