



Larson Family Trust

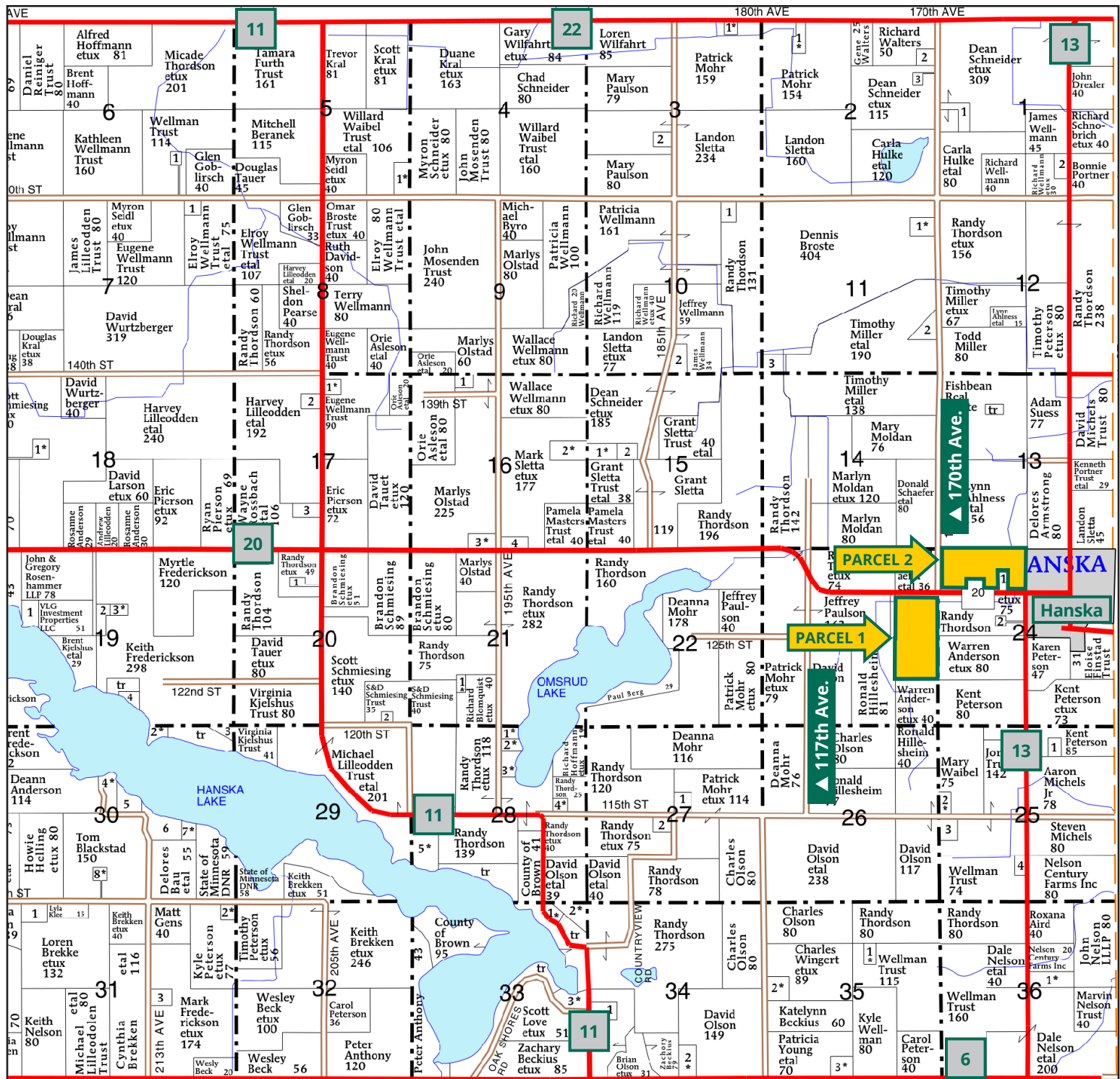
AUCTION

Hybrid
Wednesday
September 17, 2025
10:00 a.m. CDT
Hanska, MN &
bid.hertz.ag

149.90 Acres, m/l
2 Parcels
