

# Sealed Bid Auction

**ACREAGE:**

**269.43 Acres, m/l**  
In 4 parcels  
Nicollet County, MN

**DATE:**

**September 17, 2021**  
**10:00 a.m.**  
Registered Bidders Only

**LOCATION:**

**Lafayette  
Community Center**  
Lafayette, MN

Parcel

**1**

.....  
149.43 Ac.



Parcel

**2**

.....  
40.00 Ac.

## Property Key Features

- Excellent Soil Productivity with Great Farming Configuration
- Great Soils with CPI Ratings ranging from 89.90 to 93.10
- Located South of Lafayette, Minnesota

**Geoff Mead**

Licensed Salesperson in MN

**507-246-0905**

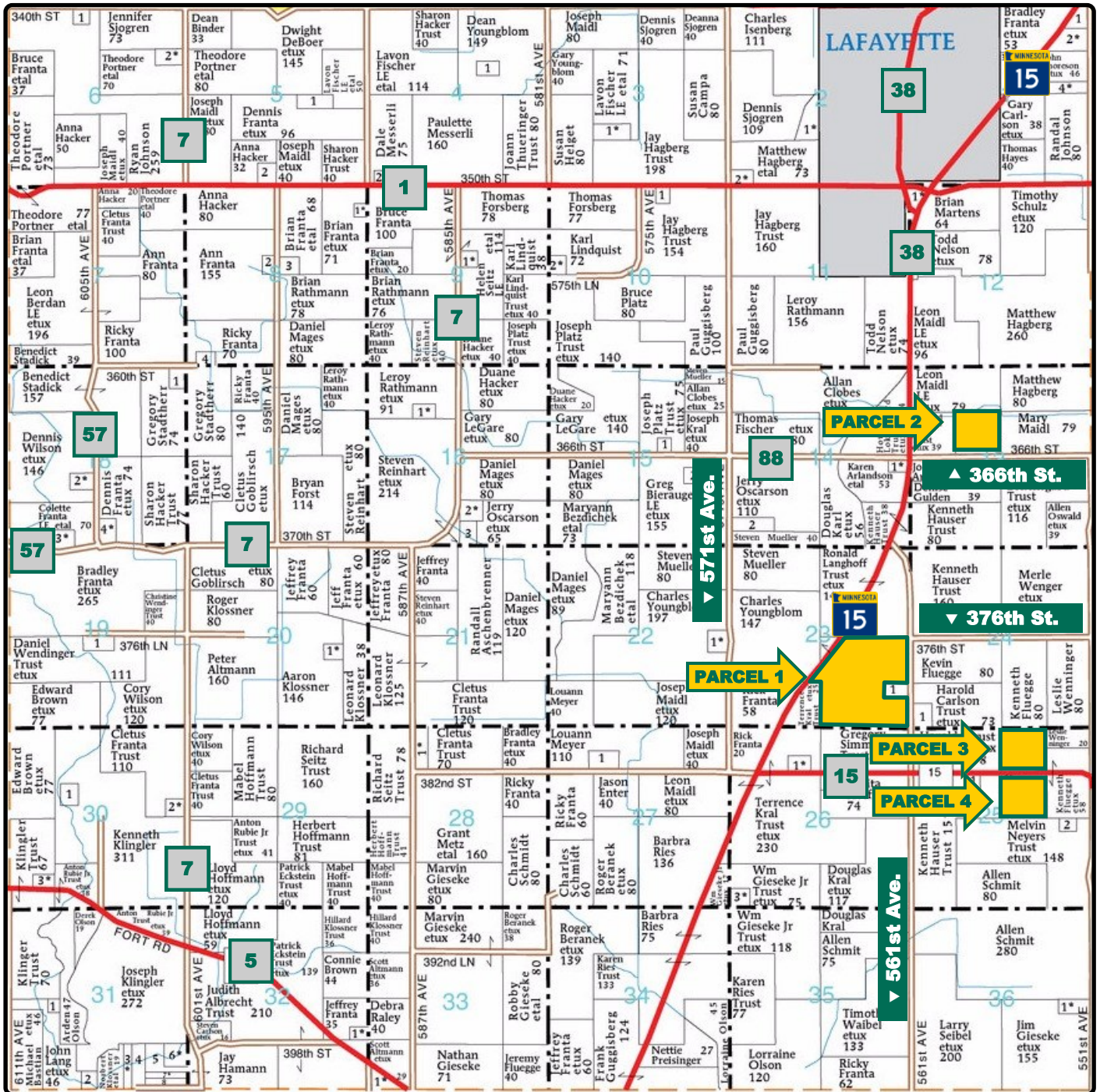
**GeoffM@Hertz.ag**

**507-345-5263**

151 St. Andrews Ct., Ste. 1310

Mankato, MN 56001

**www.Hertz.ag**



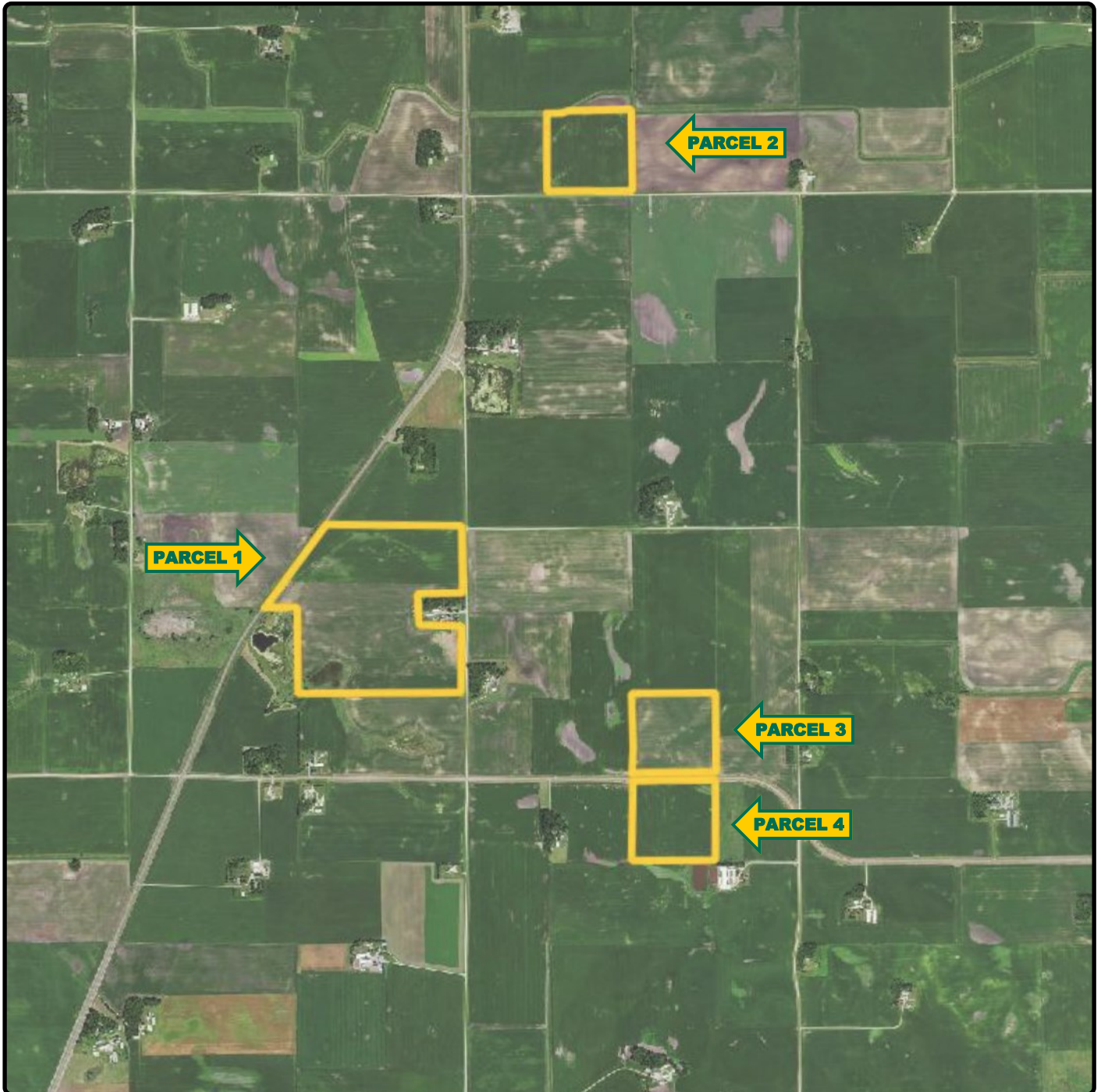
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# Aerial Map

269.43 Acres, m/l, Nicollet County, MN



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# Aerial Photo

**Parcel 1** - 149.43 Acres, m/l



## Parcel 1

FSA/Eff. Crop Acres:	144.54
Corn Base Acres:	138.61
Bean Base Acres:	5.41
Soil Productivity:	89.90 CPI

## Parcel 1 Property Information 149.43 Acres, m/l

### Location

From Lafayette: Go south 1.8 miles on HWY 15 to 561st Ave. Continue south 0.6 mile. Property is on the west side of 561st Ave.

### Legal Description

SE¼, Exc. building site, in Section 23, Township 111 North, Range 30 West of the 5th p.m., Nicollet County, MN.  
*Updated abstract to govern.*

### Lease Status

Leased through the 2021 crop year.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$7,924  
Net Taxable Acres: 149.43  
Tax per Net Taxable Acre: \$53.03  
PID #s: 06.023.0500, 06.023.0600

### FSA Data

Farm Number 2909, Tract 513  
FSA/Eff. Crop Acres: 144.54  
Corn Base Acres: 138.61  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 5.41  
Bean PLC Yield: 47 Bu.

