



# ONE-CHANCE SEALED BID SALE



## High-Quality Farmland & Recreational Property



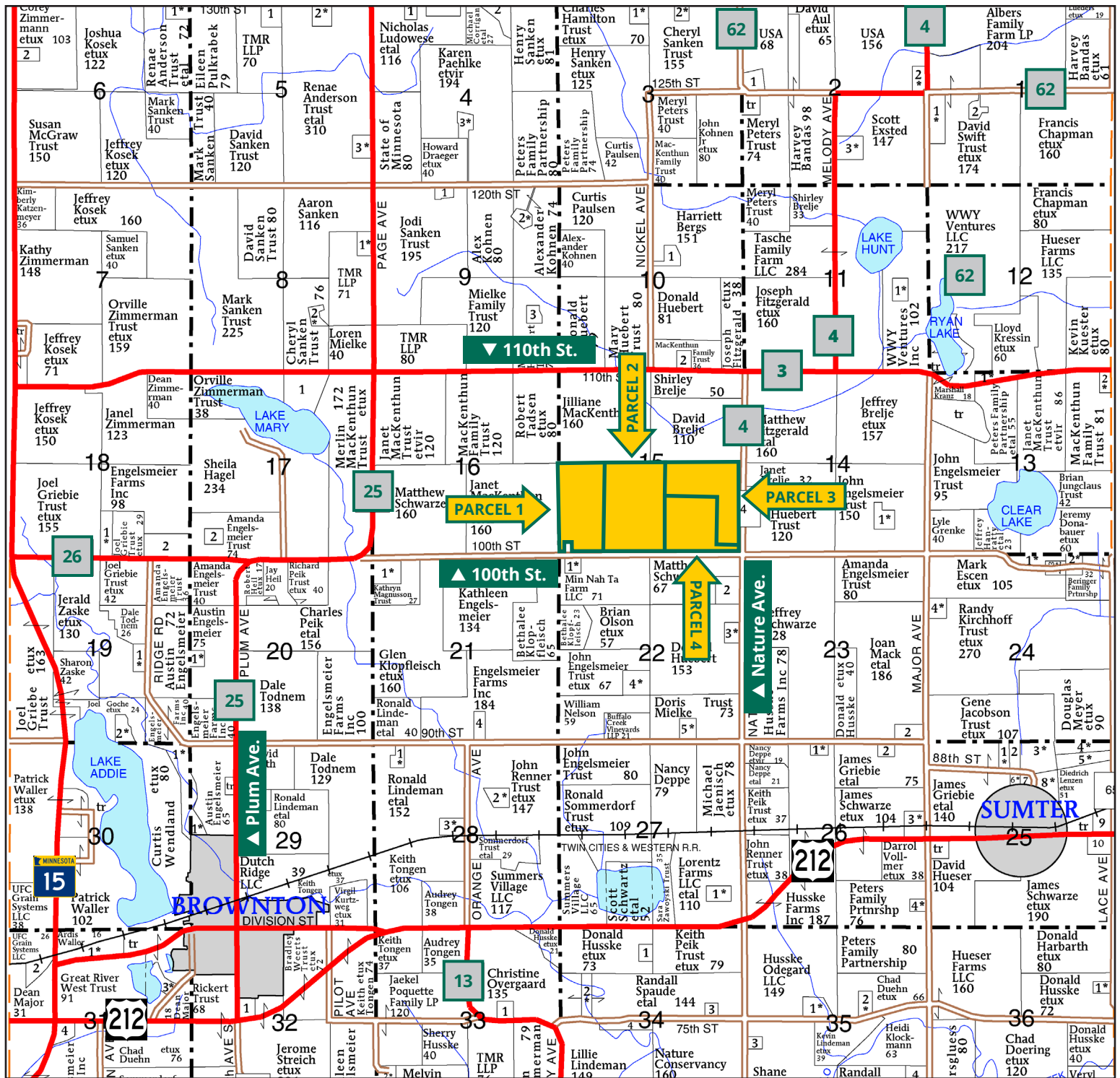
**JARED AUGUSTINE**  
*Licensed Salesperson  
in MN, IA & ND*  
**507.381.7425**  
JaredA@Hertz.ag



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

Bid Deadline:  
**Thursday, August 28, 2025**  
**12:00 Noon, CDT**

**318.57 Acres, m/l**  
4 Parcels  
**McLeod County, MN**



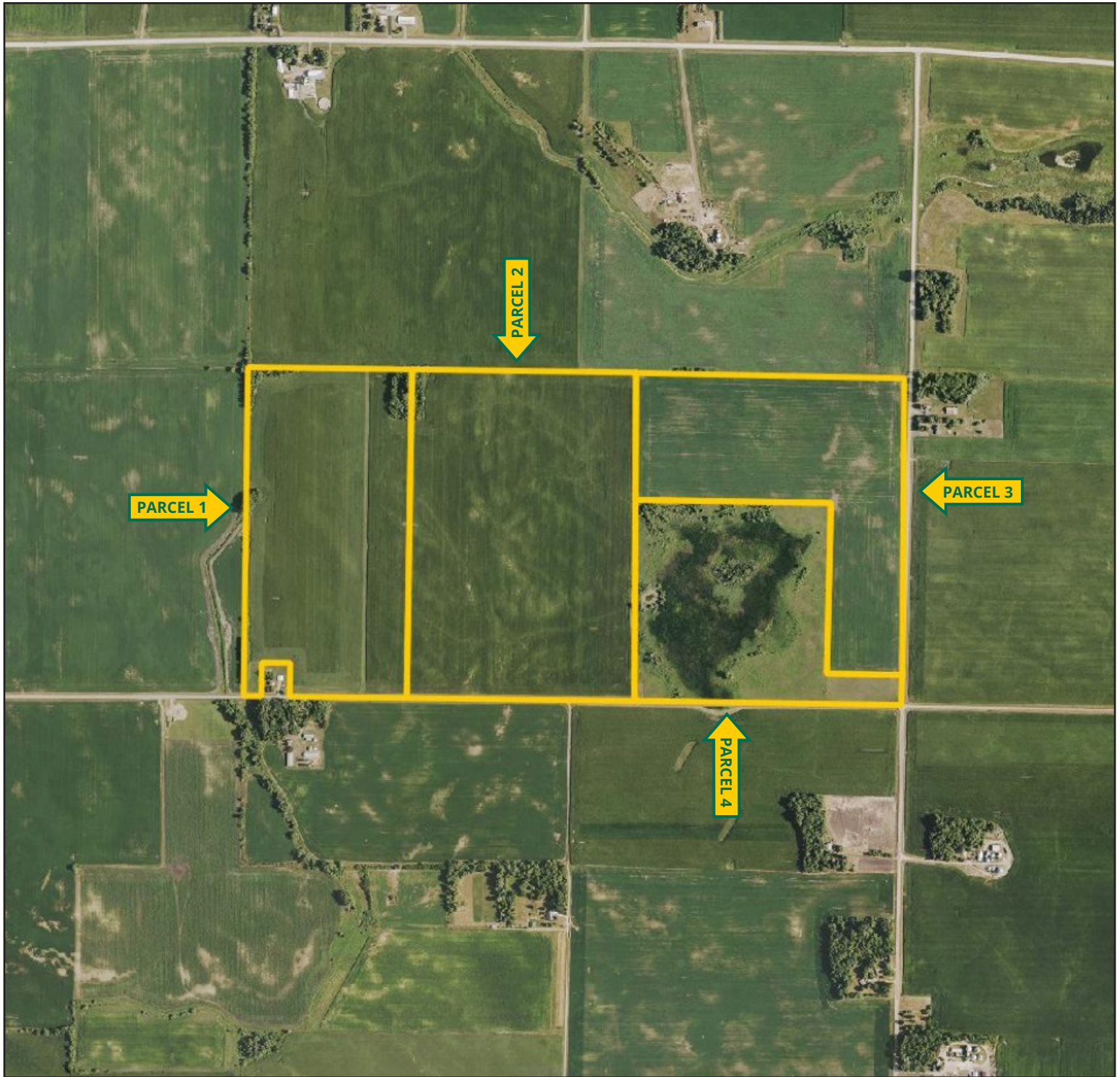
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507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