Brown County, MN



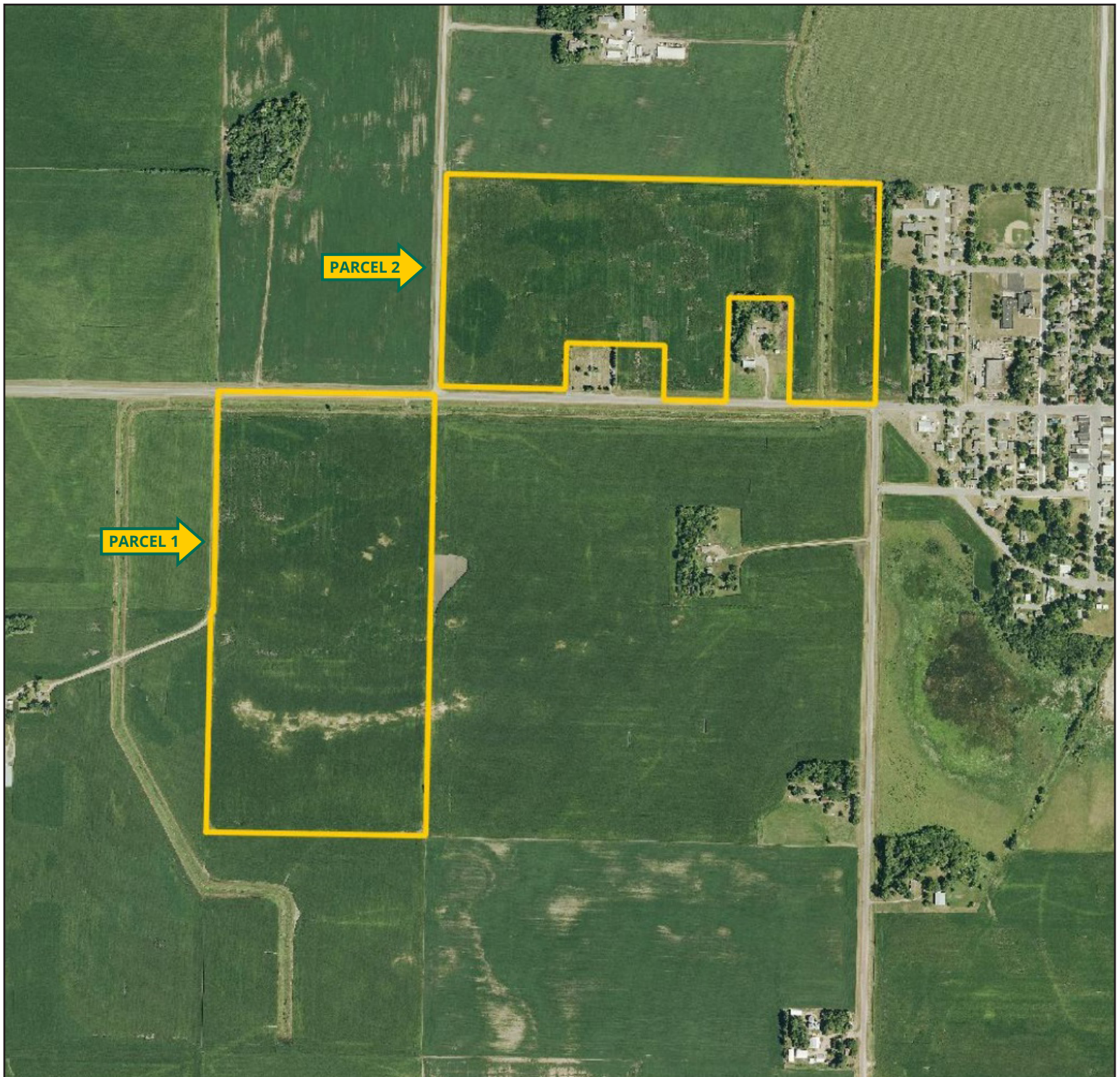
NICK MEIXELL
Licensed Salesperson in MN
507.380.7638
NickM@Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

