



## Sutter Farms

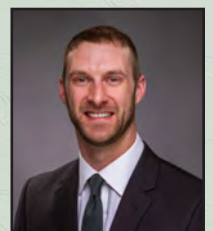
# AUCTION

Hybrid  
**Tuesday**  
**August 26, 2025**  
**10:00 a.m. CDT**  
**Waseca, MN &**  
**bid.hertz.ag**

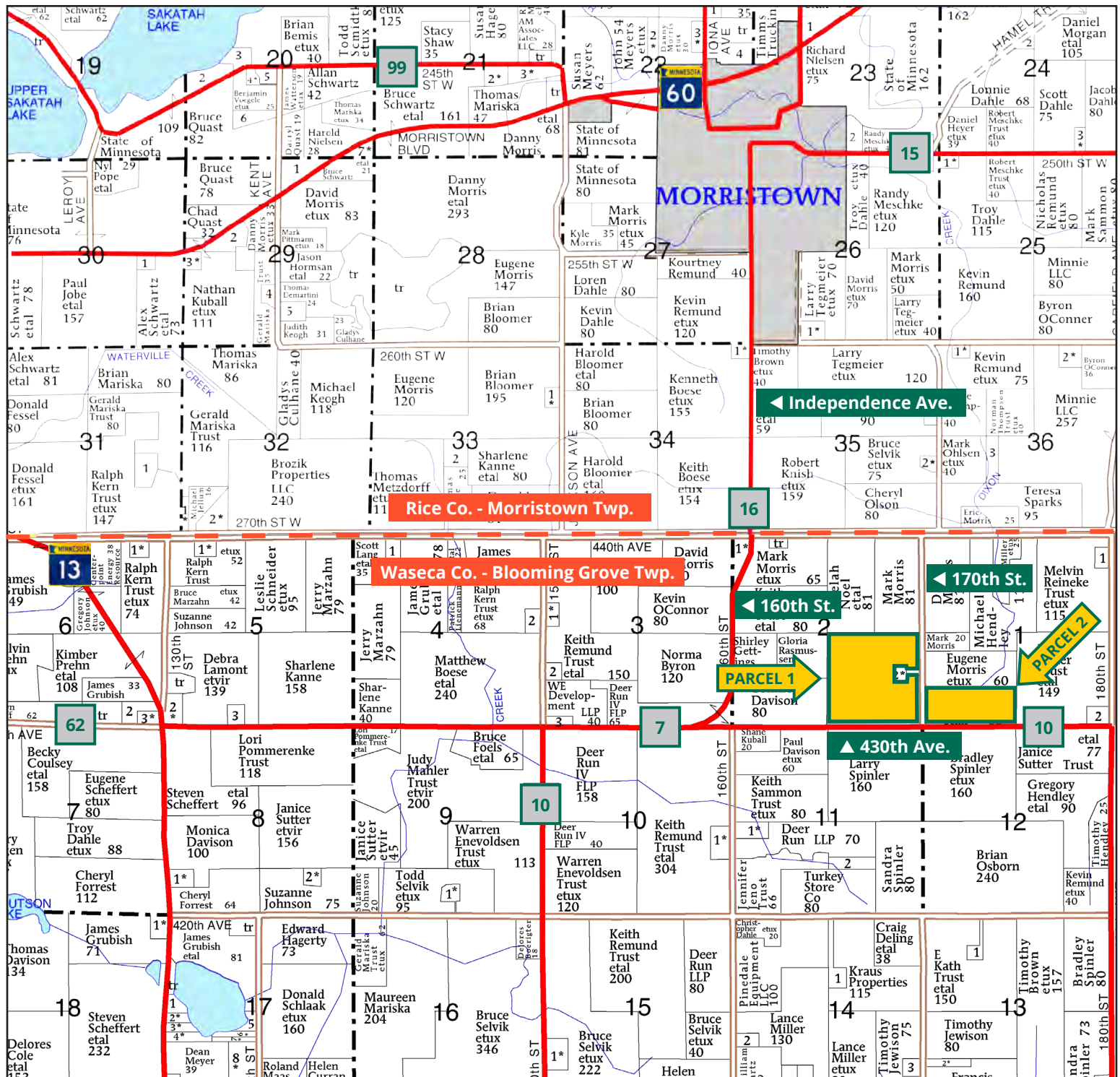
**214.28 Acres, m/l**  
**2 Parcels**  
**Waseca County, MN**