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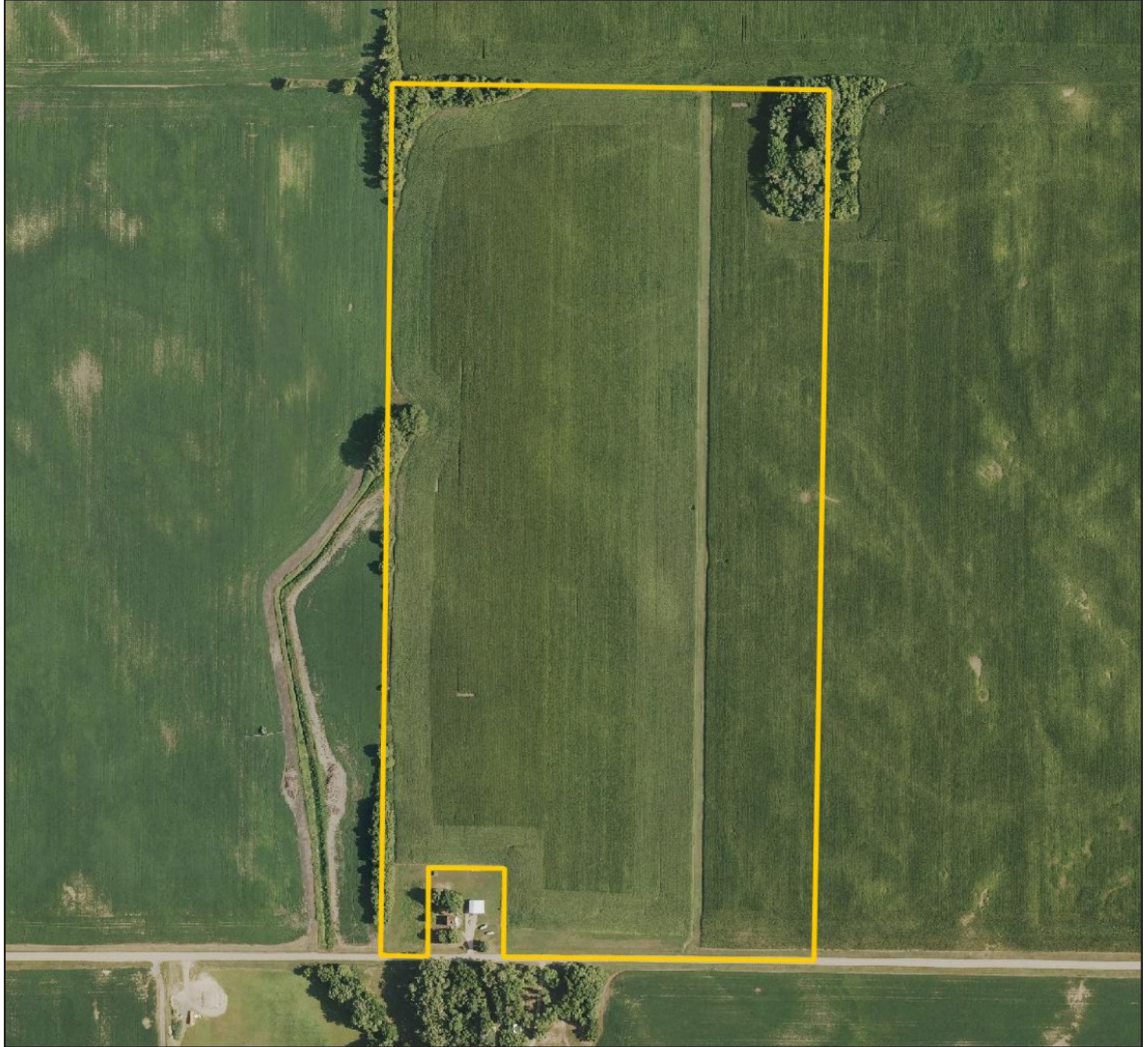
**DARRELL HYLEN, ALC**  
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Est. FSA/Eff. Crop Acres: 73.25 | Soil Productivity: 89.80 CPI



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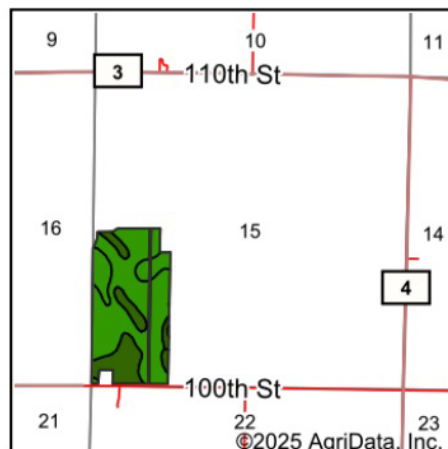
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **McLeod**  
Location: **15-115N-29W**  
Township: **Sumter**  
Acres: **73.25**  
Date: **7/21/2025**



Maps Provided By:



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Area Symbol: MN085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1092	Harps-Glencoe complex	47.43	64.7%		IIw	88
102B	Clarion loam, 2 to 6 percent slopes	9.77	13.3%		IIe	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.92	12.2%		IIIw	86
118	Crippin loam, 1 to 3 percent slopes	6.02	8.2%		Ie	100
L83A	Webster clay loam, 0 to 2 percent slopes	1.00	1.4%		IIw	93
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.11	0.2%		IIe	92
Weighted Average					2.04	89.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Brownston: Go north on Plum Ave. / Co. Rd. 25 for 1.6 miles and continue on 100th St. / Co. Rd. 26 for 1.7 miles. Property is on the north side of the road.