### NRCS Classification

Wetlands present. Remainder of farm is PC/NW; HEL conservation practice is being actively applied.

### Soil Types/Productivity

Main soil types are Clarion-Swanlake, Harps, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.90. 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 gently rolling.

### Drainage

Some tile present. Contact agent for details. There is a 15" dual wall outlet in the southwest corner of the farm located in the neighboring property that appears to drain the north and west side of property.

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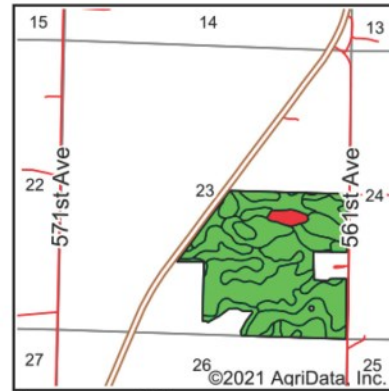
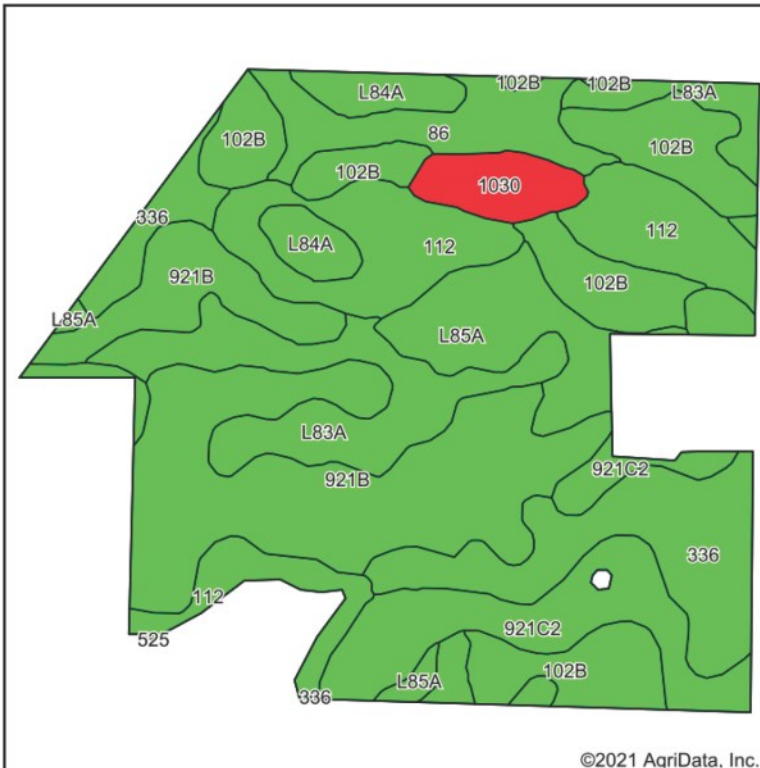
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State: **Minnesota**  
 County: **Nicollet**  
 Location: **23-111N-30W**  
 Township: **Lafayette**  
 Acres: **144.54**  
 Date: **8/6/2021**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	32.83	22.7%		Ile	92
112	Harps clay loam, 0 to 2 percent slopes	20.45	14.1%		IIw	90
102B	Clarion loam, 2 to 6 percent slopes	19.46	13.5%		Ile	95
336	Delft clay loam, 0 to 2 percent slopes	16.01	11.1%		IIw	94
L83A	Webster clay loam, 0 to 2 percent slopes	15.96	11.0%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.42	10.0%		IIIe	87
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.84	6.8%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	7.21	5.0%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.56	3.2%		IIIw	86
1030	Udorthents-Pits, gravel complex	3.80	2.6%		VIs	0
<b>Weighted Average</b>						<b>89.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

### Buildings/Improvements

None.

### Comments

Property has good access with multiple points of entry.

### Water & Well Information

None known.

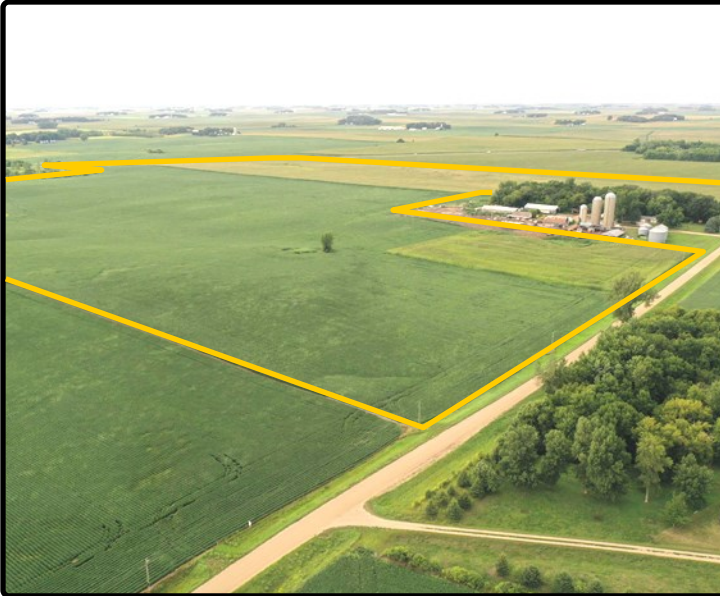
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# Property Photos