**DARRELL HYLEN, ALC**  
*Licensed Salesperson in MN*  
**507.381.3843**  
DarrellH@Hertz.ag



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

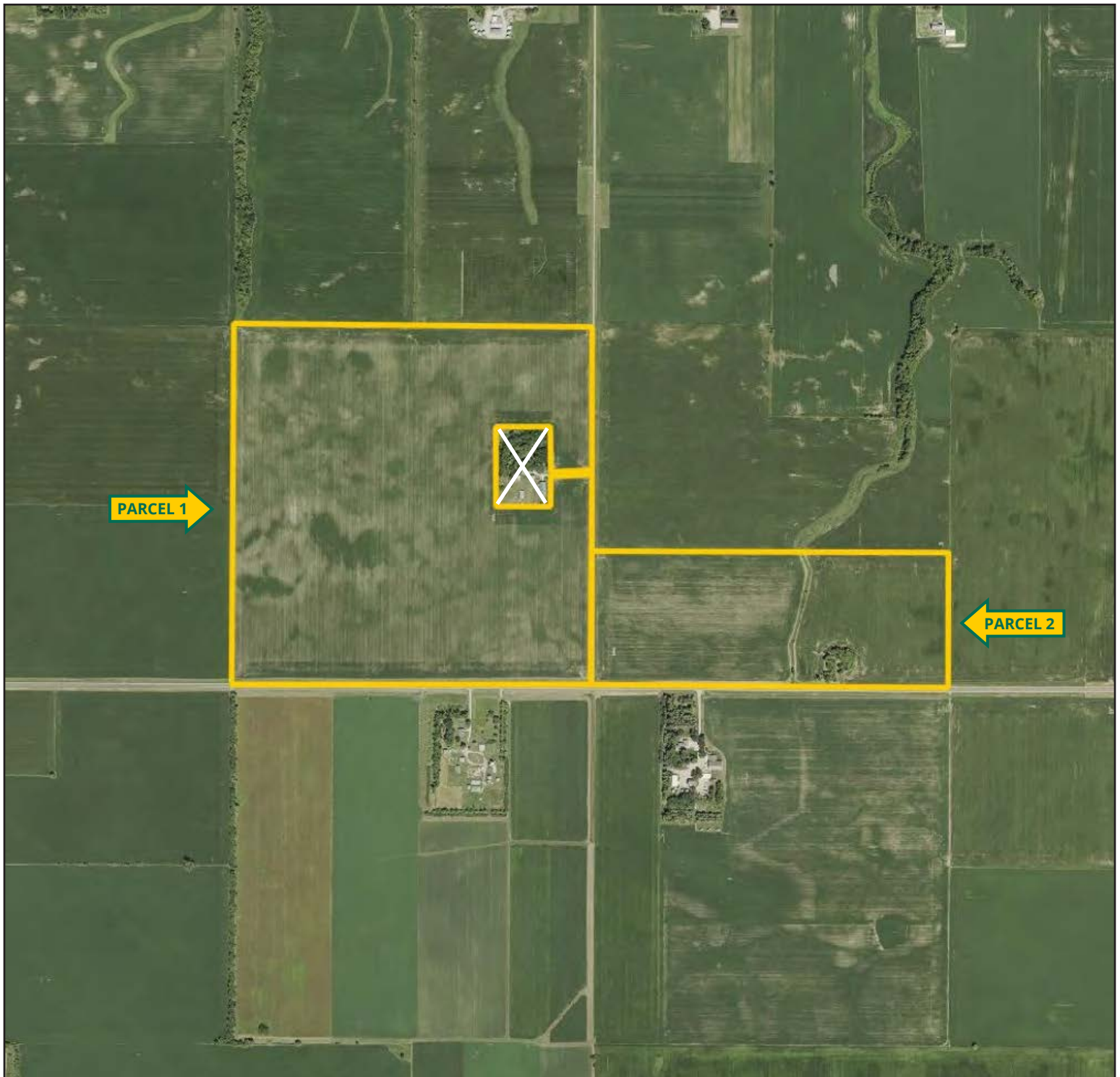


507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

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[DarrellH@Hertz.ag](mailto:DarrellH@Hertz.ag)

