



James A. Najt Trust

# AUCTION

Hybrid  
Tuesday  
September 16, 2025  
11:00 a.m. CDT  
Jackson, MN &  
[bid.hertz.ag](http://bid.hertz.ag)

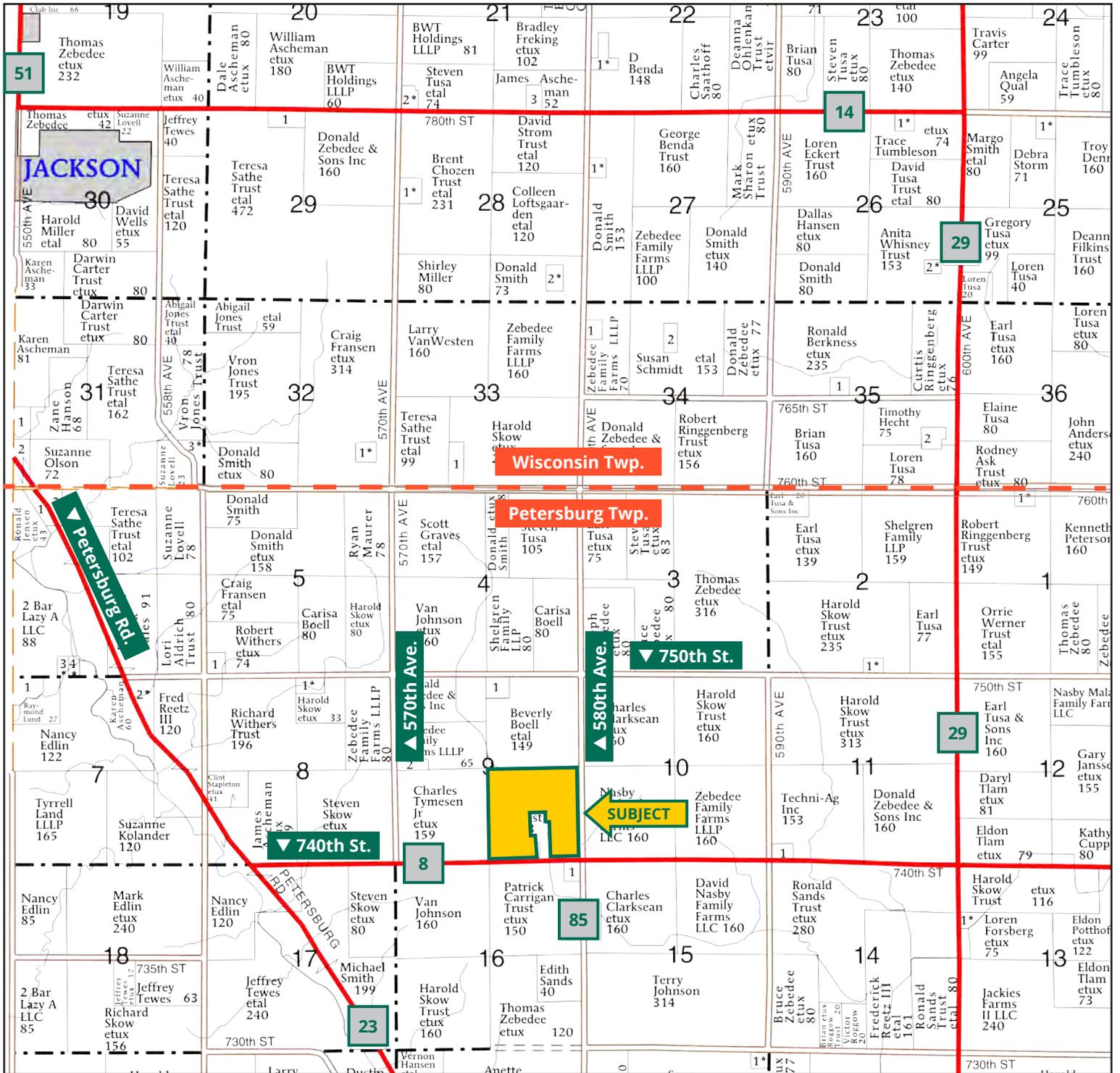
**145.72 Acres, m/l**  
Single Parcel  
Jackson County, MN



**DARRELL HYLEN, ALC**  
*Licensed Salesperson in MN*  
**507.381.3843**  
[DarrellH@Hertz.ag](mailto:DarrellH@Hertz.ag)



**JARED AUGUSTINE**  
*Licensed Salesperson  
in MN, IA & ND*  
**507.381.7425**  
[JaredA@Hertz.ag](mailto:JaredA@Hertz.ag)



