



Riese Family Farm

AUCTION

Hybrid

Friday

September 12, 2025

10:00 a.m. CDT

Mankato, MN &

bid.hertz.ag

109.95 Acres, m/l

2 Parcels

Blue Earth County, MN



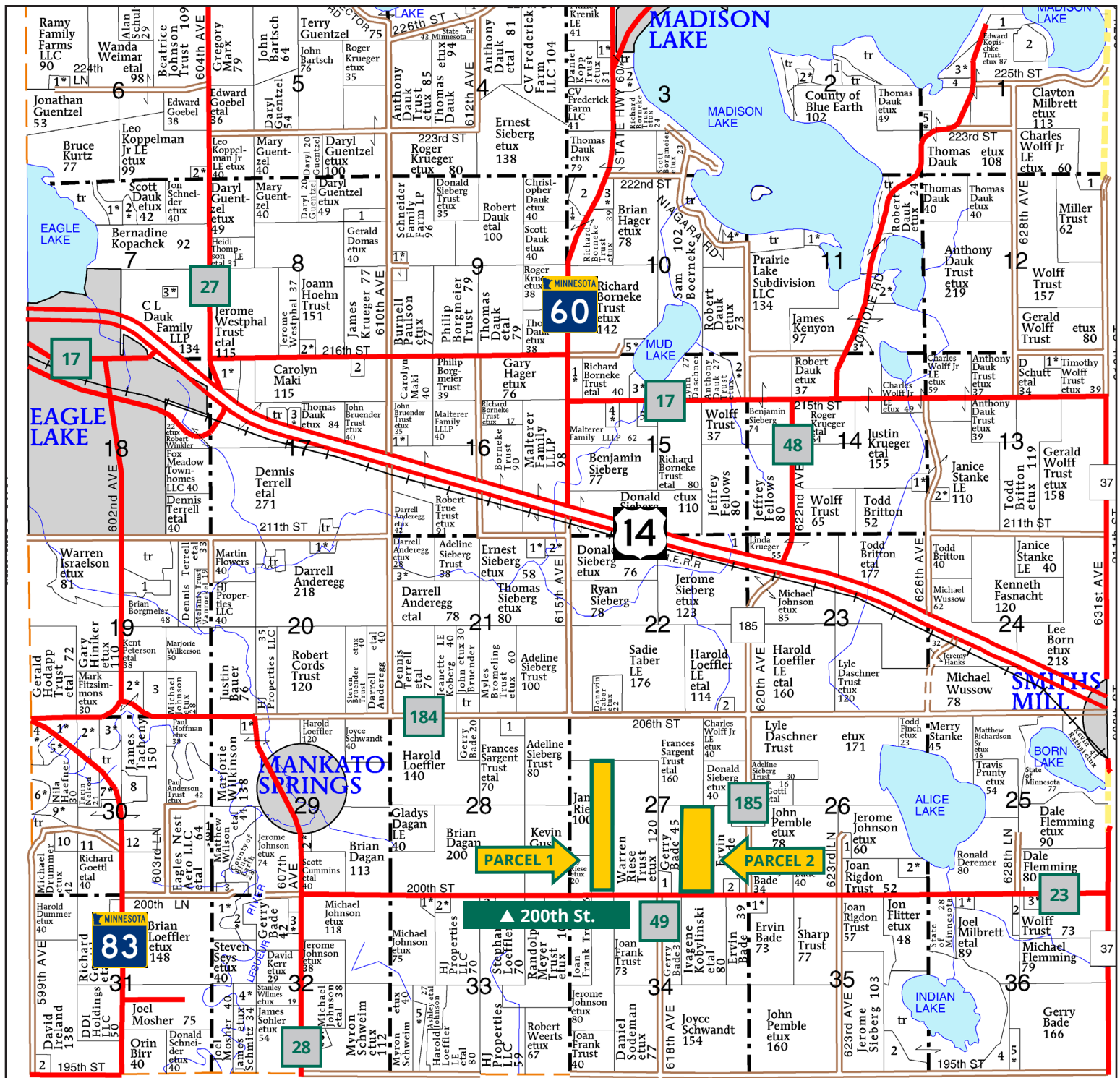
JARED AUGUSTINE

Licensed Salesperson in MN, IA & ND

507.381.7425

JaredA@Hertz.ag

Le Ray Township, Blue Earth County, MN



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

JARED AUGUSTINE

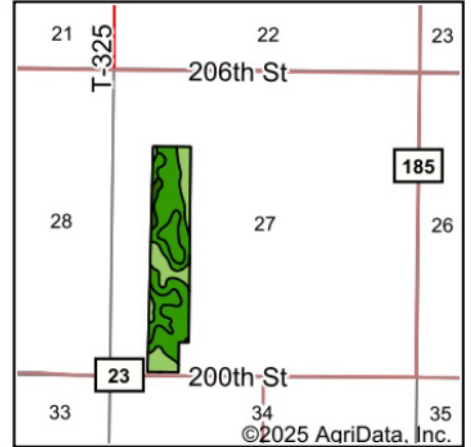
507.381.7425

JaredA@Hertz.ag



Est. FSA/Eff. Crop Acres: 58.71 | Soil Productivity: 83.70 CPI





State: **Minnesota**
County: **Blue Earth**
Location: **27-108N-25W**
Township: **Le Ray**
Acres: **58.71**
Date: **8/6/2025**



Maps Provided By:
 **surety**
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
109	Cordova clay loam, 0 to 2 percent slopes	30.11	51.3%		IIw	87
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	8.87	15.1%		IIIe	74
114	Glencoe silty clay loam, 0 to 1 percent slopes	6.89	11.7%		IIIw	86
238B	Kilkenny clay loam, 2 to 6 percent slopes	5.38	9.2%		Ile	79
211	Lura silty clay, 0 to 1 percent slopes	4.70	8.0%		IIIw	81
86	Canisteo clay loam, 0 to 2 percent slopes	1.69	2.9%		IIw	93
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	1.07	1.8%		IIIw	77
Weighted Average					2.37	83.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From St. Clair: go north on Co. Rd. 28 for 3 miles, then east on 200th St. / Co. Rd. 23 for 1.7 miles. The property is on the north side of the road.

Simple Legal

E½ W½ SW¼; E½ SW¼ NW¼, Section 27, Township 108 North, Range 25 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag-Hmstd Taxes: \$1,559.10*
Special Assessments: \$1,548.91*
Total Taxes & Assessments Due: \$3,108.01*
Net Taxable Acres: 59.95*
Tax per Net Taxable Acre: \$51.84*

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

Lease Status

Leased through the 2025 crop year. Open lease for the 2026 crop year.

FSA Data

Farm Number 7912, Part of Tract 26612
FSA/Eff. Crop Acres: 58.71*
Corn Base Acres: 29.68*
Corn PLC Yield: 168 Bu.
Bean Base Acres: 29.51*
Bean PLC Yield: 45 Bu.
Wheat Base Acres: .024*
Wheat PLC Yield: 40 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 type is Cordova. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 83.70. 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

Some tile. Part of JD 22. See tile map.



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.