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Est. FSA/Eff. Crop Acres: 151.44 | Soil Productivity: 93.00 CPI

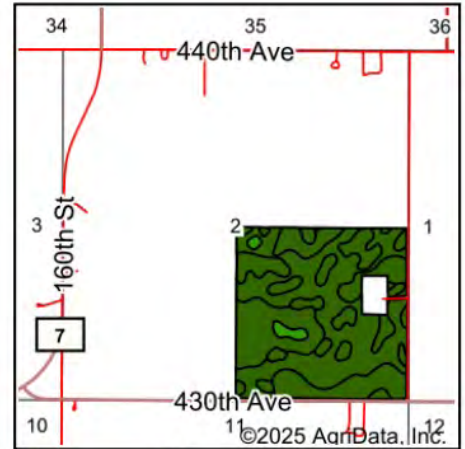


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State: **Minnesota**  
County: **Waseca**  
Location: **2-108N-22W**  
Township: **Blooming Grove**  
Acres: **151.44**  
Date: **7/18/2025**



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

Area Symbol: MN161, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	68.84	45.5%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	50.26	33.2%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.60	10.3%		Iw	99
L79B	Clarion loam, 2 to 6 percent slopes	13.97	9.2%		Ile	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.77	1.8%		IIIw	86
Weighted Average					1.92	93

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Morristown: Go south on Independence Ave. / Co. Rd. 16 for 2.1 miles, continuing on 160th St. / Co. Rd. 7 for 0.9 miles, and then east on 430th Ave. / Co. Rd. 10 for 1.1 miles. Property is located on the north side of the road.

## Simple Legal

SE¼ excluding 5.72 acres, m/l, in Section 2, Township 108 North, Range 22 West of the 5th P.M., Waseca Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2025 Values for Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$10,584.00  
Net Taxable Acres: 154.28  
Tax per Net Taxable Acre: \$68.60

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 4717, Part of Tract 2603  
FSA/Eff. Crop Acres: 151.44\*  
Corn Base Acres: 97.90\*  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 52.80\*  
Bean PLC Yield: 43 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Waseca County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Webster, Canisteo-Glencoe, and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 93.00. 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 to gently sloping.

## Drainage

Some tile. No tile maps available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Pipeline

There is a pipeline that runs across the northern half of the farm. 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.