**Parcel 1** - 149.43 Acres, m/l

Southeast Looking Northwest



Southwest Outlet



Northeast Looking Southwest



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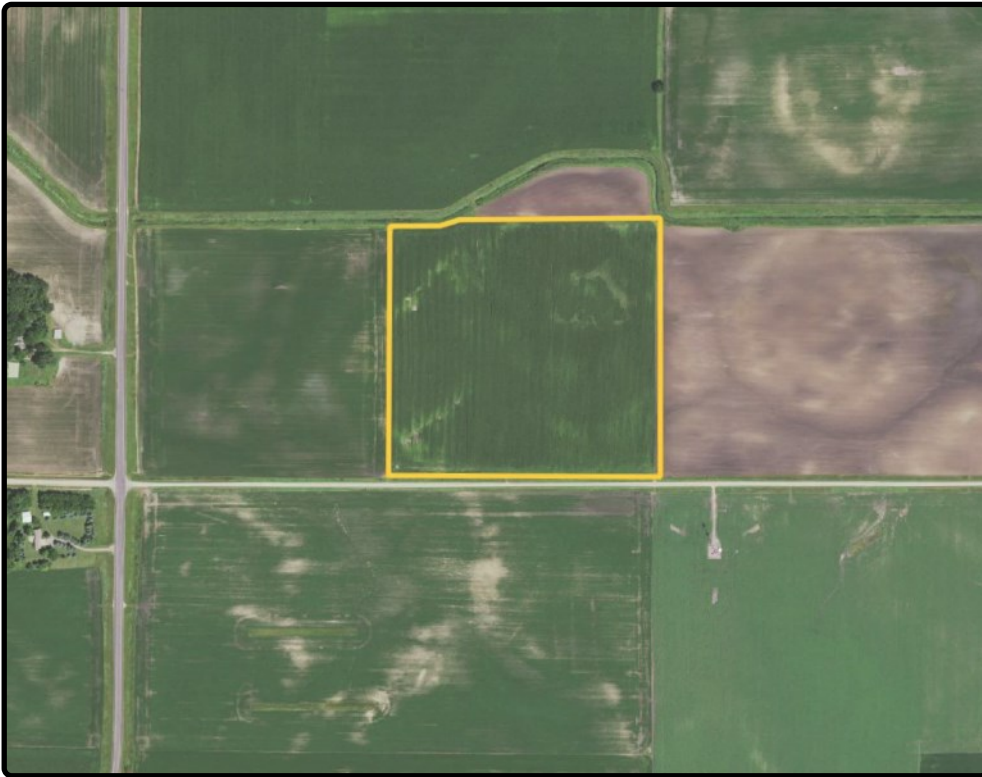
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# Aerial Photo

**Parcel 2** - 40.00 Acres, m/l



## Parcel 2

FSA/Eff. Crop Acres:	38.88
Corn Base Acres:	37.29
Bean Base Acres:	1.46
Soil Productivity:	90.20 CPI

### Parcel 2 Property Information 40.00 Acres, m/l

#### Location

From Lafayette: Go south 1½ miles on HWY 15 to 366th St., then go east ¼ mile. Property is on the north side of 366th St.

#### Legal Description

SE¼ NW¼ Section 13, Township 111 North, Range 30 West of the 5th p.m., Nicollet County, MN.

#### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$2,186  
Net Taxable Acres: 40.00  
Tax per Net Taxable Acre: \$54.65  
PID #: 06.013.0300

#### Lease Status

Leased through the 2021 crop year.

#### FSA Data

Farm Number 2909, Tract 502  
FSA/Eff. Crop Acres: 38.88  
Corn Base Acres: 37.29  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 1.46  
Bean PLC Yield: 47 Bu.

#### NRCS Classification

PC/NW - HEL conservation system is being actively applied.

#### Soil Types/Productivity

Main soil types are Nicollet, Clarion-Storden and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 90.20. 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 gently rolling

#### Drainage

Farm has drainage outlet to open County Ditch on north boundary. Some tile is present, but no maps available.

#### Water & Well Information

None known.

#### Comments

Great farming configuration.