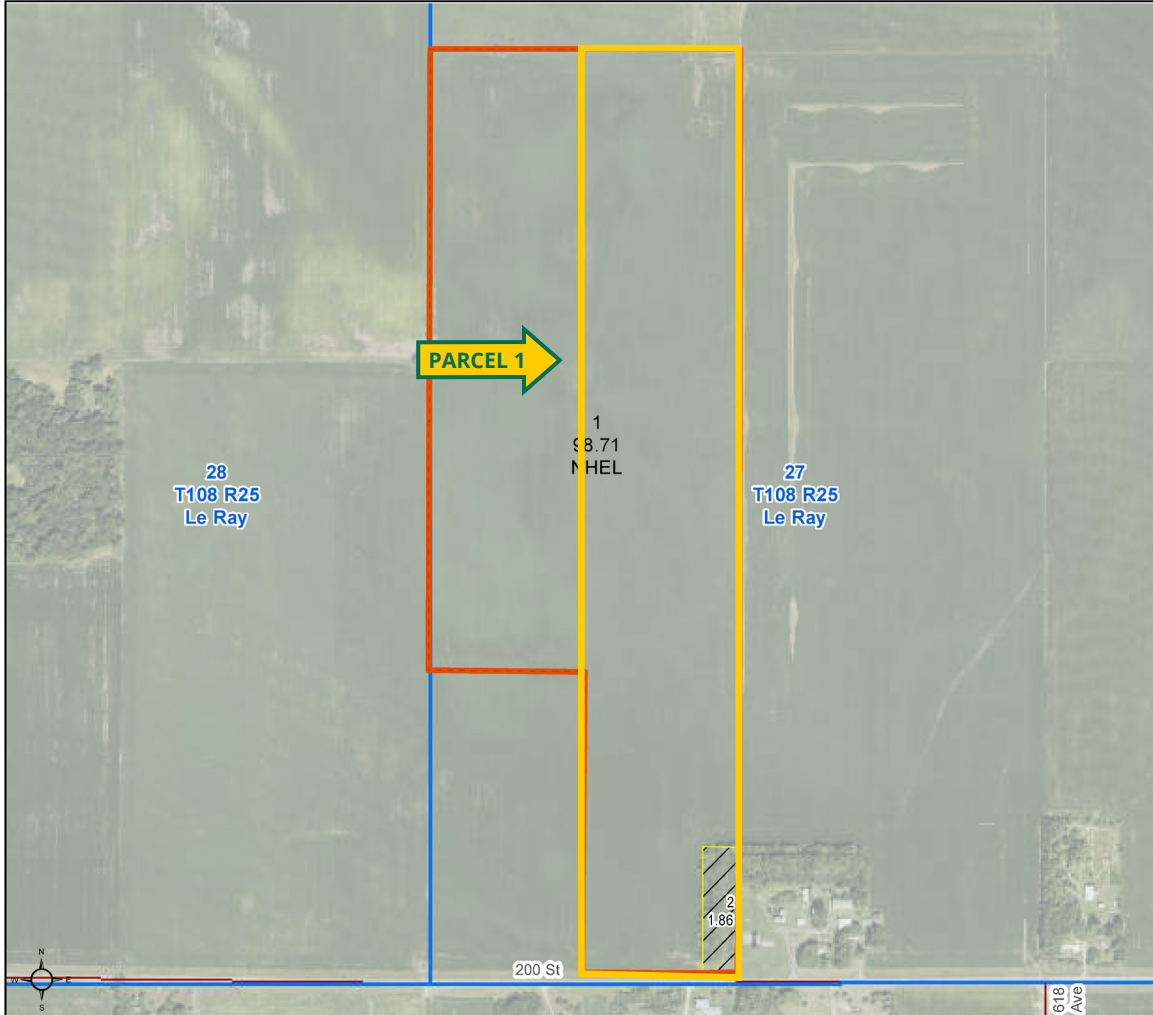
Northeast Looking Southwest



Northwest Looking Southeast



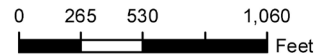
USDA United States Department of Agriculture
Le Sueur County, Minnesota