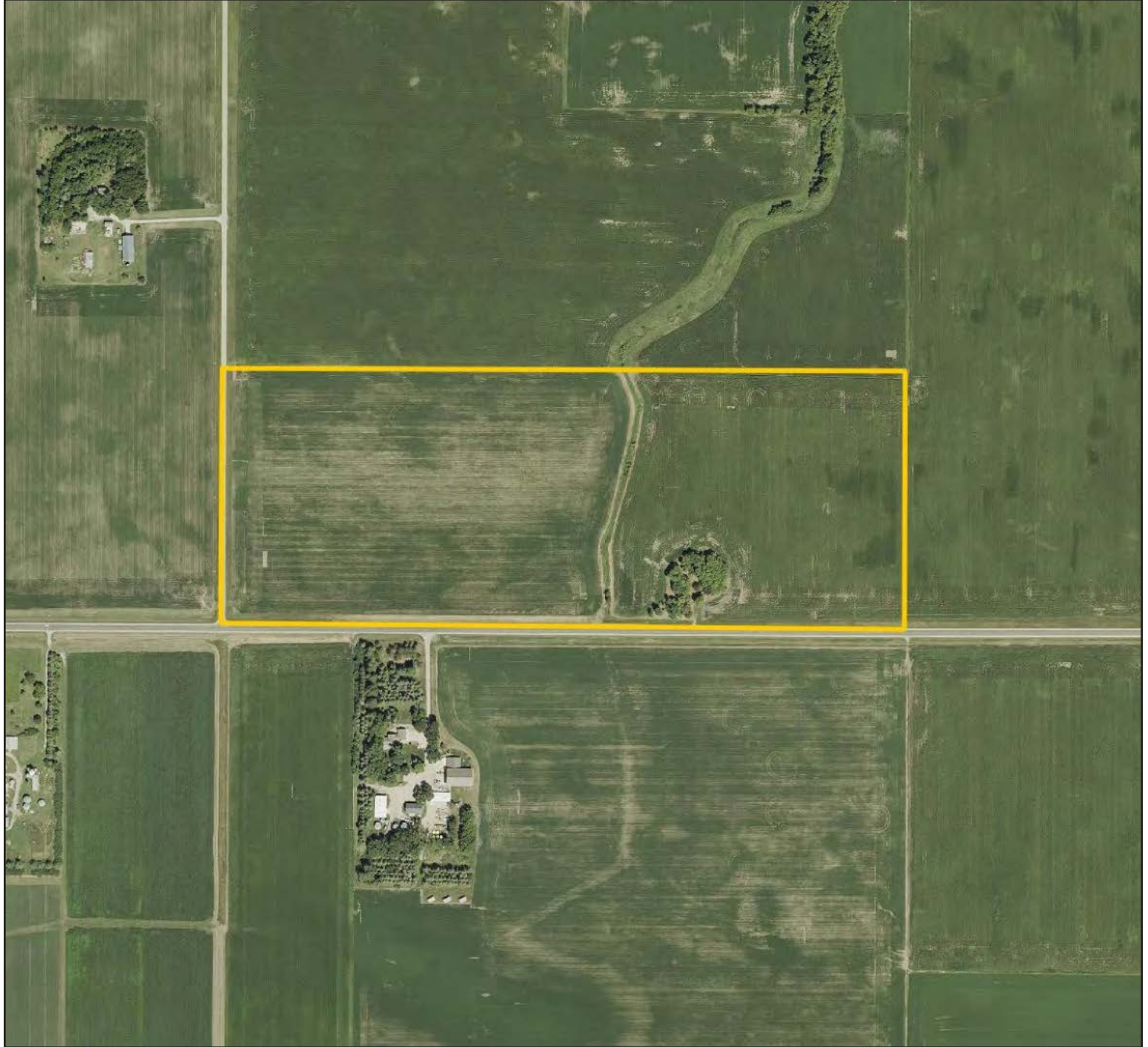
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FSA/Eff. Crop Acres: 55.60 | Soil Productivity: 95.00 CPI



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State: **Minnesota**  
County: **Waseca**  
Location: **1-108N-22W**  
Township: **Blooming Grove**  
Acres: **55.6**  
Date: **7/18/2025**



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

Area Symbol: MN161, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	27.06	48.6%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	21.07	37.9%		Iw	99
L79B	Clarion loam, 2 to 6 percent slopes	3.96	7.1%		IIe	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.92	5.3%		IIIw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.59	1.1%		IIw	91
Weighted Average					1.67	95

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Morristown: Go south on Independence Ave. / Co. Rd. 16 for 2.1 miles, continuing on 160th St. / Co. Rd. 7 for 0.9 miles, and then east on 430th Ave / Co. Rd. 10. for 1.3 miles. Property is located on the north side of the road.

## Simple Legal

Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  and part of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 1, Township 108 North, Range 22 West of the 5th P.M., Waseca Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2025 Values for Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$4,150.00  
Net Taxable Acres: 60.00  
Tax per Net Taxable Acre: \$69.17

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 4717, Part of Tract 2603  
FSA/Eff. Crop Acres: 55.60  
Corn Base Acres: 36.50\*  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 18.90\*  
Bean PLC Yield: 43 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Waseca County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Webster, Nicollet, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 95.00. 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 to gently sloping.

## Drainage

Some tile. No tile maps available.

## Buildings/Improvements

There is a windmill located near the center of the property.

## Water & Well Information

There is an open brick well located beneath the windmill on the property. Contact agent for details.



Parcel 1: Southeast looking Northwest



Parcel 2: Southwest looking Northeast





Parcel 1 - 151.44 Est. FSA/Eff. Crop Acres  
Parcel 2 - 55.60 FSA/Eff. Crop Acres