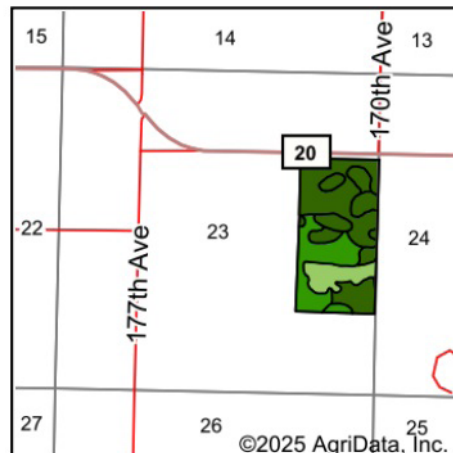
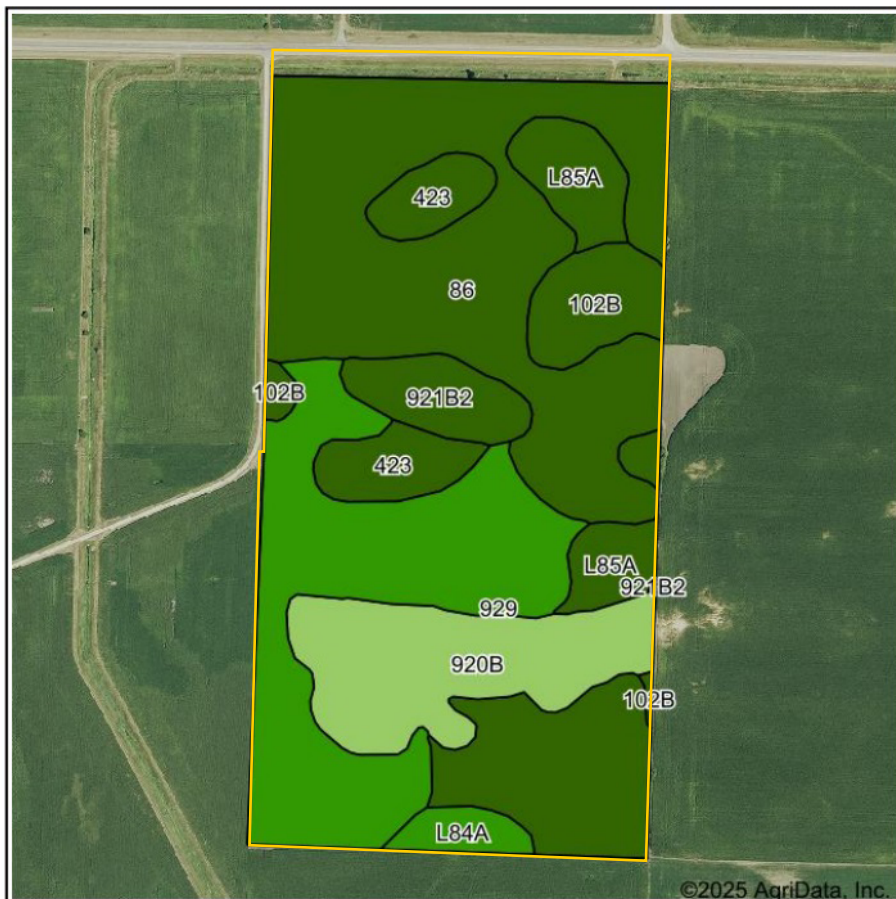
507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | www.Hertz.ag

NICK MEIXELL
507.380.7638
NickM@Hertz.ag



FSA/Eff. Crop Acres: 76.08 | Soil Productivity: 89.00 CPI





State: **Minnesota**
County: **Brown**
Location: **23-108N-31W**
Township: **Lake Hanska**
Acres: **76.08**
Date: **8/4/2025**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	32.32	42.5%		IIw	93
929	Fieldon-Canisteo complex	17.31	22.8%		IIw	83
920B	Clarion-Estherville complex, 2 to 6 percent slopes	9.65	12.7%		Ile	76
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.72	6.2%		Iw	99
423	Seaforth loam, 1 to 3 percent slopes	4.20	5.5%		Ils	95
102B	Clarion loam, 2 to 6 percent slopes	3.65	4.8%		Ile	95
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	2.91	3.8%		Ile	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.32	1.7%		IIIw	86
Weighted Average					1.96	89

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Hanska: Go west on Co. Rd. 20 for 0.8 miles. Property is located on the south side of the road.