Farm 7912
Tract 26612




2025 Program Year

Map Created May 05, 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

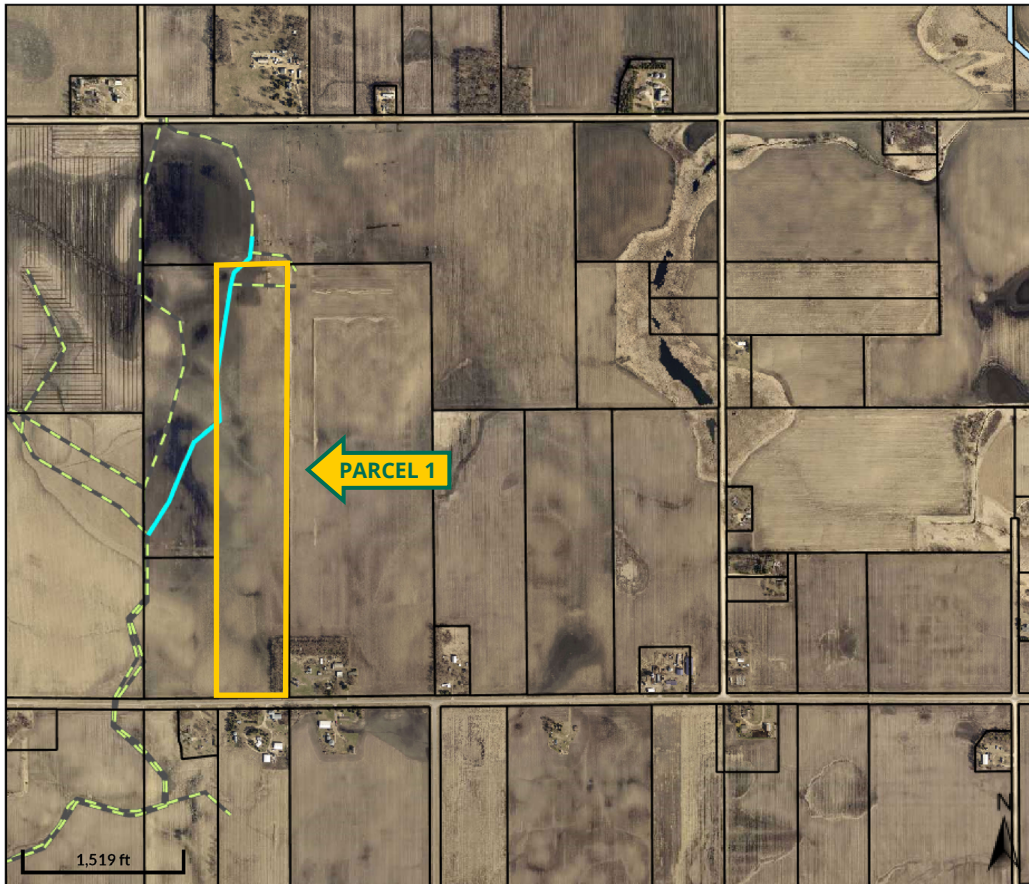
-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

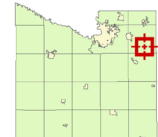
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 98.71 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.



Overview



Legend

-  Tax Parcels
-  Township Names
- Public Ditch**
 -  Open
 -  Other
 -  Tile
 -  MN-County

