



# ONE-CHANCE SEALED BID SALE



**Vivian I. Strand Trust**



**NICK MEIXELL**

*Licensed Salesperson in MN*

**507.380.7638**

NickM@Hertz.ag

Bid Deadline:  
**Tuesday, July 01, 2025**  
**12:00 Noon, CDT**

**145.29 Acres, m/l**  
3 Parcels  
**Blue Earth County, MN**











FSA/Eff. Crop Acres: 76.10 | Soil Productivity: 97.00 CPI





Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Blue Earth**  
Location: **8-107N-27W**  
Township: **Rapidan**  
Acres: **76.1**  
Date: **5/30/2025**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN013, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
136	Madelia silty clay loam, 0 to 2 percent slopes	31.92	42.0%		IIw	94
197	Kingston silty clay loam, 1 to 3 percent slopes	28.91	38.0%		Iw	100
101B	Truman silt loam, 2 to 6 percent slopes	12.39	16.3%		IIe	99
140	Spicer silty clay loam, 0 to 2 percent slopes	2.69	3.5%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.19	0.2%		Iw	99
Weighted Average					1.62	97

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Rapidan Dam: go east on Co. Rd. 9/190th St. for a ½ mile, then south on Co. Rd. 34/544th Ave. for a ¼ mile. The farm is on the east side of the road.

## Simple Legal

S½ NE¼, exc. acreage site, Section 8, Township 107 North, Range 27 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2024 Values for Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$5,642.00  
Net Taxable Acres: 76.38  
Tax per Net Taxable Acre: \$73.87

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 1758, Tract 4119  
FSA/Eff. Crop Acres: 76.10  
Corn Base Acres: 55.10  
Corn PLC Yield: 119 Bu.  
Bean Base Acres: 19.60  
Bean PLC Yield: 39 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.  
PC-NW Prior Converted Non-Wetland.

## Soil Types/Productivity

Main soil types are Madelia and Kingston.  
Crop Productivity Index (CPI) on the FSA/  
Eff. crop acres is 97.00. 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.

## Drainage

Natural with some tile. No maps available.

## Water & Well Information

None.



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.