Simple Legal

NE¼ of SE¼ and SE¼ of NE¼, excluding the west 1 rod, all in Section 23, Township 108 North, Range 31 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$3,954.00
Net Taxable Acres: 79.50
Tax per Net Taxable Acre: \$49.74

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 9270, Part of Tract 13962
FSA/Eff. Crop Acres: 76.08
Corn Base Acres: 38.33*
Corn PLC Yield: 171 Bu.
Bean Base Acres: 28.07*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Brown County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Fieldon-Canisteo, and Clarion-Estherville. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 89.00. 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

Gently to moderately sloping.

Drainage

Some tile. See tile map. Parcel is part of Drainage District JD #10.

Buildings/Improvements

None.

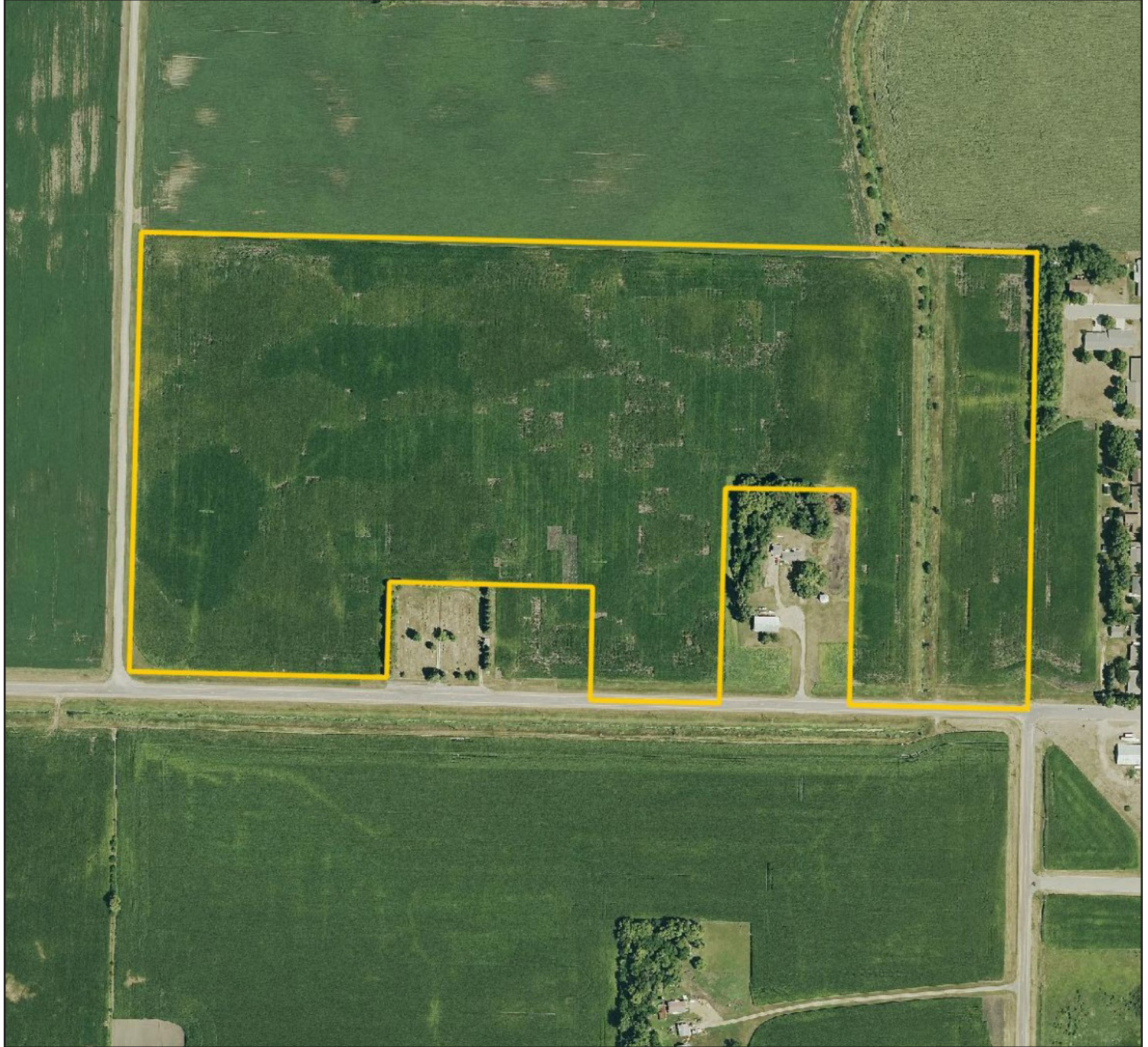
Water & Well Information

None.