## Simple Legal

W½ SW¼, excluding E 230' of the W 371' of S 270', all in Section 15, Township 115 North, Range 29 West of the 5th P.M., McLeod Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$5,080.00  
Net Taxable Acres: 78.57  
Tax per Net Taxable Acre: \$64.66

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 7192, Part of Tract 9581  
FSA/Eff. Crop Acres: 73.25\*  
Corn Base Acres: 29.95\*  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 32.29\*  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the McLeod County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetland.  
Tract contains a wetland or farmed wetland.

## Soil Types/Productivity

Main soil types are Harps-Glencoe, Clarion, and Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 89.80. 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

Level to nearly level.

## Drainage

Some tile. Contact agent for tile maps. Parcel is part of Buffalo Creek Watershed District.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Survey

Property will be surveyed at Seller's expense to determine final property borders. Final sale price will not be adjusted up/down based on final gross surveyed acres.



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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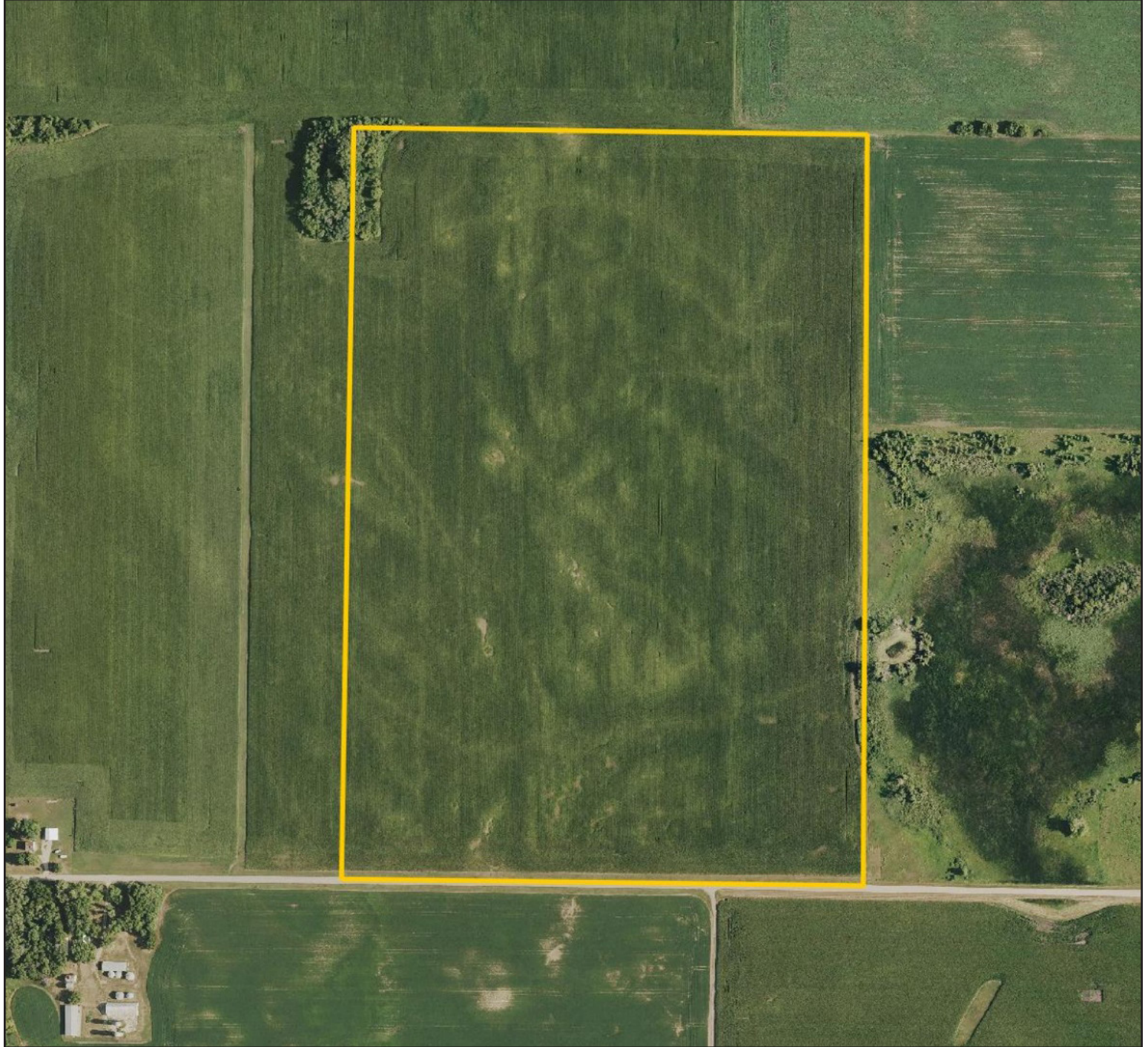
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Est. FSA/Eff. Crop Acres: 106.83 | Soil Productivity: 92.40 CPI

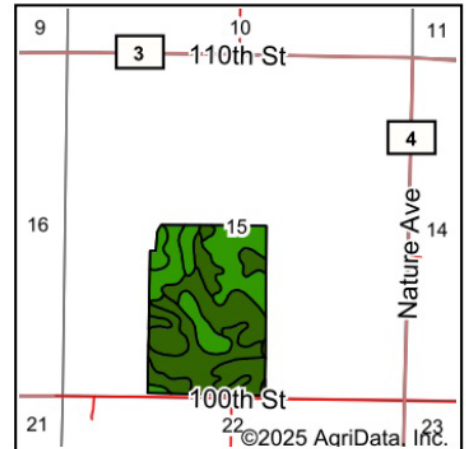


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State: **Minnesota**  
County: **McLeod**  
Location: **15-115N-29W**  
Township: **Sumter**  
Acres: **106.83**  
Date: **7/21/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1092	Harps-Glencoe complex	26.67	24.9%		IIw	88
L83A	Webster clay loam, 0 to 2 percent slopes	21.93	20.5%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	16.96	15.9%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.61	14.6%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	10.54	9.9%		IIIe	87
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	7.19	6.7%		Ile	92
118	Crippin loam, 1 to 3 percent slopes	4.69	4.4%		Ie	100
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.96	2.8%		IIIw	86
112	Harps clay loam, 0 to 2 percent slopes	0.28	0.3%		IIw	90
Weighted Average					1.94	92.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Brownston: Go north on Plum Ave. / Co. Rd. 25 for 1.6 miles and continue on 100th St. / Co. Rd. 26 for 2 miles. Property is on the north side of the road.

## Simple Legal

E½ of SW¼ and the W 490' of the SE¼, all in Section 15, Township 115 North, Range 29 West of the 5th P.M., McLeod Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$7,015.00\*  
Net Taxable Acres: 110.00\*  
Tax per Net Taxable Acre: \$63.77\*  
*\*Taxes estimated pending survey and tax parcel split. McLeod County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 7192, Part of Tract 9581  
FSA/Eff. Crop Acres: 106.83\*  
Corn Base Acres: 43.68\*  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 47.09\*  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the McLeod County FSA office.*

## NRCS Classification

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

## Soil Types/Productivity

Main soil types are Harps-Glencoe, Webster, Clarion, and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 92.40. 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 or nearly level.