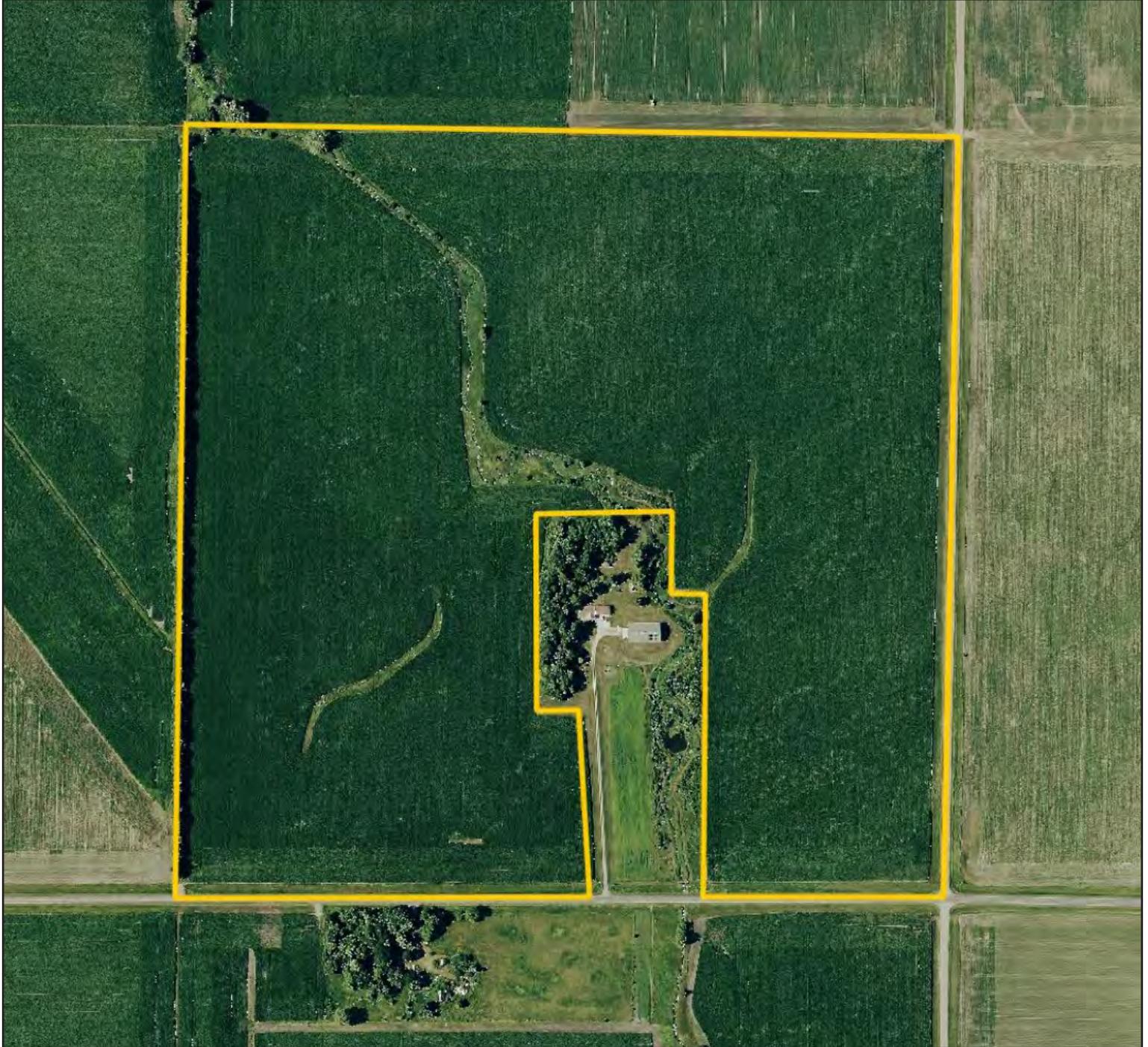
Map reproduced with permission of Farm & Home Publishers, Ltd.

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FSA/Eff. Crop Acres: 134.88 | Soil Productivity: 94.30 CPI



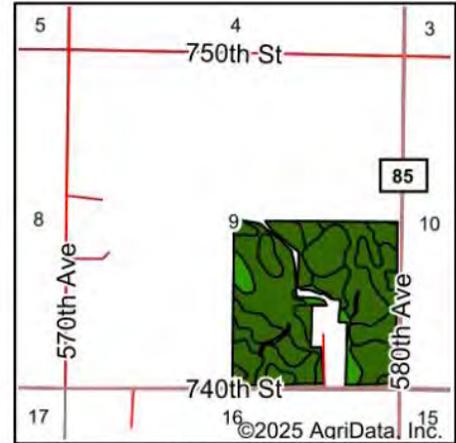
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Jackson**  
 Location: **9-101N-34W**  
 Township: **Petersburg**  
 Acres: **134.88**  
 Date: **8/8/2025**