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.

Est. FSA/Eff. Crop Acres: 65.06 | Soil Productivity: 92.60 CPI





State: **Minnesota**
County: **Brown**
Location: **24-108N-31W**
Township: **Lake Hanska**
Acres: **65.06**
Date: **8/4/2025**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	24.76	38.1%		II/w	93
L83A	Webster clay loam, 0 to 2 percent slopes	20.84	32.0%		II/w	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.51	13.1%		III/w	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.87	7.5%		I/w	99
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.20	4.9%		II/e	92
423	Seaforth loam, 1 to 3 percent slopes	1.57	2.4%		II/s	95
102B	Clarion loam, 2 to 6 percent slopes	1.31	2.0%		II/e	95
Weighted Average					2.06	92.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Hanska: Go west on Co. Rd. 20 for ¼ mile. Property is located on the north side of the road.

Simple Legal

Lot B of NW¼ of NW¼ and the NE¼ of NW¼, excluding 2.22 ac., m/l and 5.38 ac., m/l, all in Section 24, Township 108 North, Range 31 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$3,768.00
Net Taxable Acres: 70.40
Tax per Net Taxable Acre: \$53.52

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 9270, Part of Tract 13962
FSA/Eff. Crop Acres: 65.06*
Corn Base Acres: 33.33*
Corn PLC Yield: 171 Bu.
Bean Base Acres: 24.40*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Brown County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Webster, and Glencoe. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 92.60. 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 to moderately sloping.

Drainage

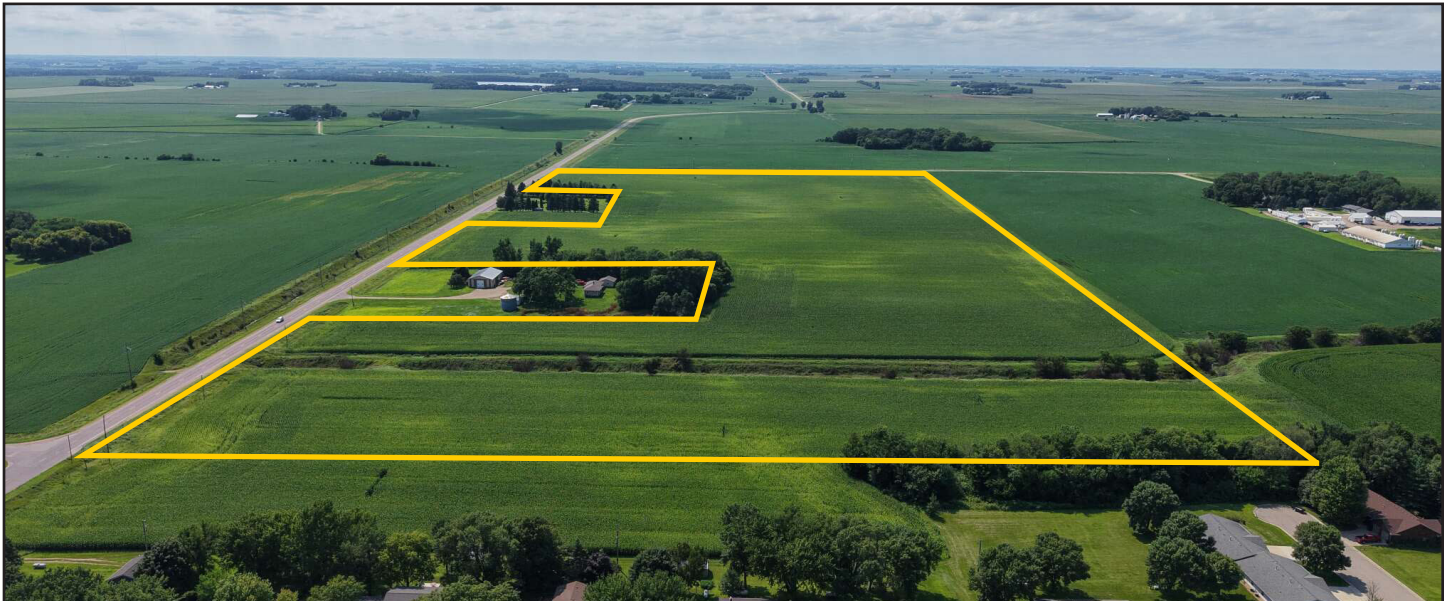
Some tile. No tile maps available. Parcel is part of Drainage District JD #10.