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buffer_left = N/A
buffer_req_date =
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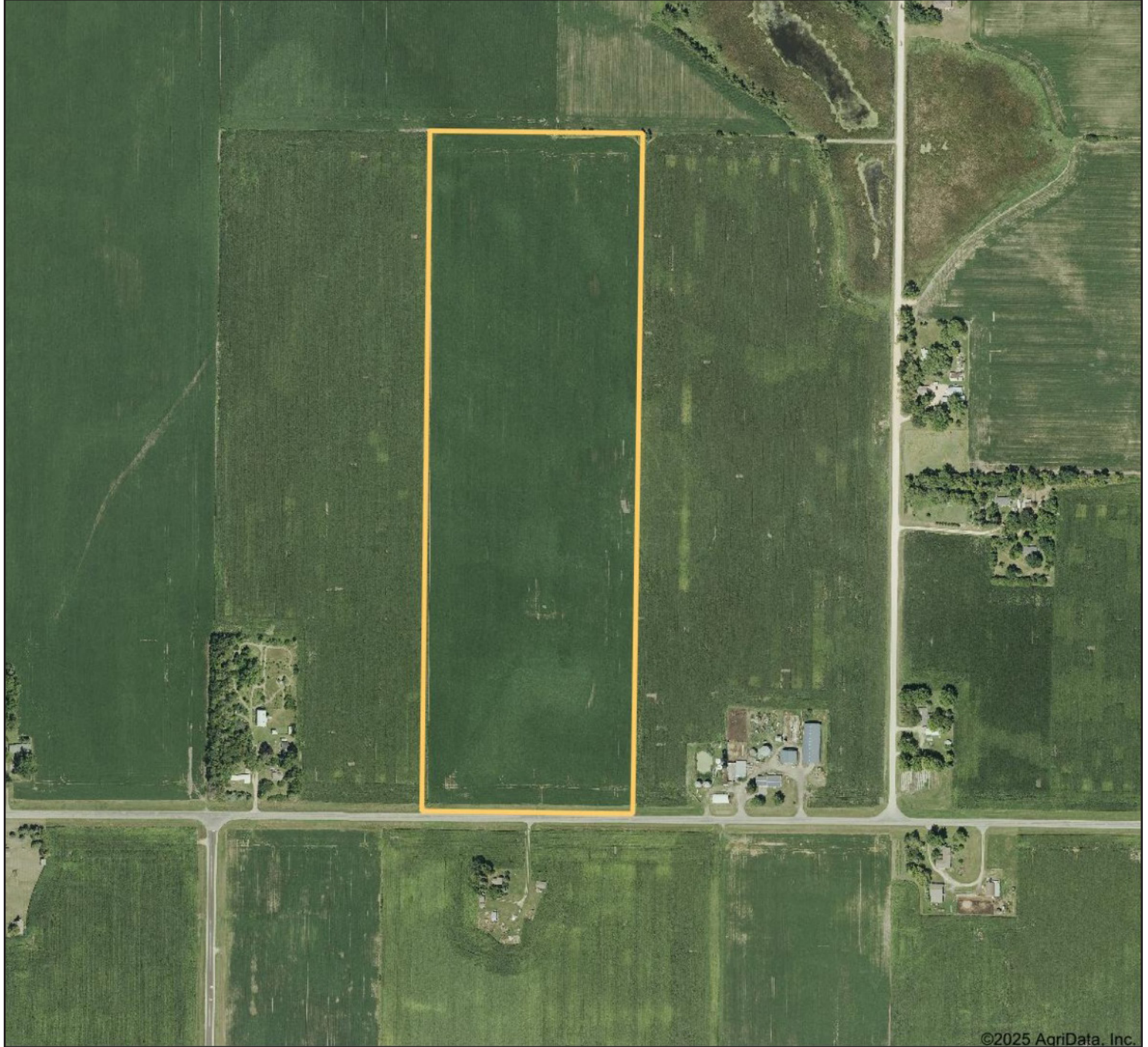
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sec_source = Blue Earth County Drainage Authority
segment_name = Branch 3_3000

SHAPE_Length = 2999.9999670493353
side_slope = N/A
source = Plans
status = Existing
system_code = JD22
tile_dim = 18
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Date created: 8/6/2025
Last Data Uploaded: 8/6/2025 10:44:37 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

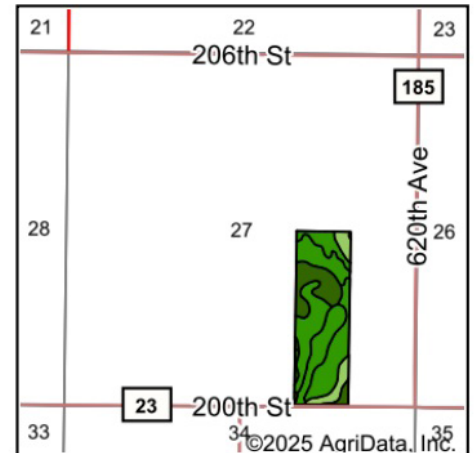
FSA/Eff. Crop Acres: 48.57 | Soil Productivity: 87.60 CPI



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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Blue Earth**
Location: **27-108N-25W**
Township: **Le Ray**
Acres: **48.57**
Date: **8/6/2025**



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
109	Cordova clay loam, 0 to 2 percent slopes	21.38	44.0%		IIw	87
114	Glencoe silty clay loam, 0 to 1 percent slopes	13.06	26.9%		IIw	86
239	Le Sueur loam, 1 to 3 percent slopes	8.69	17.9%		Iw	97
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	3.08	6.3%		IIIe	74
238B	Kilkenny clay loam, 2 to 6 percent slopes	1.64	3.4%		Ile	79
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.66	1.4%		Ile	98
286	Shorewood silty clay loam, 1 to 6 percent slopes	0.06	0.1%		Ile	95
Weighted Average					2.15	87.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From St. Clair: go north on Co. Rd. 28 for 3 miles, then east on 200th St. / Co. Rd. 23 for 2.3 miles. The property is on the north side of the road.