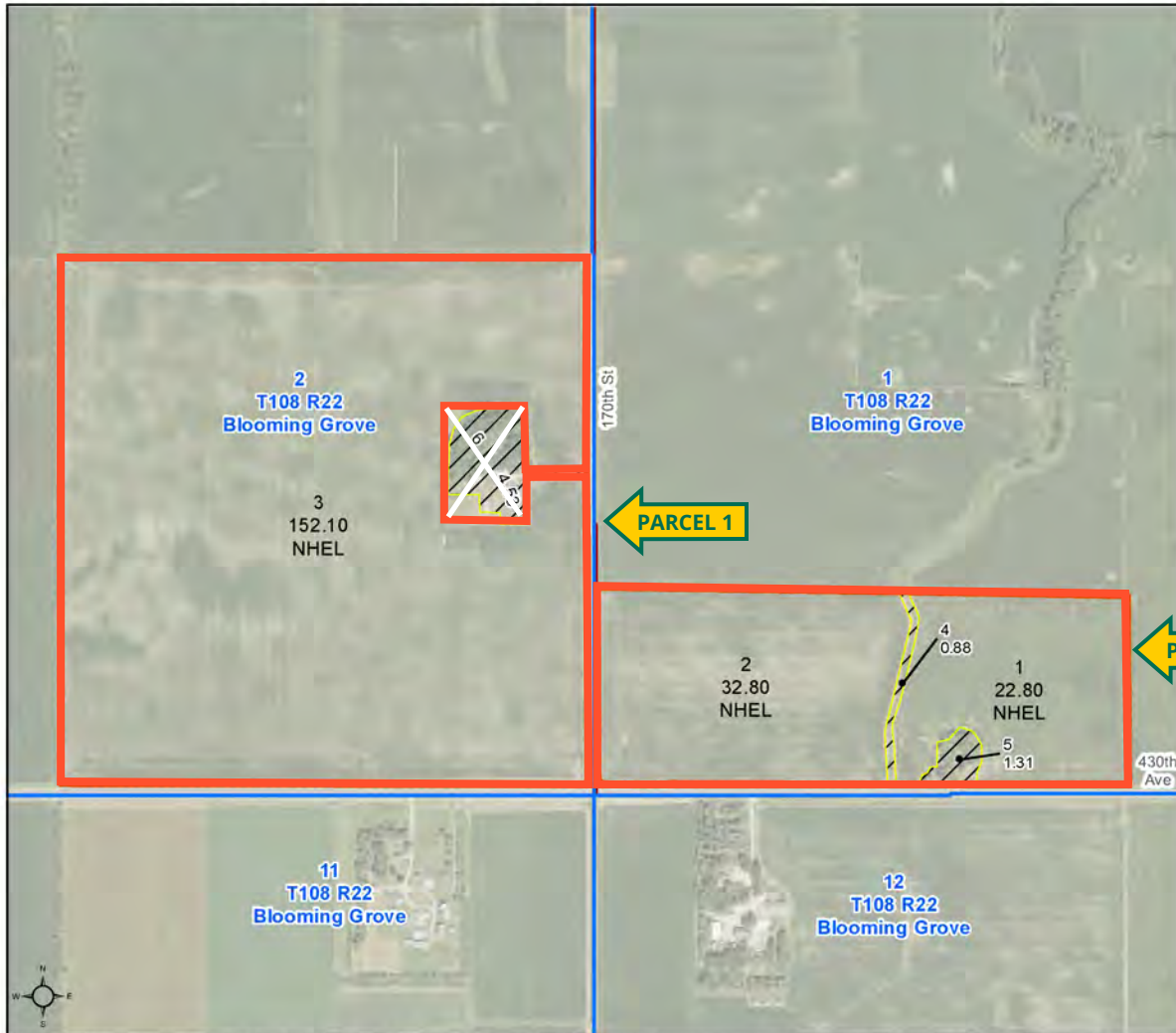
Waseca County, Minnesota

Farm 4717

Tract 2603

2025 Program Year




Map Created May 06, 2025






0 312.5 625 1,250  
Feet

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: 207.70 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.