Buildings/Improvements

None.

Water & Well Information

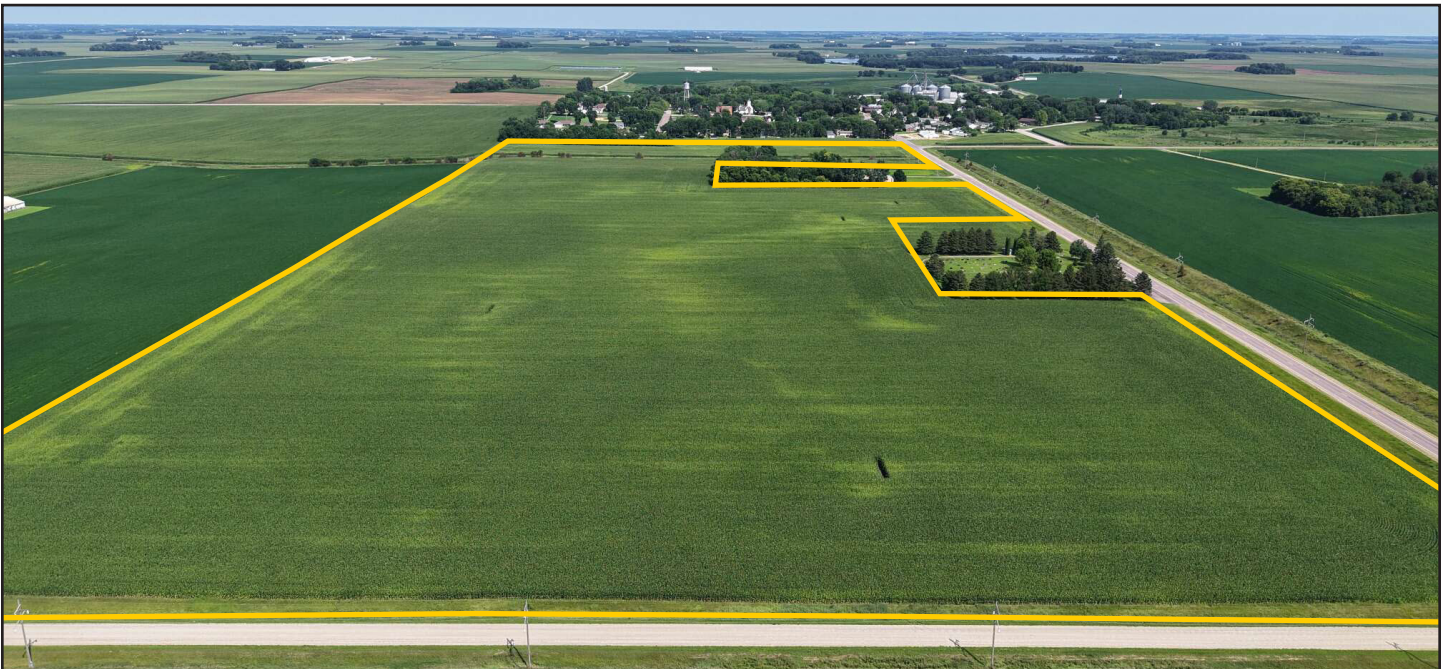
None.