## Drainage

Some tile. Contact agent for tile maps. Parcel is part of Buffalo Creek Watershed District.

## Buildings/Improvements

None.

## Water & Well Information

None.

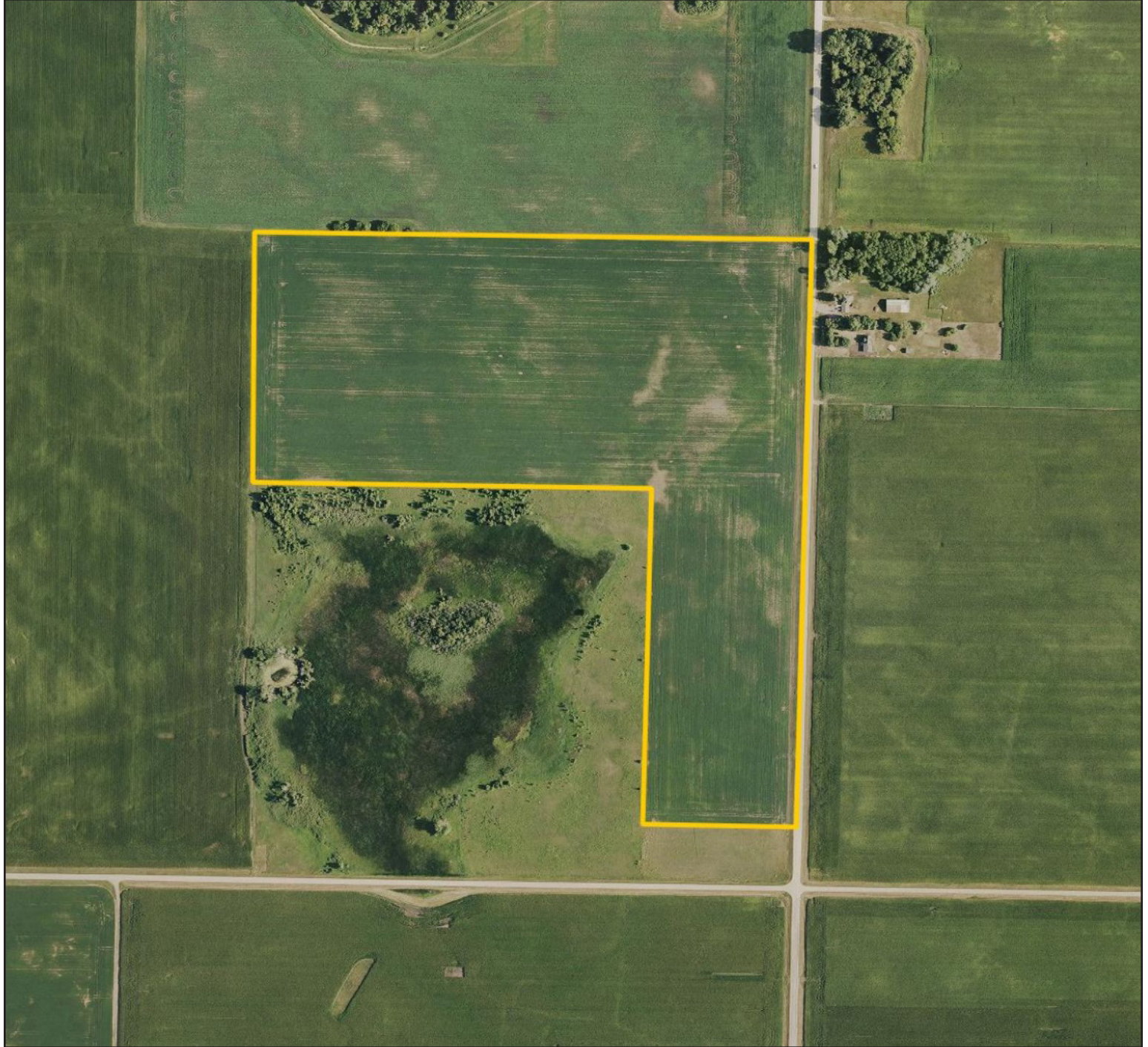
## Survey

Property will be surveyed at Seller's expense to determine final property borders. Final sale price will not be adjusted up/down based on final gross surveyed acres.





Est. FSA/Eff. Crop Acres: 68.31 | Soil Productivity: 93.50 CPI

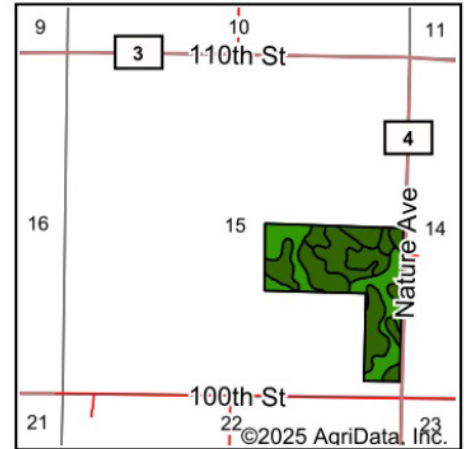


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State: **Minnesota**  
County: **McLeod**  
Location: **15-115N-29W**  
Township: **Sumter**  
Acres: **68.31**  
Date: **7/21/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1092	Harps-Glencoe complex	23.28	34.1%		IIw	88
L85A	Nicollet clay loam, 1 to 3 percent slopes	16.67	24.4%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	15.77	23.1%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	9.99	14.6%		IIw	93
118	Crippin loam, 1 to 3 percent slopes	2.60	3.8%		Ie	100
Weighted Average					1.72	93.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Brownton: Go north on Plum Ave. / Co. Rd. 25 for 1.6 miles, continue on 100th St. / Co. Rd. 26 for 2.6 miles, and then north on Nature Ave. / Co. Rd. 4 for 0.2 miles. Property is on the west side of the road.

## Simple Legal

Part of the SE¼ of Section 15, Township 115 North, Range 29 West of the 5th P.M., McLeod Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$4,464.60\*

Net Taxable Acres: 70.00\*

Tax per Net Taxable Acre: \$63.78\*

*\*Taxes estimated pending survey and tax parcel split. McLeod County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 7192, Part of Tract 9581

FSA/Eff. Crop Acres: 68.31\*

Corn Base Acres: 27.93\*

Corn PLC Yield: 160 Bu.

Bean Base Acres: 30.11\*

Bean PLC Yield: 48 Bu.

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

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Harps-Glencoe, Nicollet, and Clarion. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 93.50. 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. Contact agent for tile maps. Parcel is part of the Buffalo Creek Watershed District.

## Buildings/Improvements

None.

## Water & Well Information

None.