West Looking East

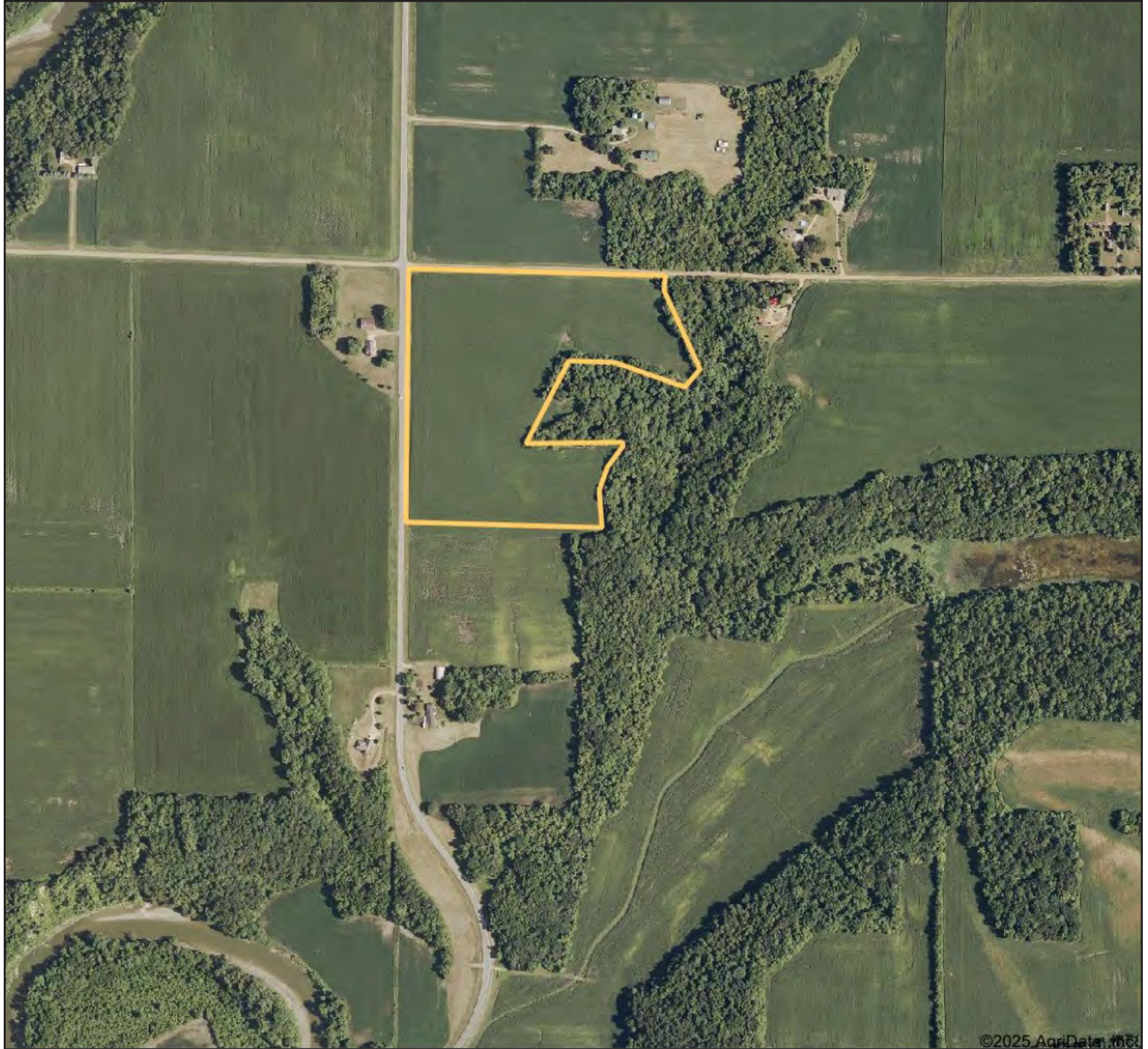


East Looking West

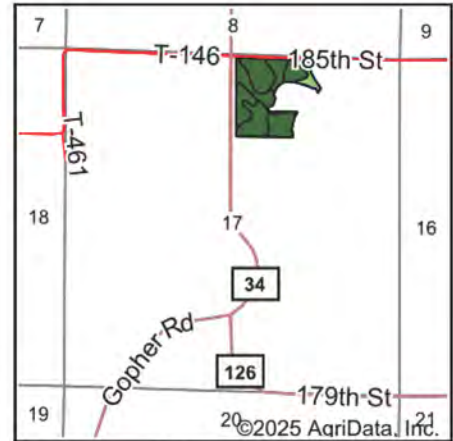




Estimated FSA/Eff. Crop Acres: 28.57 | Soil Productivity: 95.60 CPI







State: **Minnesota**  
County: **Blue Earth**  
Location: **17-107N-27W**  
Township: **Rapidan**  
Acres: **28.57**  
Date: **5/30/2025**



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

Area Symbol: MN013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
101B	Truman silt loam, 2 to 6 percent slopes	8.66	30.6%		Ile	99
197	Kingston silty clay loam, 1 to 3 percent slopes	7.57	26.2%		Iw	100
136	Madelia silty clay loam, 0 to 2 percent slopes	5.57	18.2%		IIw	94
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.63	8.5%		Iw	99
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	2.06	8.2%		Ile	98
106C	Lester loam, 6 to 10 percent slopes	1.81	7.2%		IIle	76
961	Storden complex, very steep	0.27	1.1%		Vile	4
Weighted Average					1.78	95.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Rapidan Dam: go east on Co. Rd. 9/190th St. for a ½ mile, then south on Co. Rd. 34/544th Ave. for 1 mile. The farm is on the east side of the road.

## Simple Legal

Part of NW¼ NE¼, Section 17, Township 107 North, Range 27 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/ title documents to govern legal description.*

## Real Estate Tax

2024 Values for Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$2,115.47\*

Surveyed Acres: 30.53

Net Taxable Acres: 30.53\*

Tax per Net Taxable Acre: \$69.29\*

*\*Taxes are estimated due to recent survey of property and tax parcel split. Blue Earth County Assessor/Treasurer will determine final tax figures.*

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 1758, Part of Tract 4120

FSA/Eff. Crop Acres: 28.57\*

Corn Base Acres: 19.81\*

Corn PLC Yield: 119 Bu.