Parcel 1 - South looking North



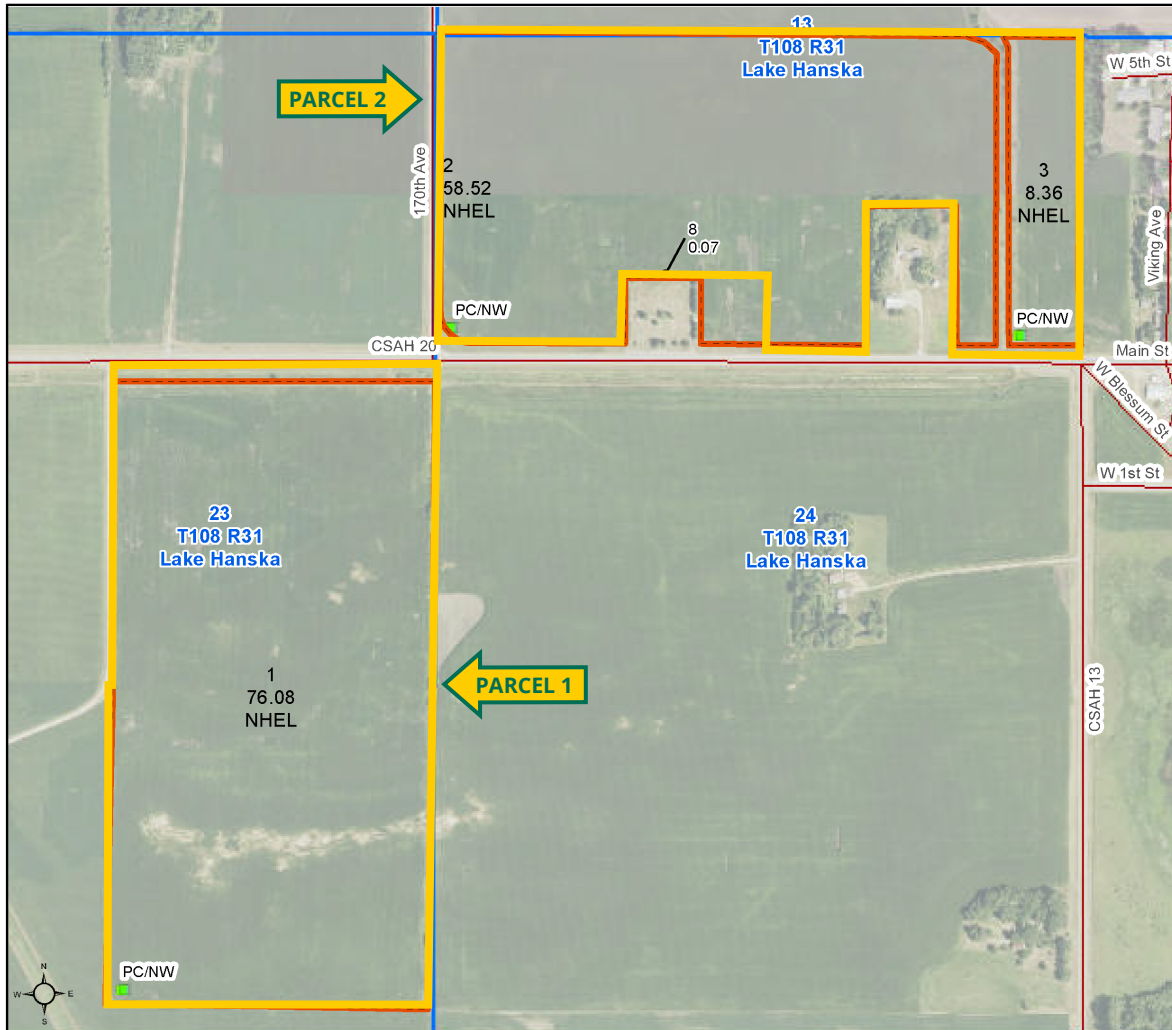
Parcel 2 - West looking East



Parcel 1 - 76.08 FSA/Eff. Crop Acres
Parcel 2 - 65.06 Est. FSA/Eff. Crop Acres



Brown County, Minnesota

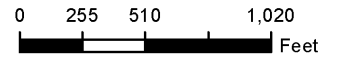


Farm 9270

Tract 13962

2025 Program Year

Map Created July 28, 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
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 142.96 acres

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Date: Wed., September 17, 2025

Time: 10:00 a.m.