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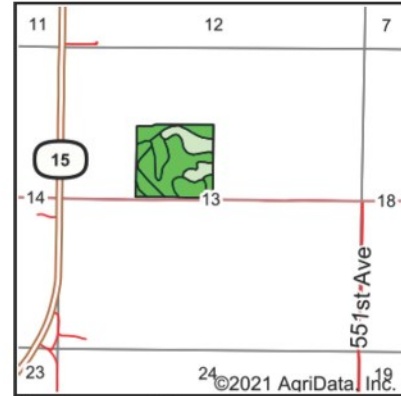
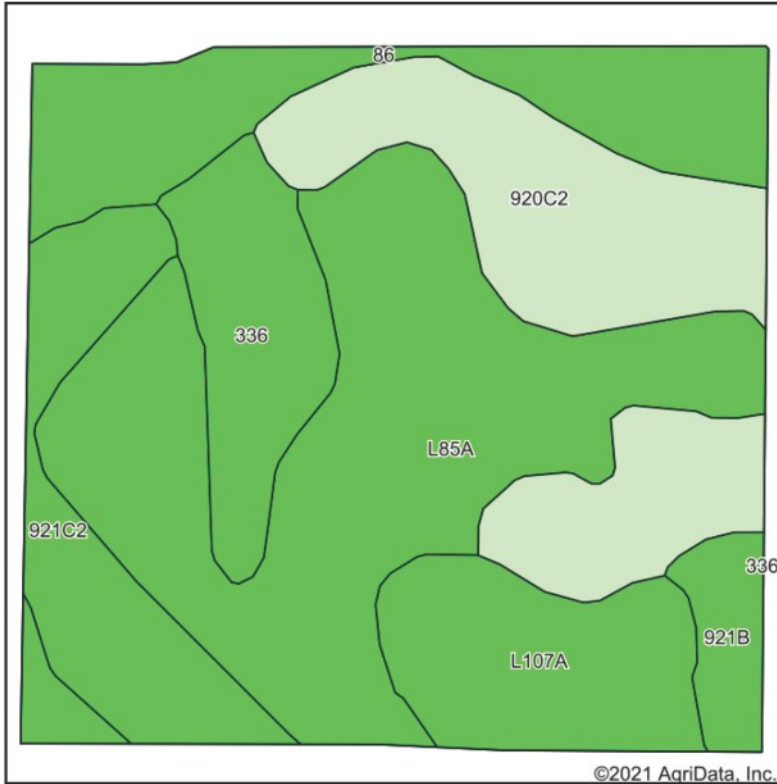
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# Soil Map

**Parcel 2** - 38.88 FSA/Eff. Crop Acres



State: **Minnesota**  
County: **Nicollet**  
Location: **13-111N-30W**  
Township: **Lafayette**  
Acres: **38.88**  
Date: **5/19/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.13	33.8%		lw	99
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	8.04	20.7%		llle	73
86	Canisteo clay loam, 0 to 2 percent slopes	5.43	14.0%		llw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	3.95	10.2%		llw	91
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.84	9.9%		llle	87
336	Delft clay loam, 0 to 2 percent slopes	3.33	8.6%		llw	94
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.16	3.0%		lle	92
<b>Weighted Average</b>						<b>90.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

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# Property Photos

**Parcel 2** - 40.00 Acres, m/l

Northeast Looking Southwest



Northwest Looking Southeast



Southeast Looking Northwest



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# Aerial Photo

**Parcel 3** - 40.00 Acres, m/l



## Parcel 3

<b>FSA/Eff. Crop Acres:</b>	<b>38.06</b>
<b>Corn Base Acres:</b>	<b>36.49*</b>
<b>Bean Base Acres:</b>	<b>1.43*</b>
<b>Soil Productivity:</b>	<b>93.10 CPI</b>

*\*Acres are estimated*

### Parcel 3 Property Information 40.00 Acres, m/l

#### Location

From Lafayette: Go south 3 miles on HWY 15 to Co Rd. 15., then go east 1½ mile. Property is on the north side of Co. Rd. 15.

#### Legal Description

NW¼ NE¼ Section 25, Township 111, Range 30 West of the 5th p.m., Nicollet County, MN.

#### Lease Status

Leased through the 2021 crop year.

#### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$2,278  
Net Taxable Acres: 40.00  
Tax per Net Taxable Acre: \$56.95  
PID #: 06.025.0405

#### FSA Data

Farm Number 2909, Part of Tract 746  
FSA/Eff. Crop Acres: 38.06  
Corn Base Acres: 36.49\*  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 1.43\*  
Bean PLC Yield: 47 Bu.  
*\*Acres are estimated pending reconstitution of farm by Nicollet County FSA office.*

#### NRCS Classification

NHEL - Non-Highly Erodible Land  
PC/NW - Prior Converted, Non-Wetlands

#### Soil Types/Productivity

Main soil types are Delft, Clarion and Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.10. 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 gently rolling.