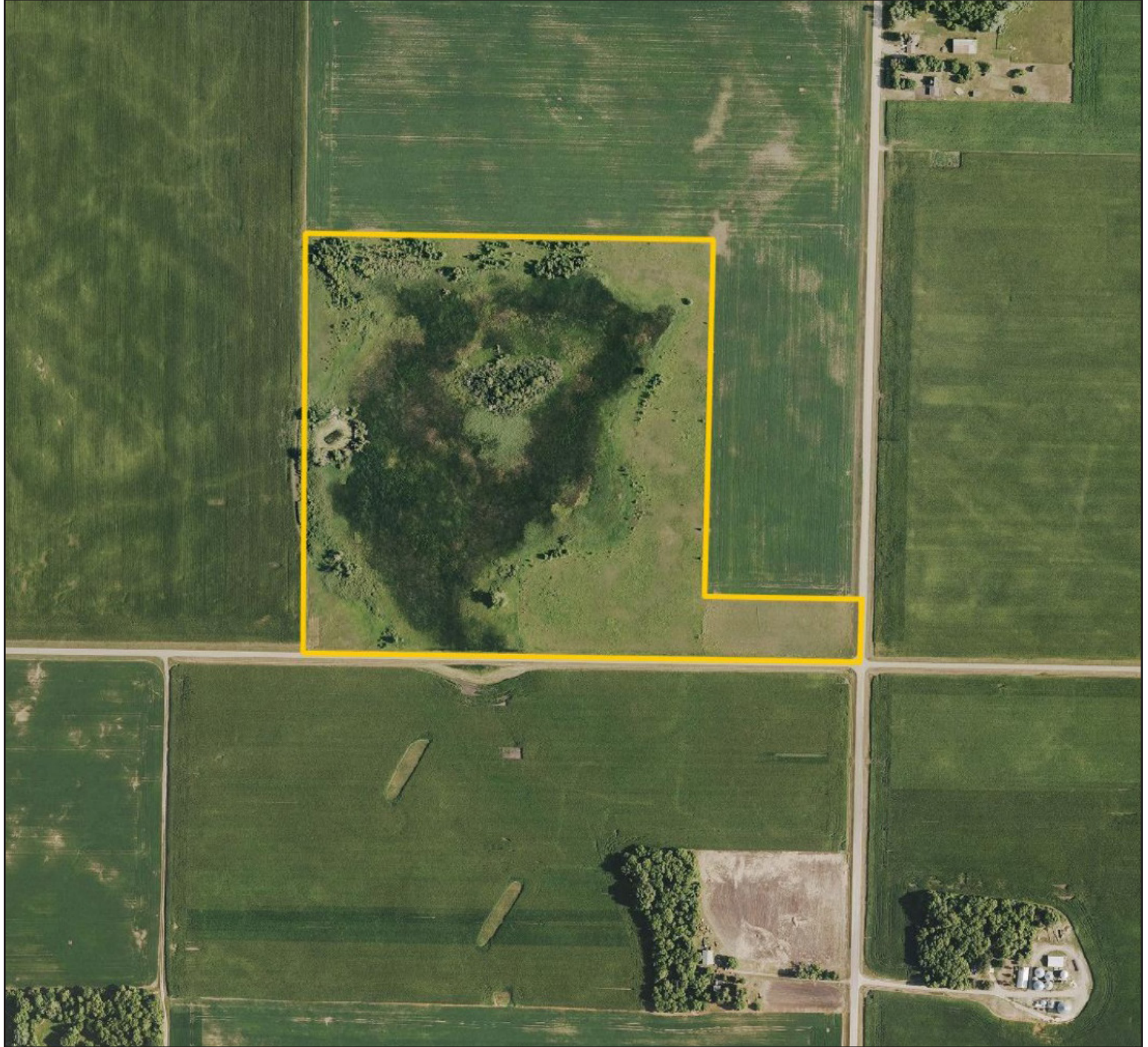
## Survey

Property will be surveyed at Seller's expense to determine final property borders. Final sale price will not be adjusted up/down based on final gross surveyed acres.





CRP Acres: 19.87 | Soil Productivity: 91.30 CPI



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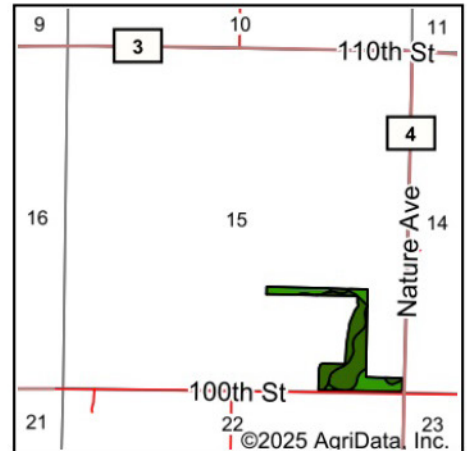
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **McLeod**  
Location: **15-115N-29W**  
Township: **Sumter**  
Acres: **19.87**  
Date: **7/23/2025**



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Area Symbol: MN085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1092	Harps-Glencoe complex	6.79	34.1%		IIw	88
102B	Clarion loam, 2 to 6 percent slopes	6.39	32.2%		IIe	95
112	Harps clay loam, 0 to 2 percent slopes	5.82	29.3%		IIw	90
118	Crippin loam, 1 to 3 percent slopes	0.46	2.3%		Ie	100
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.41	2.1%		Iw	99
Weighted Average					1.96	91.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Brownton: Go north on Plum Ave. / Co. Rd. 25 for 1.6 miles and continue on 100th St. / Co. Rd. 26 for 2.4 miles. Property is on the north side of the road.

## Simple Legal

Part of the SE¼ in Section 15, Township 115 North, Range 29 West of the 5th P.M., McLeod Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$1,983.00\*

Net Taxable Acres: 60.00\*

Tax per Net Taxable Acre: \$33.05\*

*\*Taxes estimated pending survey and tax parcel split. McLeod County Treasurer/ Assessor will determine final tax figures.*

## FSA Data

Farm Number 7192, Part of Tract 9581  
CRP Acres: 19.87

## NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

## CRP Contracts

There are 19.87 acres enrolled in two CRP contracts.

- There are 16.70 acres enrolled in a CP-23A contract that pays \$3,357.00 annually and expires 9/30/2029.
- There are 3.17 acres enrolled in a CP-23A contract that pays \$580.00 annually and expires 9/30/2030.

## Soil Types/Productivity

Main soil types are Harps-Glencoe, Clarion, and Harps. Crop Productivity Index (CPI) on the CRP acres is 91.30. 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 gently sloping.

## Drainage

Natural.