Simple Legal

The east 50 acres of the west 100 acres of the SE¼, Section 27, Township 108 North, Range 25 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag-Hmstd Taxes: \$1,661.48
Special Assessments: \$916.52
Total Taxes & Assessments Due: \$2,578.00
Net Taxable Acres: 50.00
Tax per Net Taxable Acre: \$51.56

Lease Status

Leased through 2025 crop year. Open lease for the 2026 crop year.

FSA Data

Farm Number 7912, Tract 23019
FSA/Eff. Crop Acres: 48.57
Corn Base Acres: 24.21
Corn PLC Yield: 168 Bu.
Bean Base Acres: 24.31
Bean PLC Yield: 45 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Cordova and Glencoe.
Crop Productivity Index (CPI) on the FSA/
Eff. crop acres is 87.60. 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

Nearly level.

Drainage

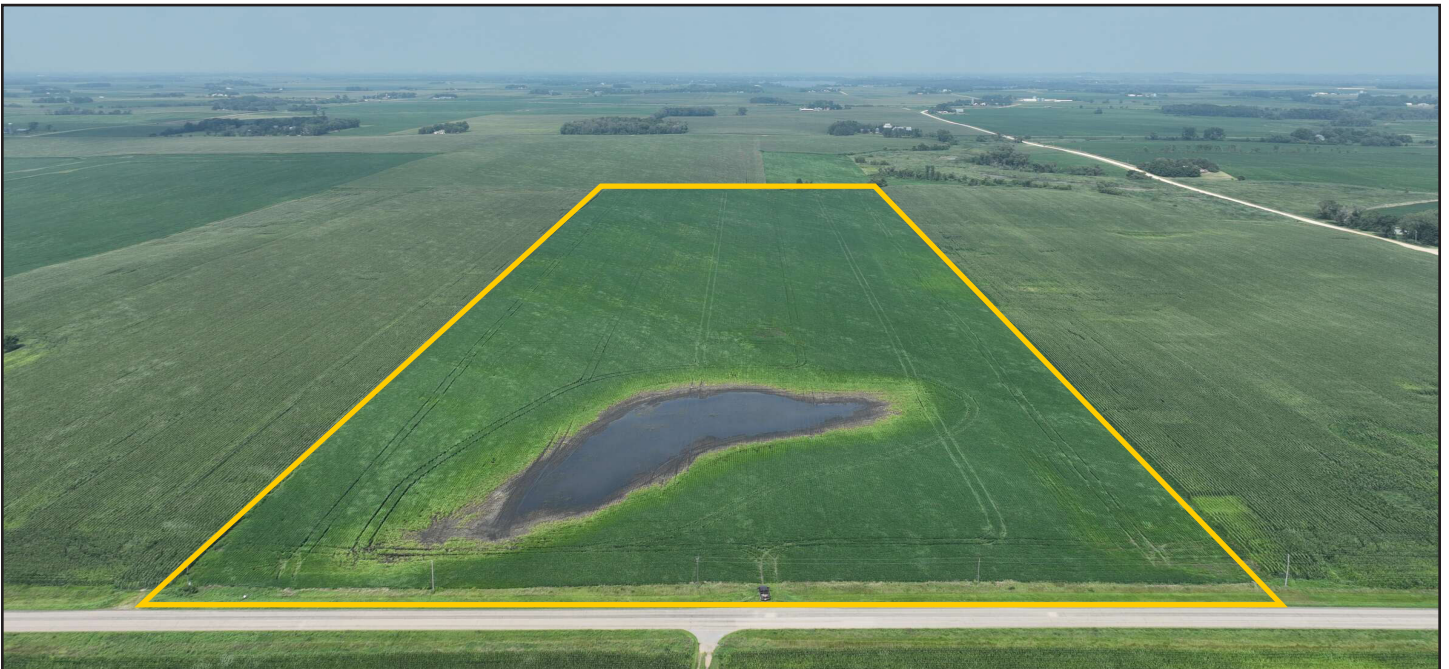
Some tile. Part of JD 22. No map available.