Bean Base Acres: 7.54\*

Bean PLC Yield: 39 Bu.

*\*Acres are estimated pending reconstitution of farm by the Blue Earth County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

PC-NW Prior Converted Non-Wetland.

## Soil Types/Productivity

Main soil types are Truman, Kingston, and Madelia. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 95.60. 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

Gently sloping.

## Drainage

Natural with some tile. No maps available.

## Drainage Easement

Property has a Drainage Easement. Contact agent for details.

## Water & Well Information

None.

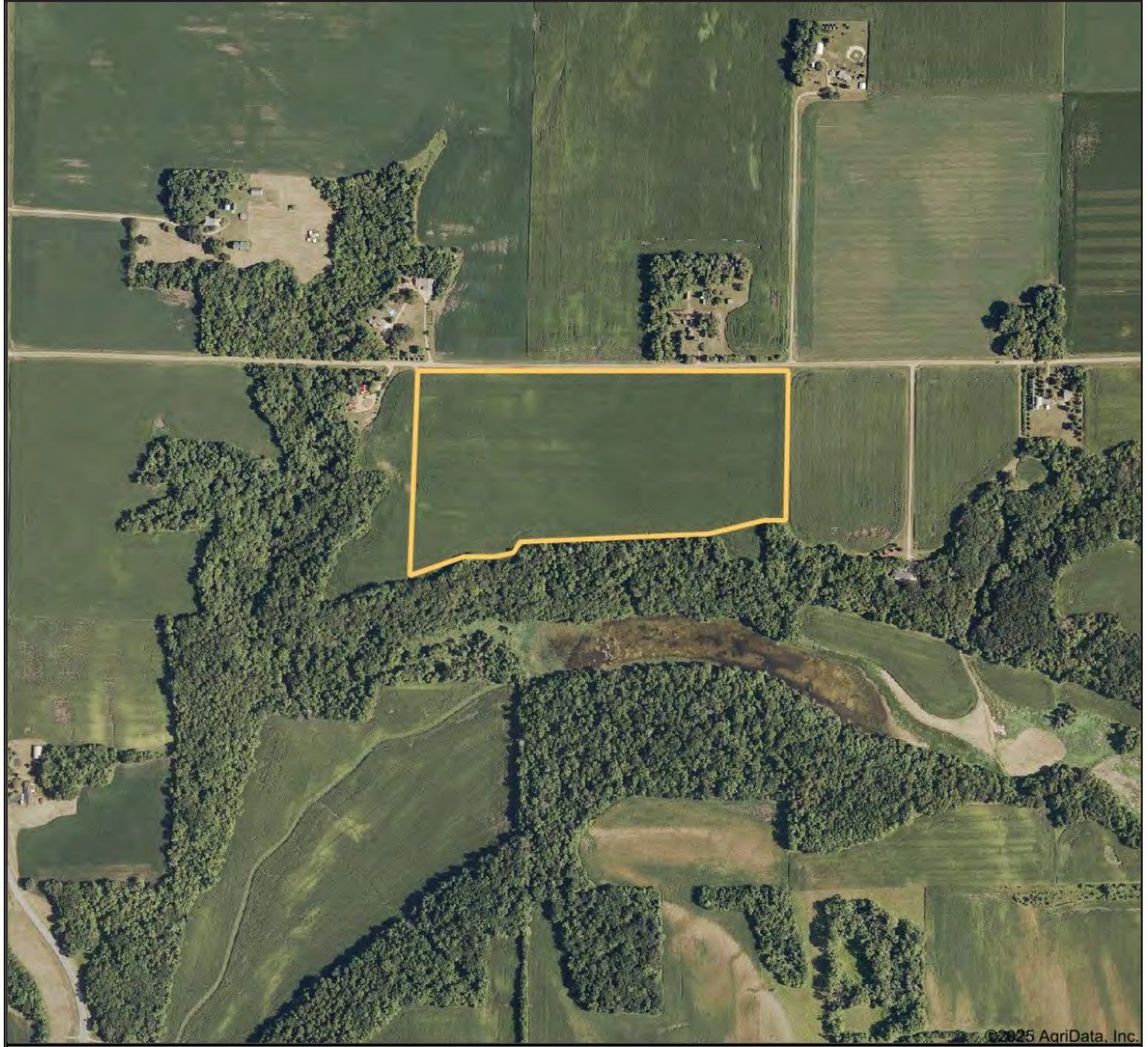
## Survey

Property has recently been surveyed. Contact agent for details.