**Date:** Tues., August 26, 2025

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

**Site:** Waseca Lakeside Club  
37160 Clear Lake Drive  
Waseca, MN 56093

**Online:** [bid.hertz.ag](http://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](http://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 auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Darrell Hylen, ALC at 507-345-5263 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via [bid.hertz.ag](http://bid.hertz.ag) (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

### Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Sellers

Ben M. Sutter & Reliance Fiduciary, LLC by Christopher Leas, Permanent Conservator for Sandra L. Sutter

### Agency

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

### Auctioneer

Jared Augustine

### Attorney

Randy Zellmer  
St. Andrews Title & Exchange

### 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

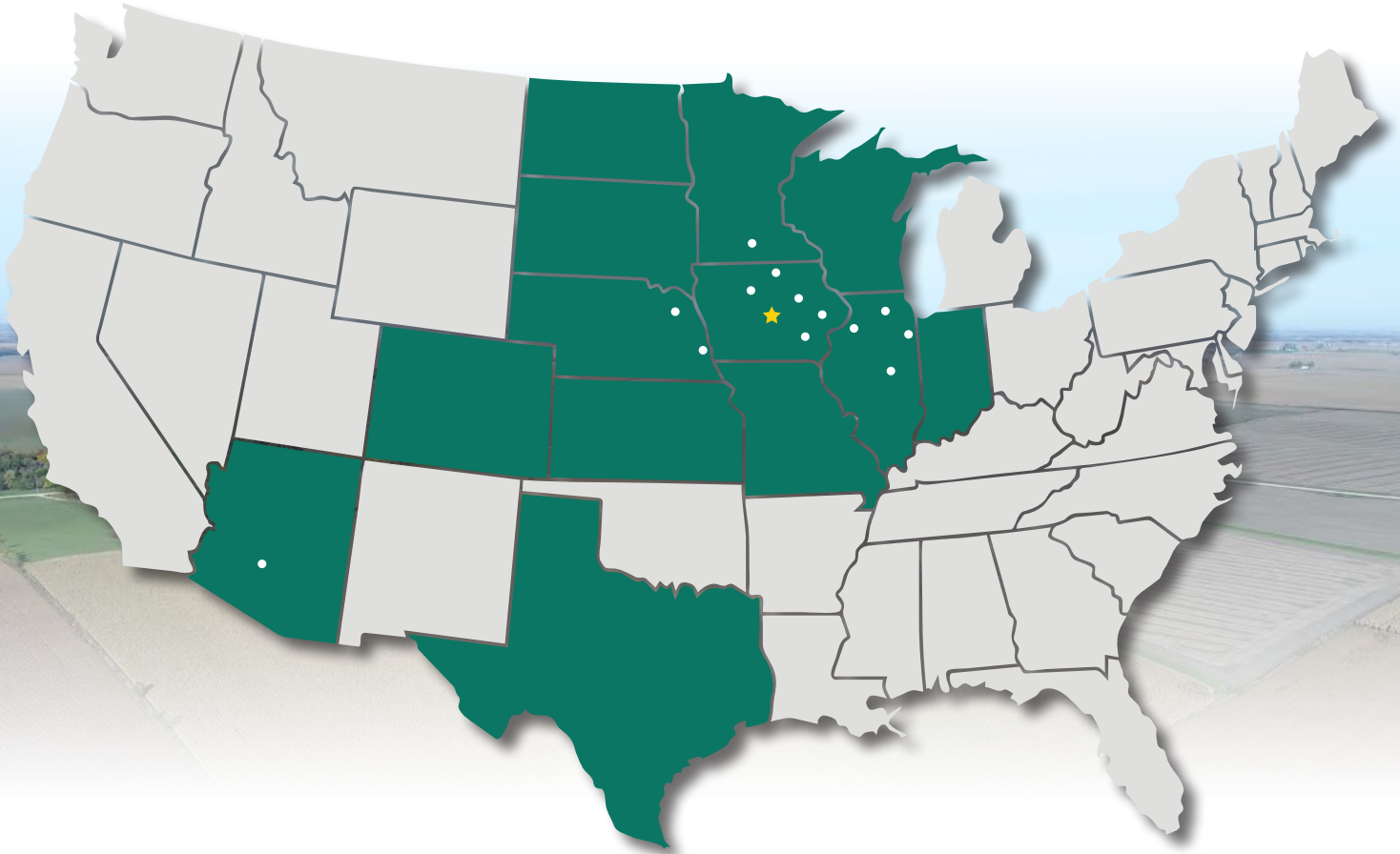
10% down payment required the day of sale. A 2% Buyer's Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 30, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires upon the removal of the 2025 crop. The Seller will pay real estate taxes due and payable in 2025; Buyer will pay real estate taxes due and payable in 2026 and beyond.

### 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.



# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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**Professional Buyer Representation**  
**Certified Farm Appraisals**  
**Professional Farm Management**

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