## Buildings/Improvements

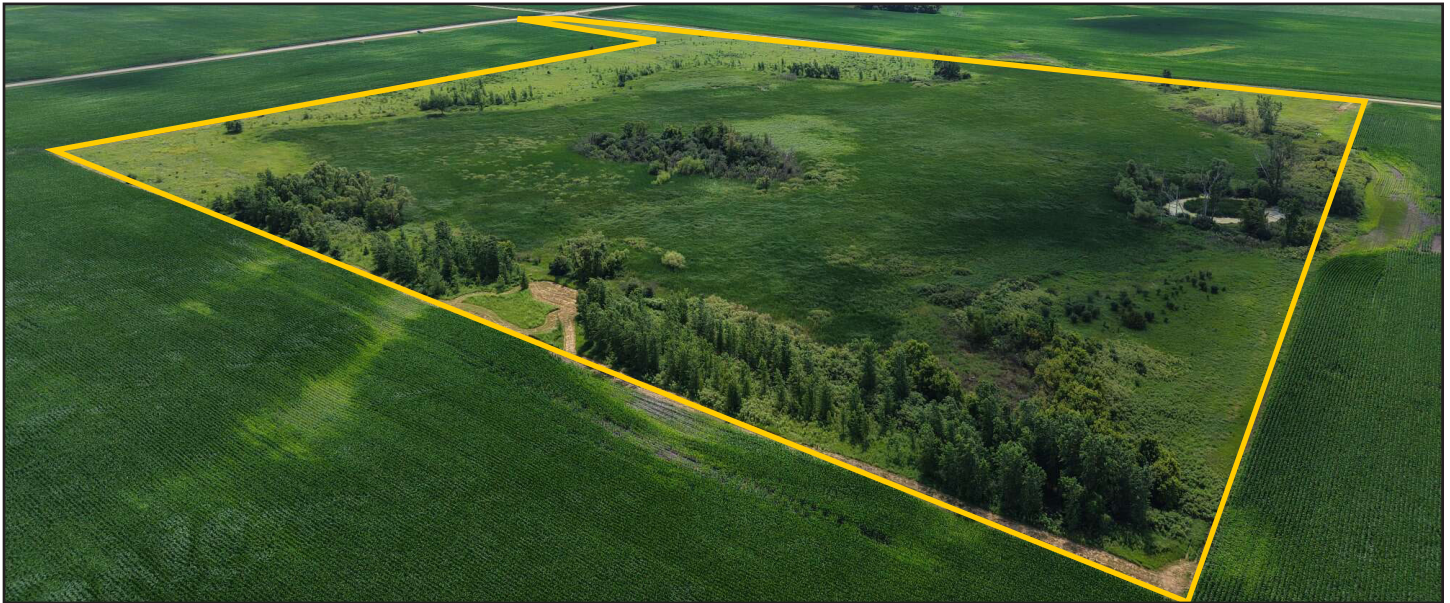
None.

## Water & Well Information

None.

## Survey

Property will be surveyed at Seller's expense to determine final property borders. Final sale price will not be adjusted up/down based on final gross surveyed acres.