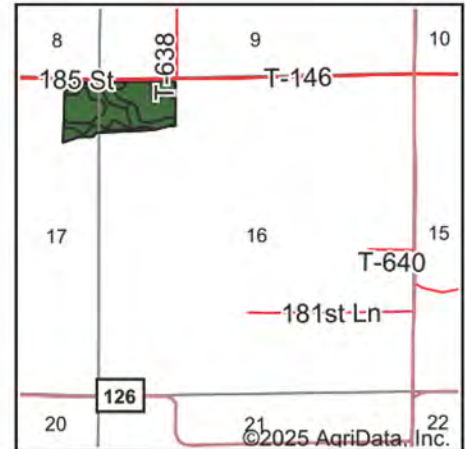
Estimated FSA/Eff. Crop Acres: 36.64 | Soil Productivity: 94.80 CPI







Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Blue Earth**  
Location: **16-107N-27W**  
Township: **Rapidan**  
Acres: **36.64**  
Date: **5/30/2025**



Maps Provided By:



Area Symbol: MN013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	13.44	36.6%		Ile	98
197	Kingston silty clay loam, 1 to 3 percent slopes	9.35	25.2%		Iw	100
113	Webster clay loam, 0 to 2 percent slopes	7.20	19.9%		IIw	93
136	Madelia silty clay loam, 0 to 2 percent slopes	3.12	8.6%		IIw	94
102B	Clarion loam, 2 to 6 percent slopes	2.69	7.4%		Ile	95
961	Storden complex, very steep	0.84	2.3%		VIIe	4
Weighted Average					1.86	94.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Rapidan Dam: go east on Co. Rd. 9/190th St. for a ½ mile, then south on Co. Rd. 34/544th Ave. for 1 mile, then east on 185th St./T-146 for a ½ mile. The farm is on the south side of the road.

## Simple Legal

12.72 acres, m/l, in the NE¼ of NE¼, Section 17, AND 25.66 acres, m/l in the NW¼ NW¼ of Section 16, all in Township 107 North, Range 27 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/ title documents to govern legal description.*

## Real Estate Tax

2024 Values for Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$2,312.10\*

Surveyed Acres: 38.38

Net Taxable Acres: 38.38\*

Tax per Net Taxable Acre: \$60.24\*

*\*Taxes are estimated due to recent survey of property and tax parcel split. Blue Earth County Assessor/Treasurer will determine final tax figures.*

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 1758, Part of Tract 4120

FSA/Eff. Crop Acres: 36.64\*

Corn Base Acres: 26.77\*

Corn PLC Yield: 119 Bu.

Bean Base Acres: 10.19\*

Bean PLC Yield: 39 Bu.

*\*Acres are estimated pending reconstitution of farm by the Blue Earth County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

PC-NW Prior Converted Non-Wetland.

## Soil Types/Productivity

Main soil types are Reedslake-Le Sueur, Kingston, and Webster. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 94.80. 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

Gently sloping.

## Drainage

Natural with some tile. No maps available.

## Drainage Easement

Property has a Drainage Easement. Contact agent for details.

## Water & Well Information

None.

## Survey

Property has recently been surveyed. Contact agent for details.