#### Drainage

Some tile. No maps available.

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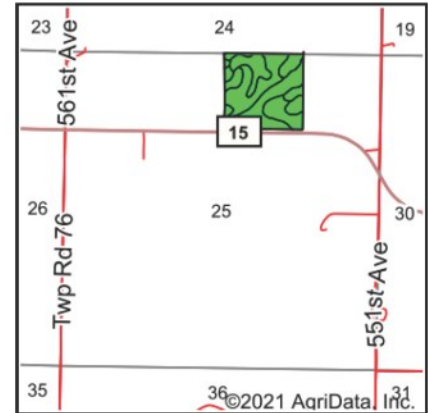
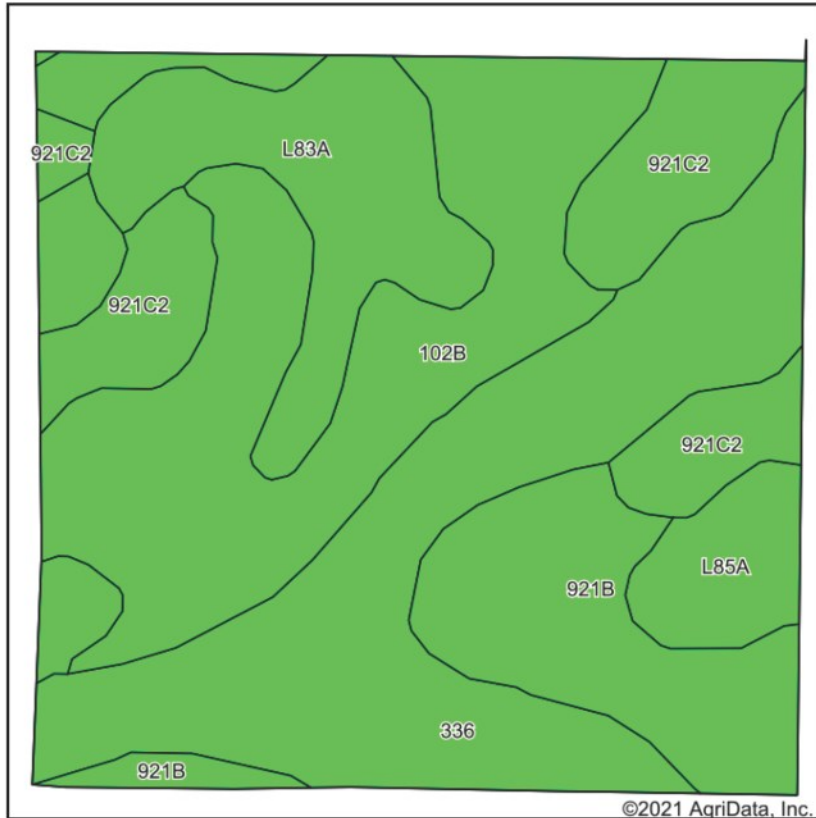
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# Soil Map

**Parcel 3** - 38.06 FSA/Eff. Crop Acres



State: **Minnesota**  
County: **Nicollet**  
Location: **25-111N-30W**  
Township: **Lafayette**  
Acres: **38.06**  
Date: **5/20/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
336	Delft clay loam, 0 to 2 percent slopes	10.89	28.6%		IIw	94
102B	Clarion loam, 2 to 6 percent slopes	10.53	27.7%		IIe	95
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.54	14.6%		IIIe	87
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.94	13.0%		IIe	92
L83A	Webster clay loam, 0 to 2 percent slopes	4.53	11.9%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.63	4.3%		Iw	99
<b>Weighted Average</b>						<b>93.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Water & Well Information

None known.

## Comments

Great farming configuration with good paved road access.

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# Property Photos

**Parcel 3** - 40.00 Acres, m/l

Southwest Looking Northeast



Southeast Looking Northwest



Northwest Looking Southeast



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# Aerial Photo

**Parcel 4** - 40.00 Acres, m/l



## Parcel 4

FSA/Eff. Crop Acres:	37.74
Corn Base Acres:	36.49*
Bean Base Acres:	1.43*
Soil Productivity:	93.10 CPI

*\*Acres are estimated.*

## Parcel 4 Property Information 40.00 Acres, m/l

### Location

From Lafayette: Go south 3 miles on HWY 15 to Co Rd. 15., then go east 1½ miles. Property is on the south side of Co. Rd. 15.

### Legal Description

SW¼ NE¼ Section 25, Township 111 North, Range 30 West of the 5th p.m., Nicollet County, MN.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$2,278  
Net Taxable Acres: 40.00  
Tax per Net Taxable Acre: \$56.95

PID #: 06.025.0410

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Farm Number 2909, Part of Tract 746

FSA/Eff. Crop Acres: 37.74

Corn Base Acres: 36.20\*

Corn PLC Yield: 138 Bu.