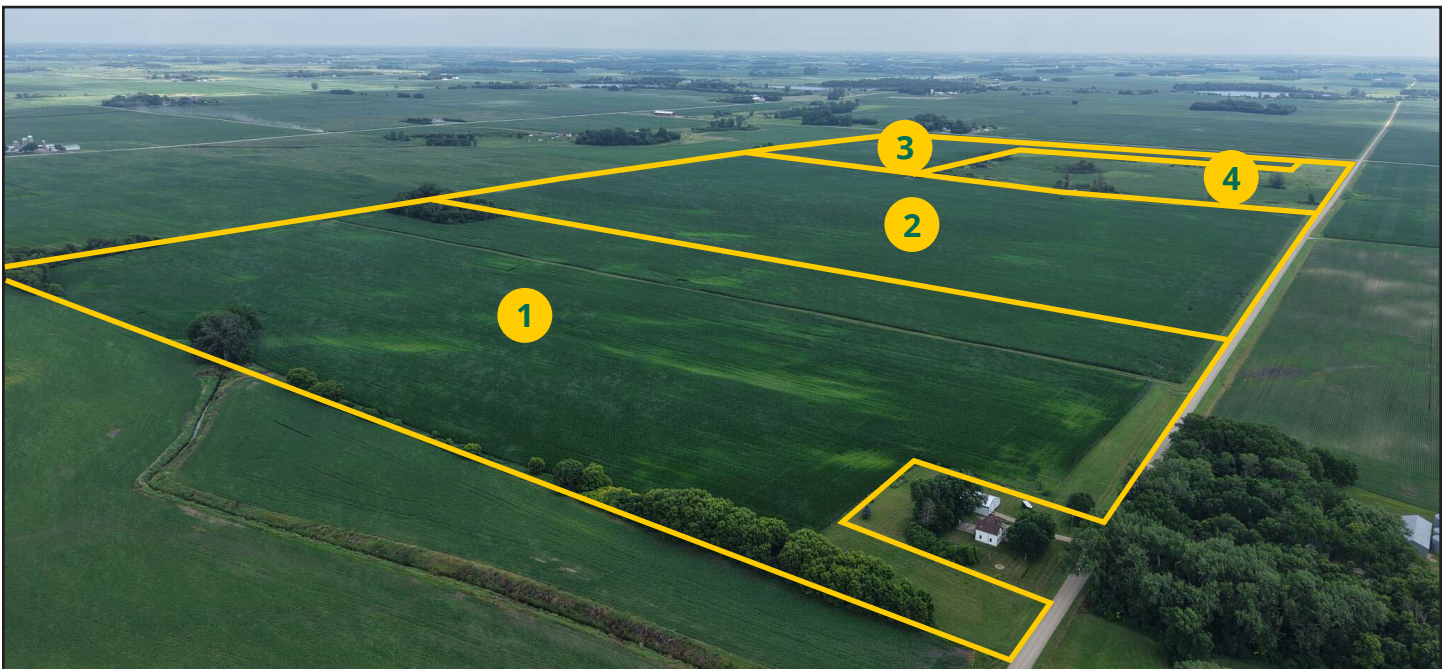




All Parcels - Northwest looking Southeast



All Parcels - Southwest looking Northeast

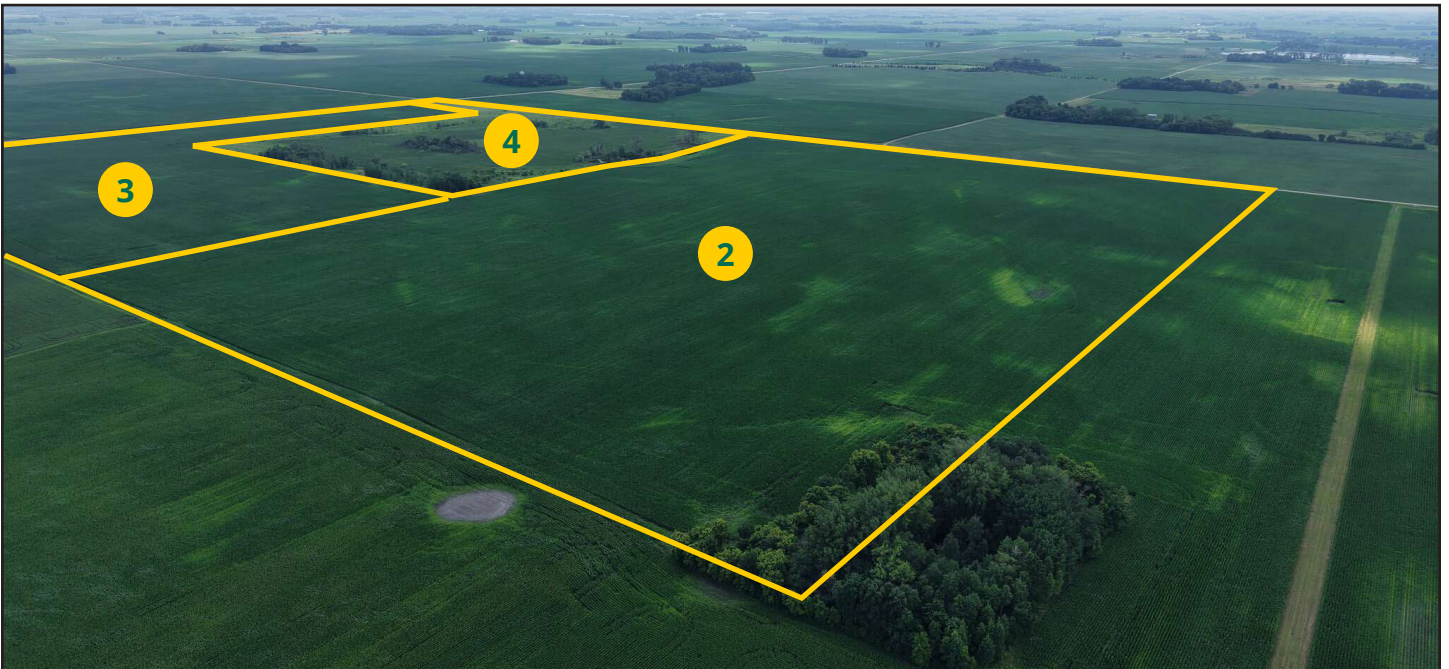




Parcel 1 - Southeast looking Northwest



Parcel 2 - Northwest looking Southeast

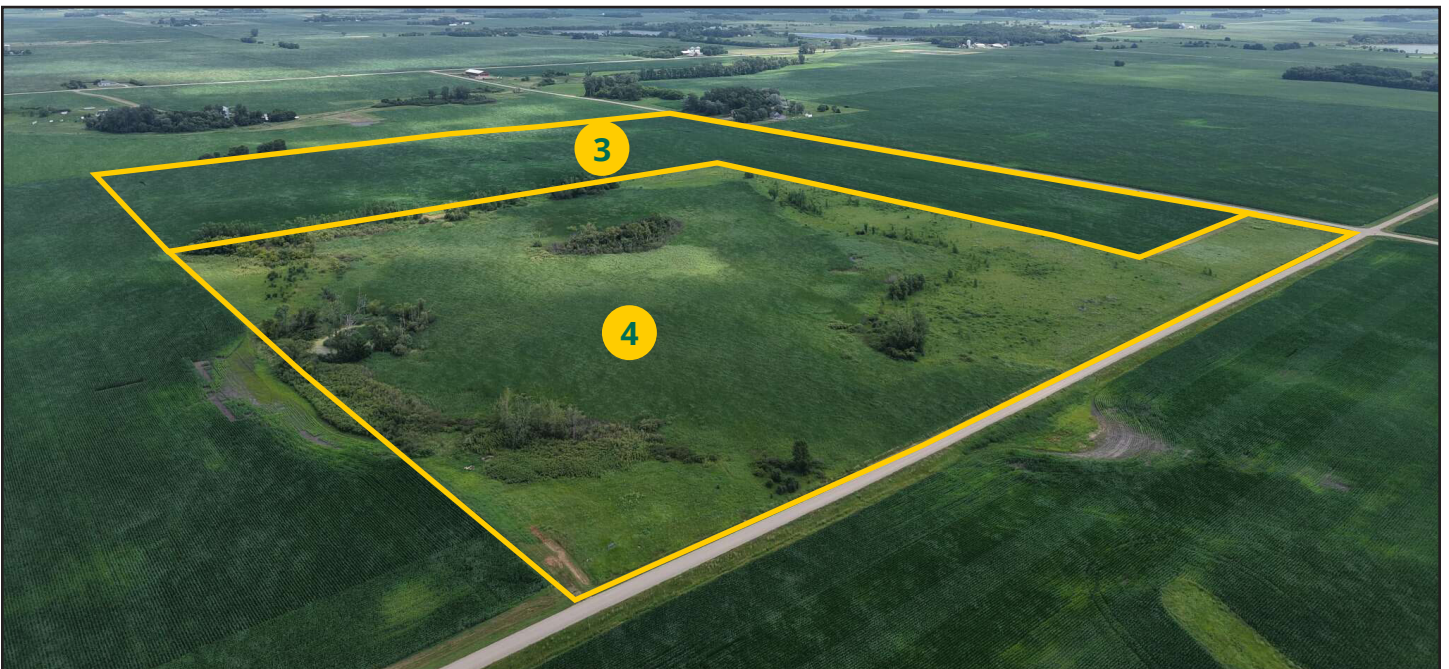




Parcel 3 - Northwest looking Southeast



Parcel 4 - Southwest looking Northeast





Parcel 4 - Southwest looking Northeast



Parcel 4 - Northeast looking Southwest





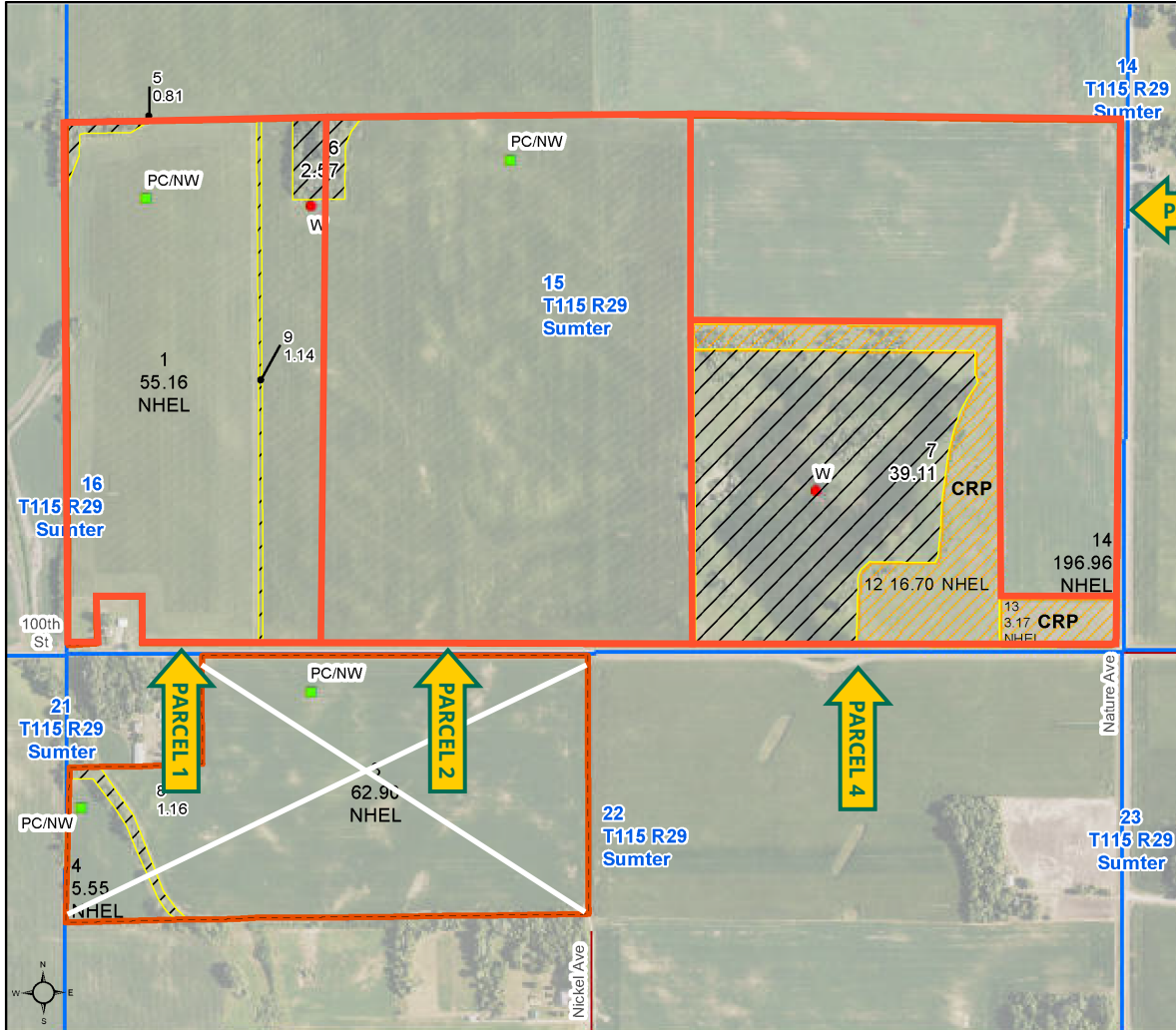
USDA United States Department of Agriculture  
McLeod County, Minnesota

Farm 7192

Tract 9581

2025 Program Year

Map Created April 14, 2025






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
-  CRP
-  Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 340.44 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.



**Bid Deadline:** Thurs., Aug. 28, 2025

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

**Mail To:**

Hertz Farm Management  
Attn: Jared Augustine  
151 St. Andrews Ct., St. 1310  