East Looking West



West Looking East





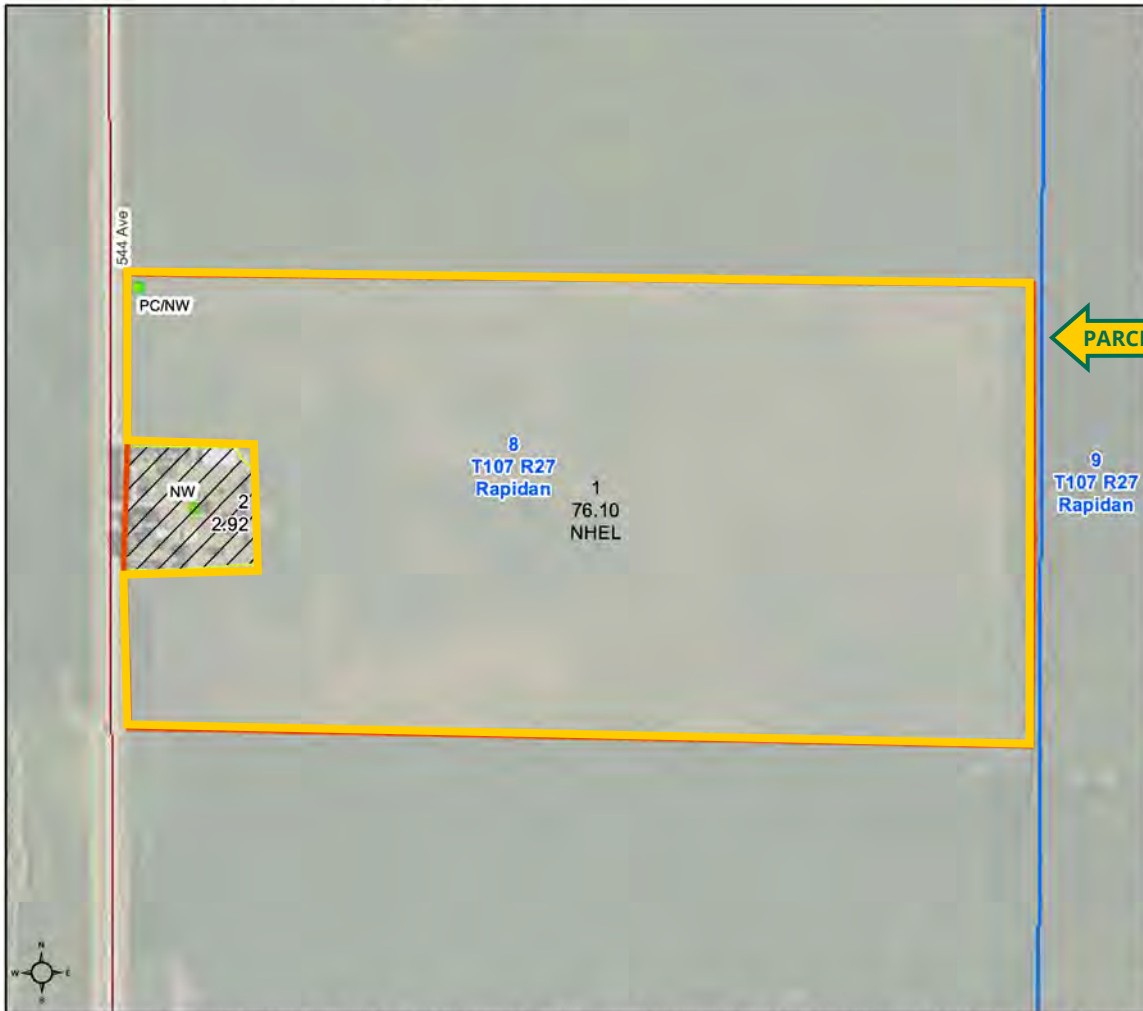
USDA United States Department of Agriculture  
Blue Earth County, Minnesota