North Looking South



South Looking North

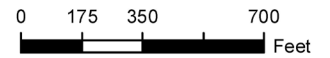
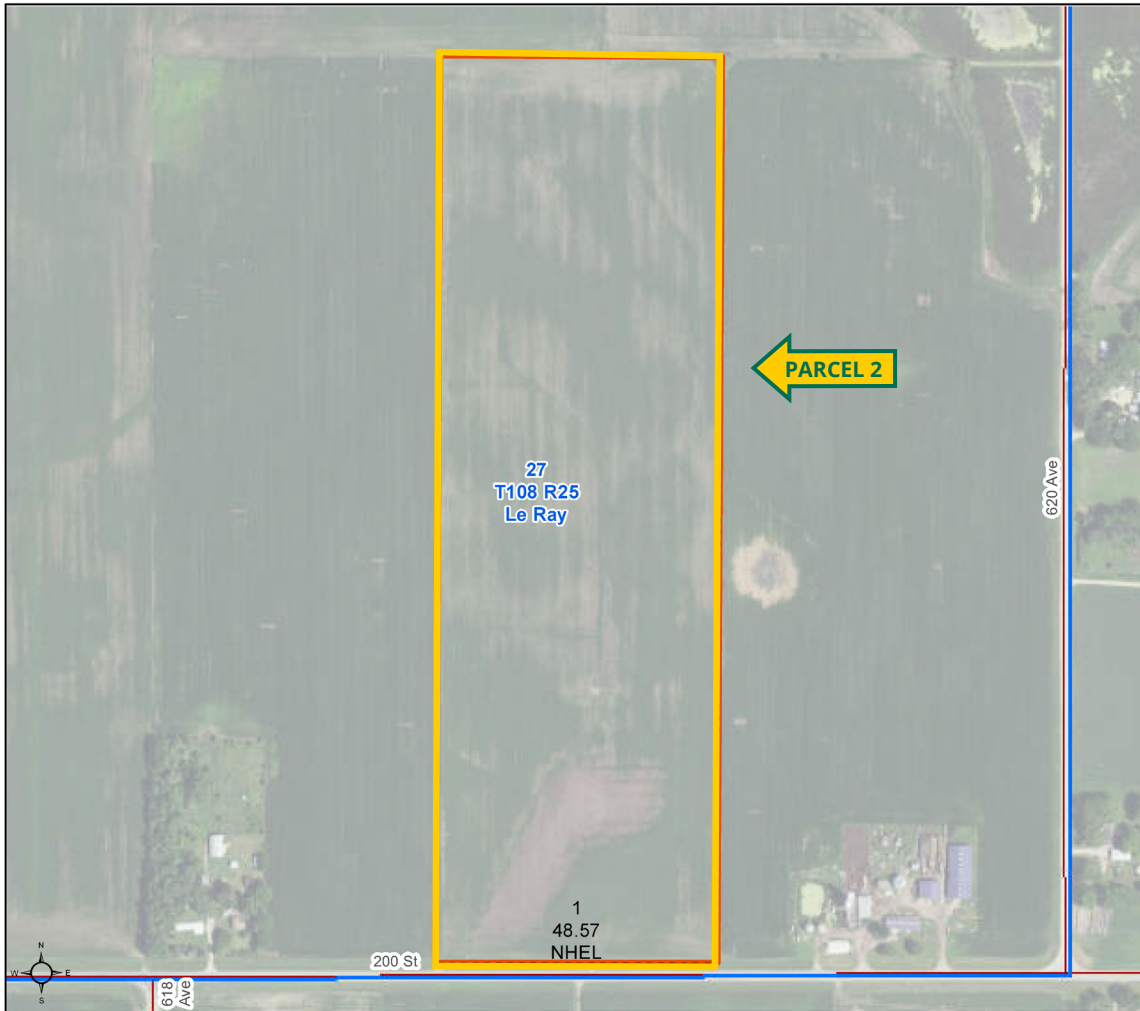


USDA United States Department of Agriculture
Le Sueur County, Minnesota

Farm 7912
Tract 23019

2024 Program Year

Map Created April 23, 2024



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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 48.57 acres

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Date: Friday, September 12, 2025

Time: 10:00 a.m.

Site: Pioneer Bank
1450 Adams St.
Mankato, MN 56001

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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Jared Augustine at 507-381-7425 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

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

Seller

Riese Family Farm.