Mankato, MN 56001

**Seller**

Min Nah Ta Farm, LLC

**Agency**

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

**Attorney**

Stacey Edwards Jones  
Jones Law Office

**Method of Sale**

- These parcels will be offered individually and will not be 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, Jared Augustine at 507-381-7425.

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 Thursday, August 28, 2025, by 12:00 Noon, CDT. The Seller will accept or reject all bids by 4:00 p.m., CDT on Friday, August 29, 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 September 30, 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. 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.

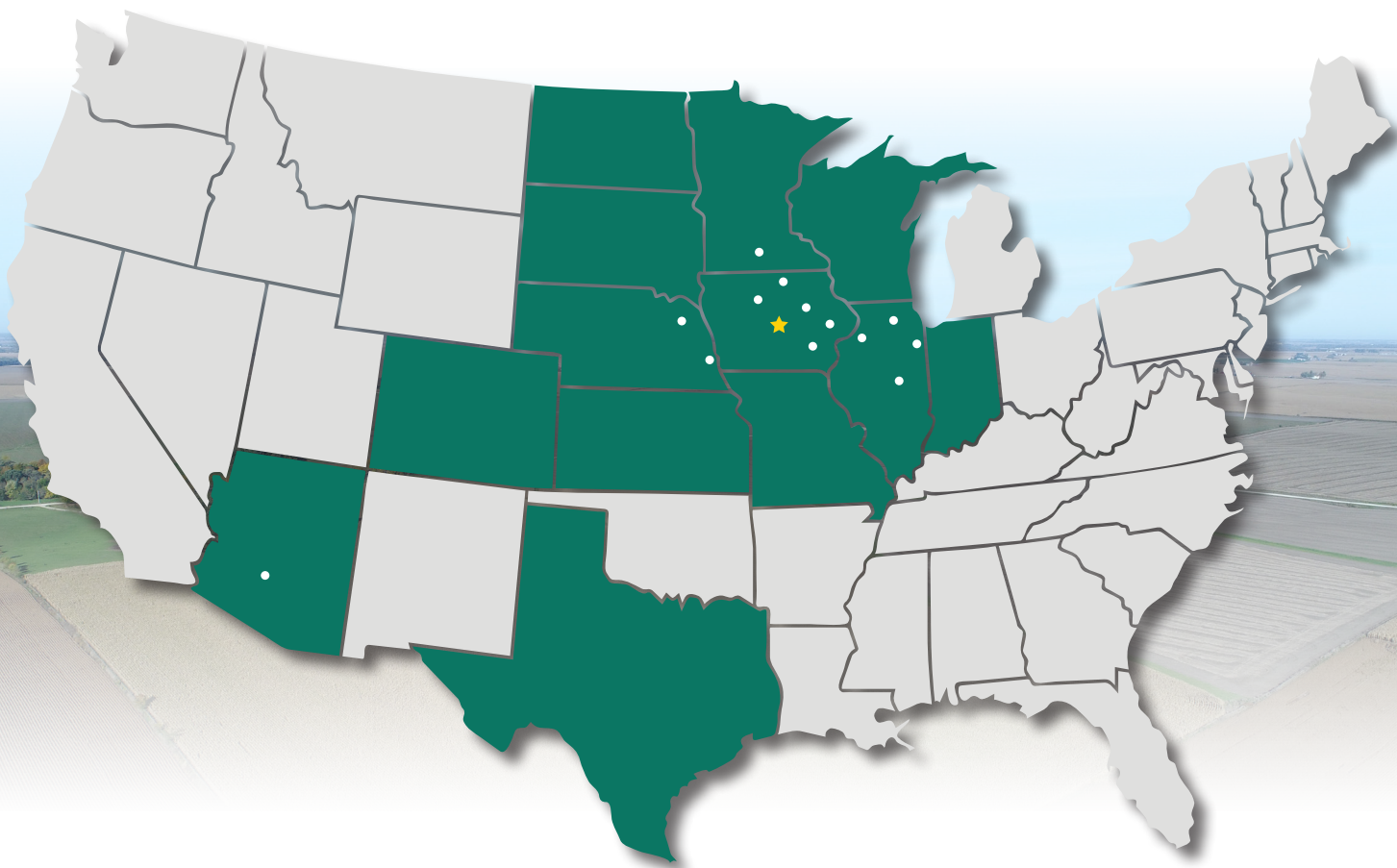
**Survey**

All parcels will be surveyed at Seller's expense to determine final parcel borders. Final sale price will not be adjusted up/down based on final gross surveyed acres.

**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.





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