Farm 1758

Tract 4119

2025 Program Year

Map Created January 30, 2025






0 175 350 700 Feet




PARCEL 1

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

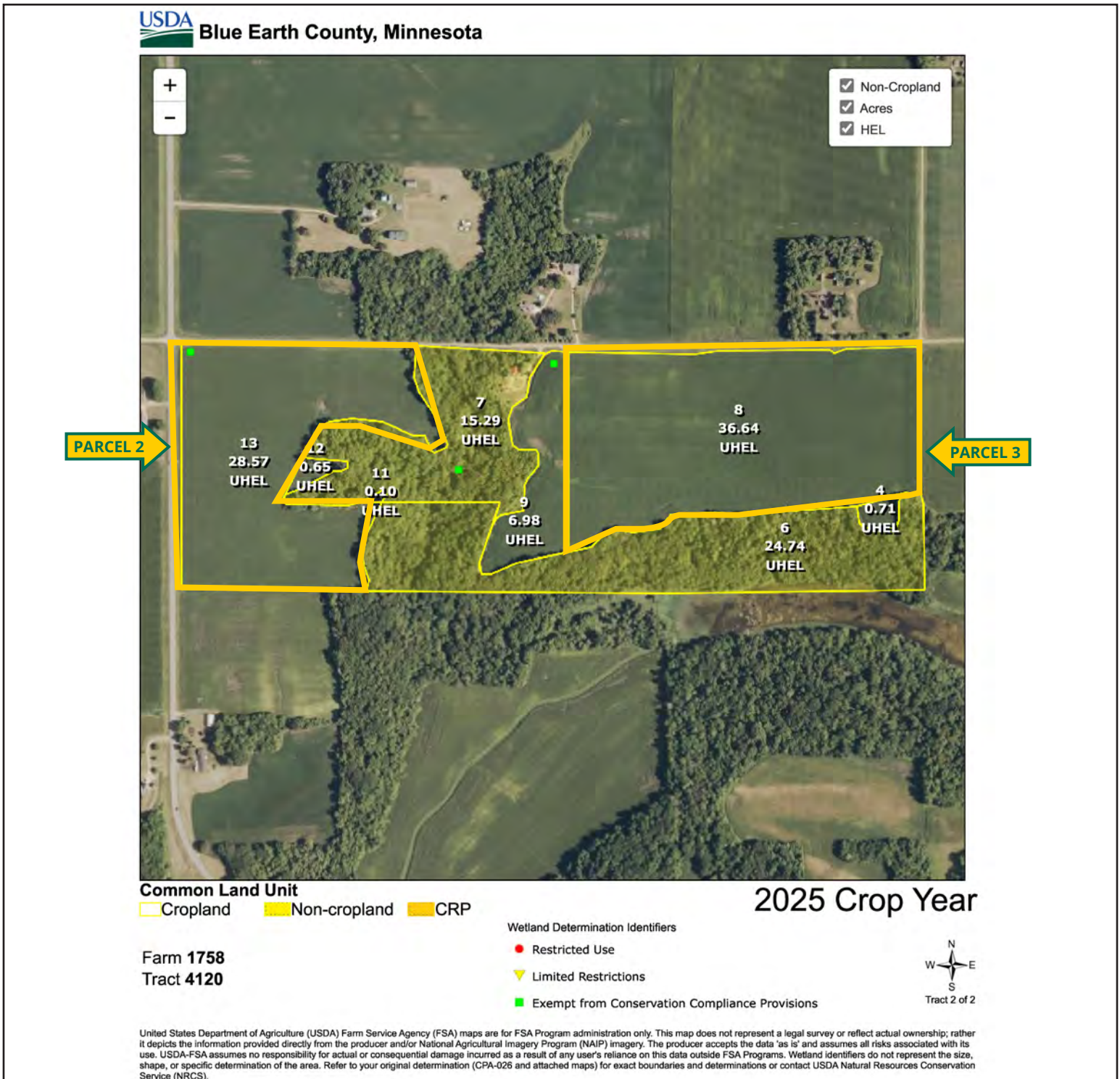
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 76.10 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 2023 NAIP imagery.



Parcel 2 - 28.57 Est. FSA/Eff. Crop Acres  
 Parcel 3 - 36.64 Est. FSA/Eff. Crop Acres





**Bid Deadline:** Tues., July 1, 2025

**Time:** 12:00 Noon, CDT

**Mail To:**

Hertz Farm Management, Inc.  
Attn: Nick Meixell  
151 Saint Andrews Ct., Ste. 1310  
Mankato, MN 56001

**Seller**

Vivian I. Strand Trust.

**Agency**

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

**Attorney**

Chris Roe  
Blethen Berens

**Method of Sale**

- Parcels will be offered individually and not 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, Nick Meixell at 507-380-7638.

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, July 1, 2025, by 12:00, Noon, CDT. The Seller will accept or reject all bids by 12:00, Noon, CDT on Wednesday, July 2, 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 August 6, 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, subject to the existing lease which expires December 31, 2025. Taxes will be prorated to the closing date.