Bean Base Acres: 1.41\*

Bean PLC Yield: 47 Bu.

*\*Acres are estimated pending reconstitution of farm by Nicollet County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

PC/NW-Prior Converted Non-Wetland

### Soil Types/Productivity

Main soil types are Nicollet Clay Loam Clarion-Storden and Delft. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 93.10. 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 gently rolling.

### Drainage

Some tile. No maps available.

### Water & Well Information

None known.

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**507-345-5263**

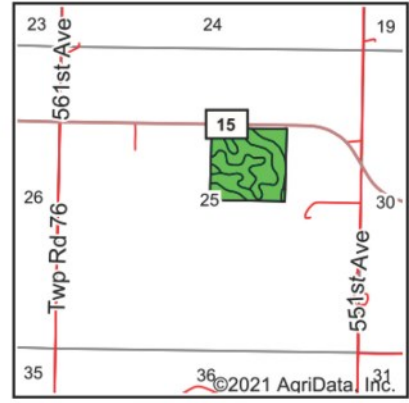
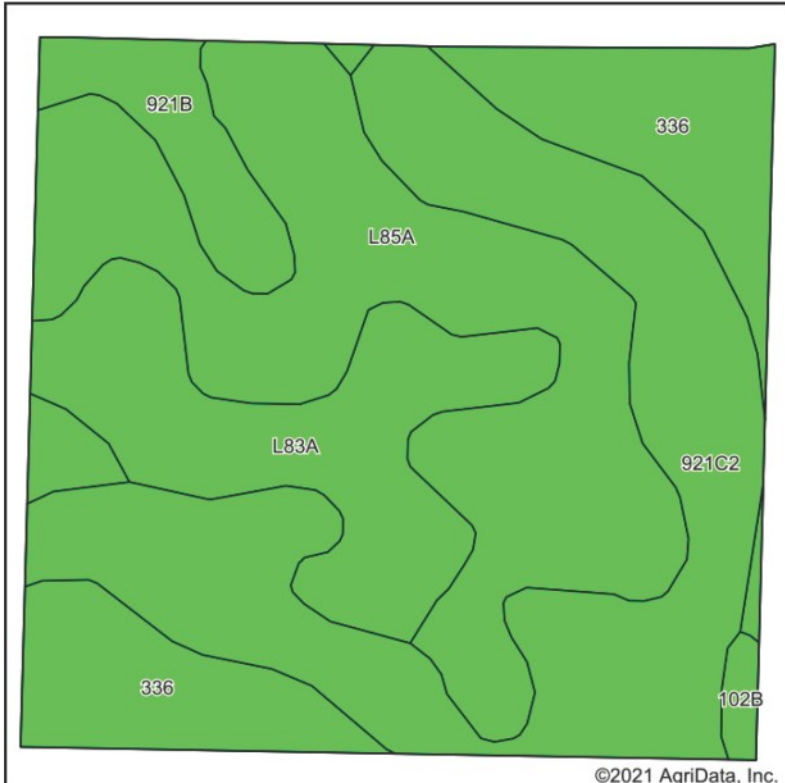
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# Soil Map

**Parcel 4** - 37.74 FSA/Eff. Crop Acres



State: **Minnesota**  
 County: **Nicollet**  
 Location: **25-111N-30W**  
 Township: **Lafayette**  
 Acres: **37.74**  
 Date: **8/6/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: MN103, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.59	30.7%		lw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.56	30.6%		llle	87
336	Delft clay loam, 0 to 2 percent slopes	5.98	15.8%		llw	94
L83A	Webster clay loam, 0 to 2 percent slopes	5.93	15.7%		llw	93
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.38	6.3%		lle	92
102B	Clarion loam, 2 to 6 percent slopes	0.30	0.8%		lle	95
<b>Weighted Average</b>						<b>93.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

## Comments

Great farming configuration with no obstructions and paved road access.

*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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# Property Photos

**Parcel 4** - 40.00 Acres, m/l

Southwest Looking Northwest



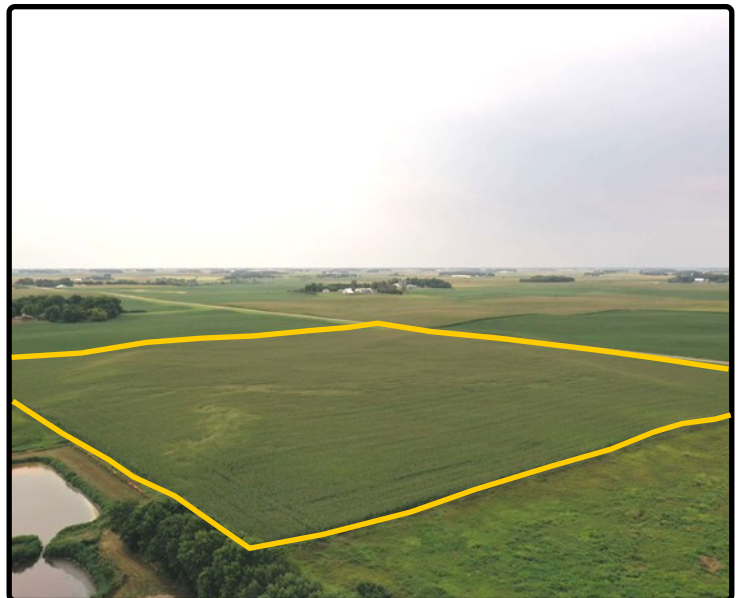
Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