Site: Hanska Community Center
201 Broadway Street
Hanska, MN 56041

Online: 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 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, Nick Meixell at 507-380-7638 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via 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.

Seller

Larson Family Trust

Agency

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

Auctioneer

Nick Meixell

Attorney

Steven Franta
Somsen, Mueller & Franta

Announcements

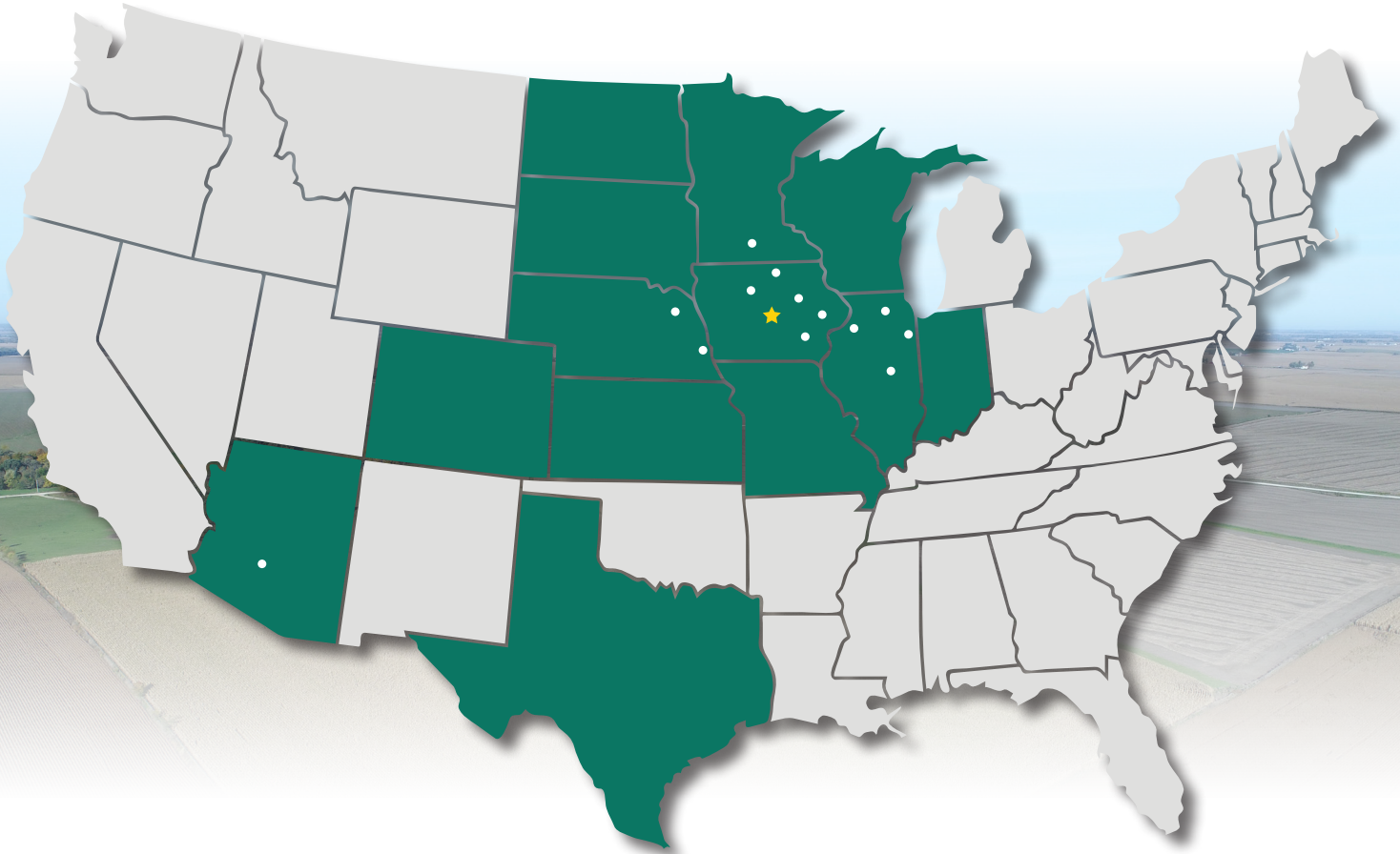
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 October 29, 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 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.

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.



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