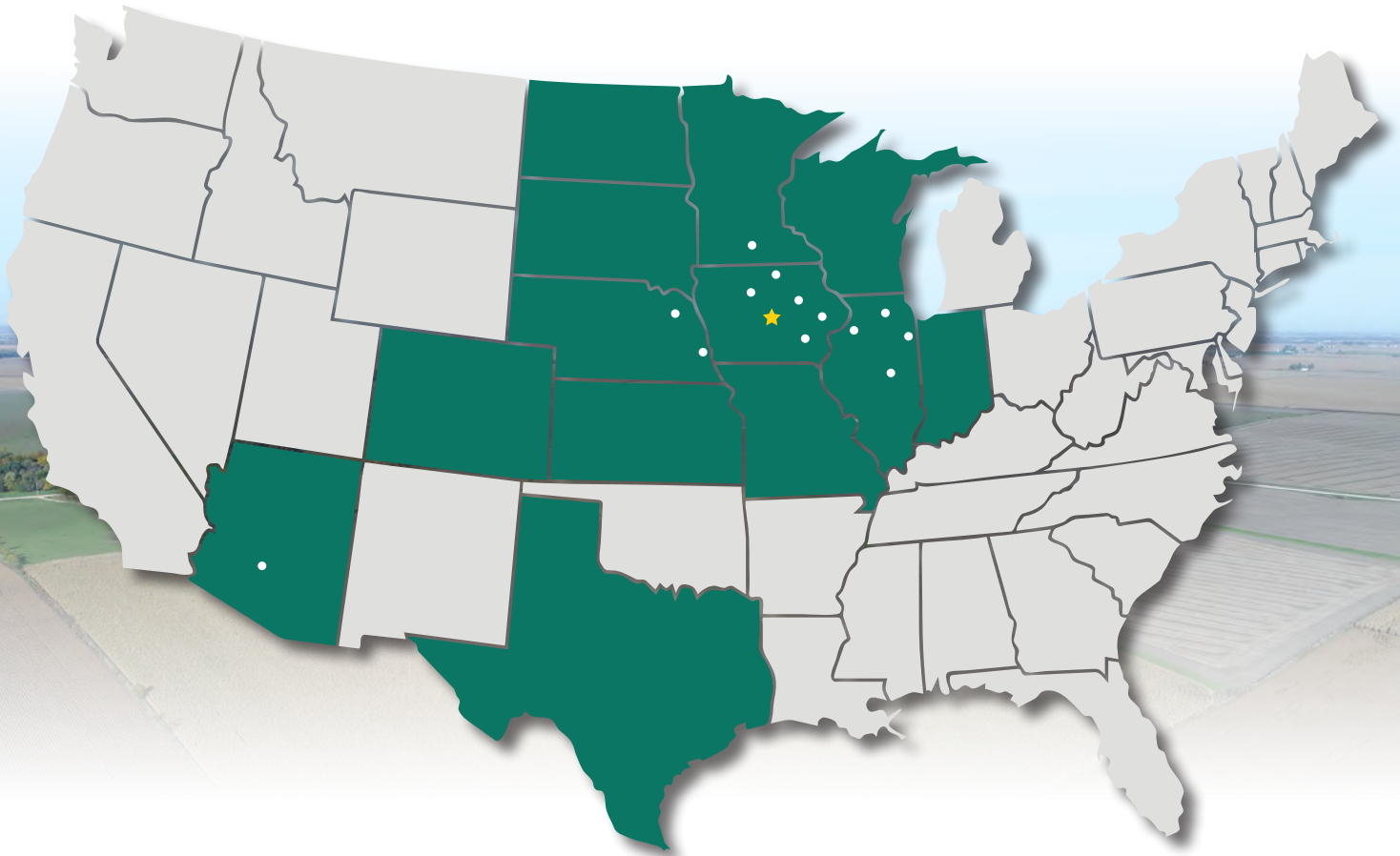
**Lease Payment Credit**

The 2025 farm lease payment will be prorated to date of closing. Contact agent for details.

**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.





**507.345.5263** | 151 Saint Andrews Ct., Ste. 1310, | Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)