Agency

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

Auctioneer

Jared Augustine

Attorney

Taliesen Burrows
Birkholz Law

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.

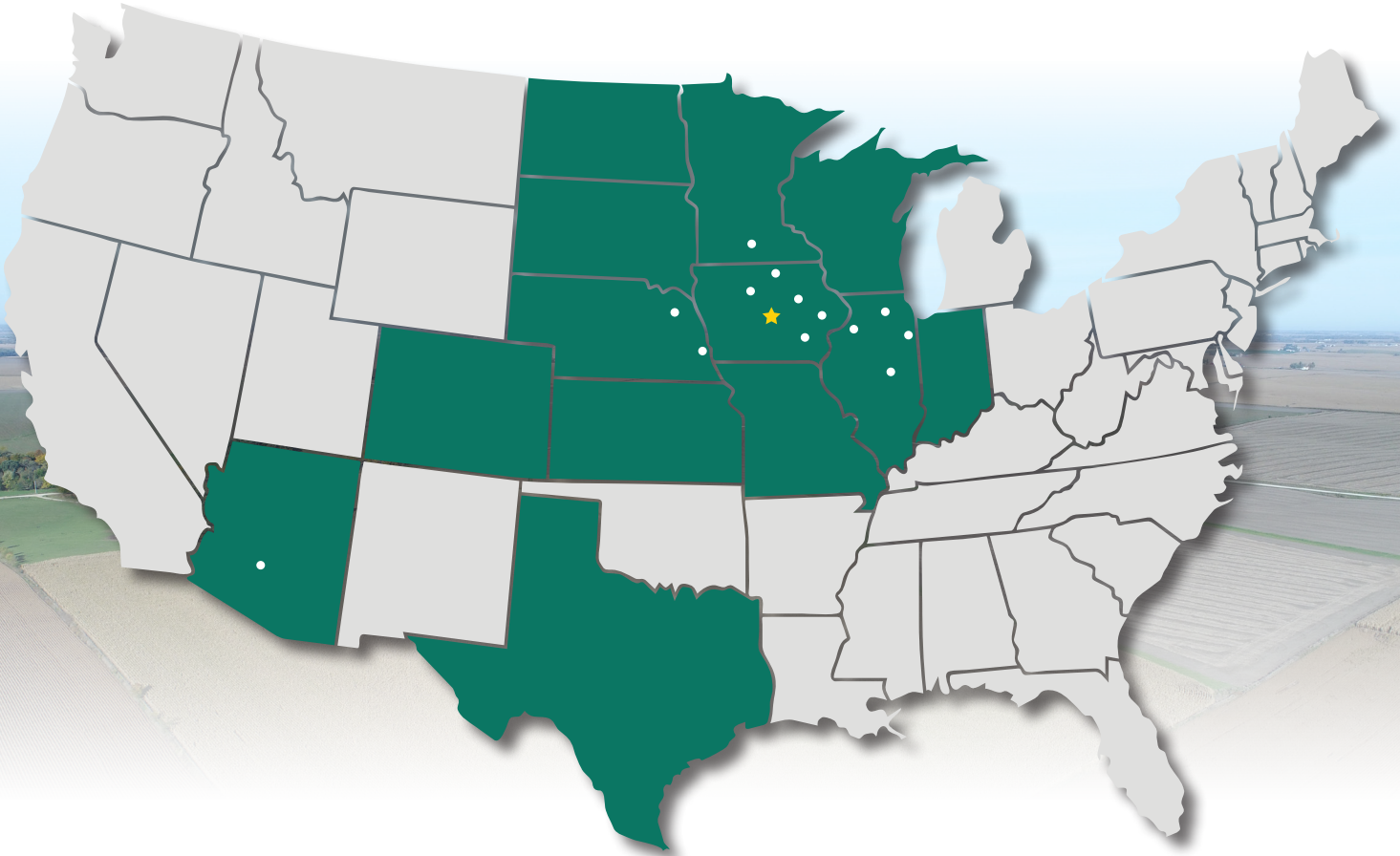
Terms of Possession

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 16, 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 taxes due and payable in 2025, Buyer will pay 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



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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