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# Auction Information

## Bid Deadline/Mailing Info:

Bid Deadline: **Tues., Sept. 14, 2021**

Mail To:

**Hertz Farm Management  
ATTN: Geoff Mead  
151 St. Andrews Ct., Ste 1310  
Mankato, MN 56001**

## Auction Location Date:

Date: **Friday, Sept. 17, 2021**

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

Site: **Lafayette Comm. Center  
540 7th St.  
Lafayette, MN 56054**

## Sealed Bid Auction Instructions

- All bidders must be registered prior to auction date and *only registered bidders may attend auction.*
- All potential bidders shall **deliver or mail** a Registration/Bidding Form postmarked by **Tuesday, September 14, 2021** to address listed above. If you are unable to get postmarked bid in on time, call our office for other arrangements.
- All bids must be accompanied by a \$5,000 check for earnest money made payable to Hertz Farm Management, Inc. Trust Account.
- All persons submitting a written bid will be allowed to raise their bid after all bids have been opened on the day of auction.
- All checks will be voided and returned to unsuccessful bidders.

## Method of Sale

- These parcels will be offered individually and not combined in any way.
- Seller reserves the right to refuse any and all bids.

## Seller

Ross Royer, Radburn Royer and Denise Armbruster

## Agency

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

## Auctioneer

Geoff Mead, License #07-20-11

## Attorney

Michael H. Boyd, Blethen Berens

## 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 October 20, 2021 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 December 1, 2021 for Parcels 1 and 2. Lease on Parcels 3 and 4 will terminate upon conclusion of 2021 harvest. 2021 Operator to complete fall tillage unless Buyer requests otherwise. Seller will retain the 2021 rent and will pay all taxes and special assessments for 2021. Buyer will pay all subsequent taxes and special assessments.

## 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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# Registration & Bidding Form

**269.43 Acres in 4 Parcels** - Nicollet County, MN



**INSTRUCTIONS:**

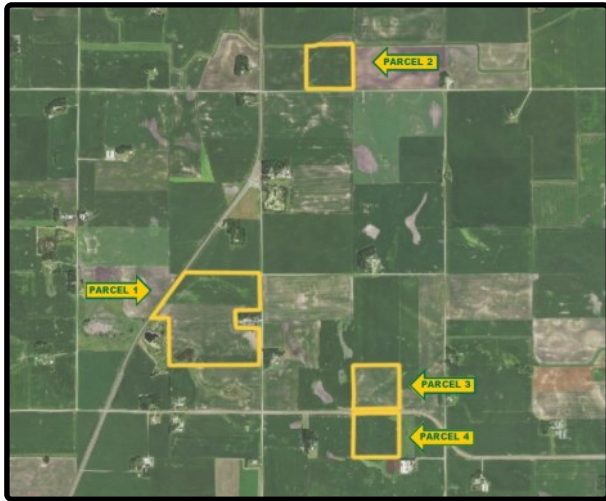
- Write in your total price for total deeded acres for each parcel you would like to bid on.
- Write in your name, address, phone number and e-mail address.
- All bids must be accompanied by a \$5,000 check made payable to Hertz Farm Management, Inc. Trust Account for earnest money.

*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 potential buyers shall deliver or mail this Registration and Bidding Form, postmarked by **Tuesday, September 14, 2021** to:  
Hertz Farm Management, Inc.  
ATTN: Geoff Mead  
151 St. Andrews Ct., Ste 1310  
Mankato, MN 56001



Acres	Total Bid Amount (Nearest \$1,000.00)
Parcel 1 - 149.43 Ac., m/l	\$ _____
Parcel 2 - 40.00 Ac., m/l	\$ _____
Parcel 3 - 40.00 Ac., m/l	\$ _____
Parcel 4 - 40.00 Ac., m/l	\$ _____

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).**

<p><b>Geoff Mead</b> Licensed Salesperson in MN <b>507-246-0905</b> <b>GeoffM@Hertz.ag</b></p>	<p><b>507-345-5263</b> 151 St. Andrews Ct., Ste. 1310 Mankato, MN 56001 <b>www.Hertz.ag</b></p>
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**Geoff Mead**

Licensed Salesperson in MN

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