Area Symbol: MN063, Soil Area Version: 21

| Code                    | Soil Description                                       | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 336                     | Delft clay loam, 0 to 2 percent slopes                 | 46.22 | 34.2%            |           | IIw              | 94                 |
| 102B                    | Clarion loam, 2 to 6 percent slopes                    | 32.20 | 23.9%            |           | Ile              | 95                 |
| 102B2                   | Clarion loam, 2 to 6 percent slopes, moderately eroded | 19.42 | 14.4%            |           | Ile              | 95                 |
| 113                     | Webster clay loam, 0 to 2 percent slopes               | 16.72 | 12.4%            |           | IIw              | 93                 |
| L84A                    | Glencoe clay loam, 0 to 1 percent slopes               | 8.35  | 6.2%             |           | IIIw             | 86                 |
| 118                     | Crippin loam, 1 to 3 percent slopes                    | 6.18  | 4.6%             |           | Ie               | 100                |
| L85A                    | Nicollet clay loam, 1 to 3 percent slopes              | 5.79  | 4.3%             |           | Iw               | 99                 |
| <b>Weighted Average</b> |  |       |                  |           | <b>1.97</b>      | <b>94.3</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Jackson: Go south on Petersburg Rd. / Co. Rd. 23 for 5 miles and then east on 740th St. / Co. Rd. 8 for 1.3 miles. Property is located on the north side of the road.

### Simple Legal

N½ of SE¼; part of SW¼ of SE¼; and part of the SE¼ of SE¼, all in Section 9, Township 101 North, Range 34 West of the 5th P.M., Jackson Co., MN. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$6,730.38  
Special Assessments: \$43.62  
Total 2025 Real Estate Taxes: 6,774.00  
Net Taxable Acres: 145.72  
Total Tax per Net Taxable Acre: \$46.49

### Lease Status

Open lease for the 2026 crop year.

### FSA Data

Farm Number 8045, Tract 13552  
FSA/Eff. Crop Acres: 134.88  
Corn Base Acres: 66.69  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 66.69  
Bean PLC Yield: 45 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Delft, Clarion, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 94.30. 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

Some tile. No tile maps available.

### Buildings/Improvements

None.

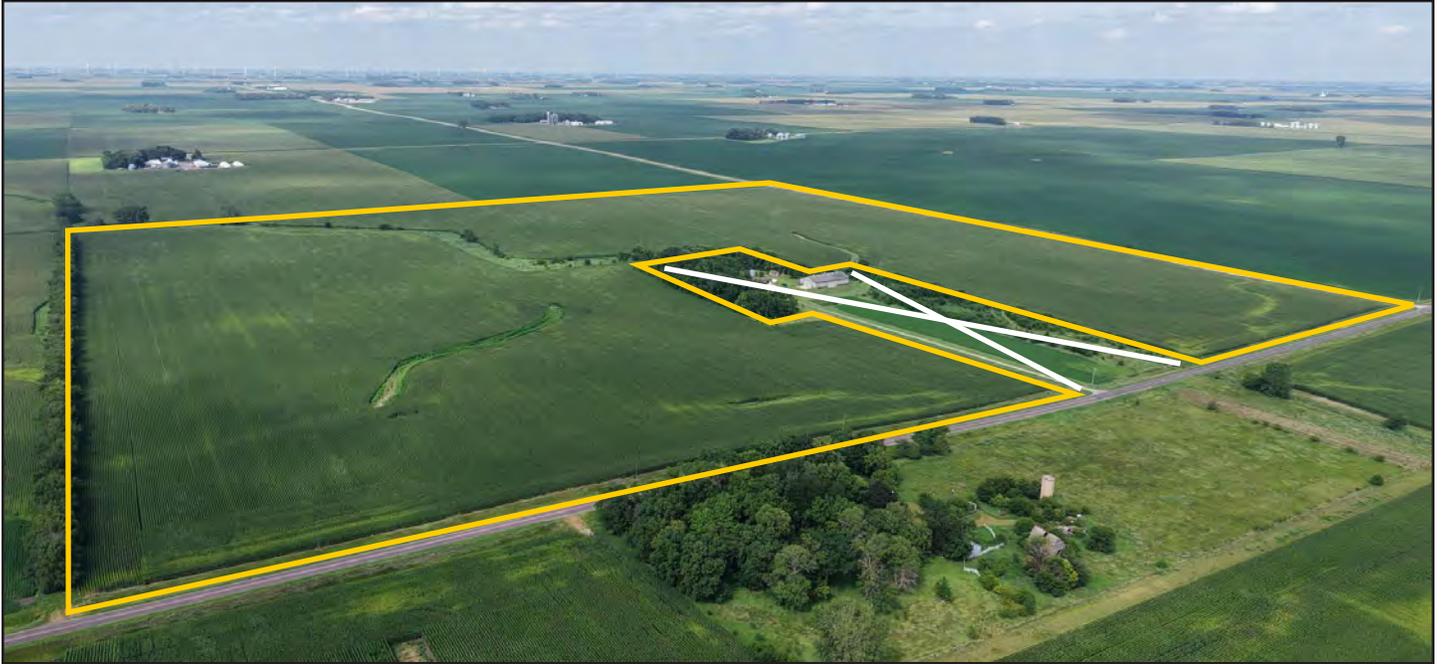
### Water & Well Information

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.

Southwest looking Northeast



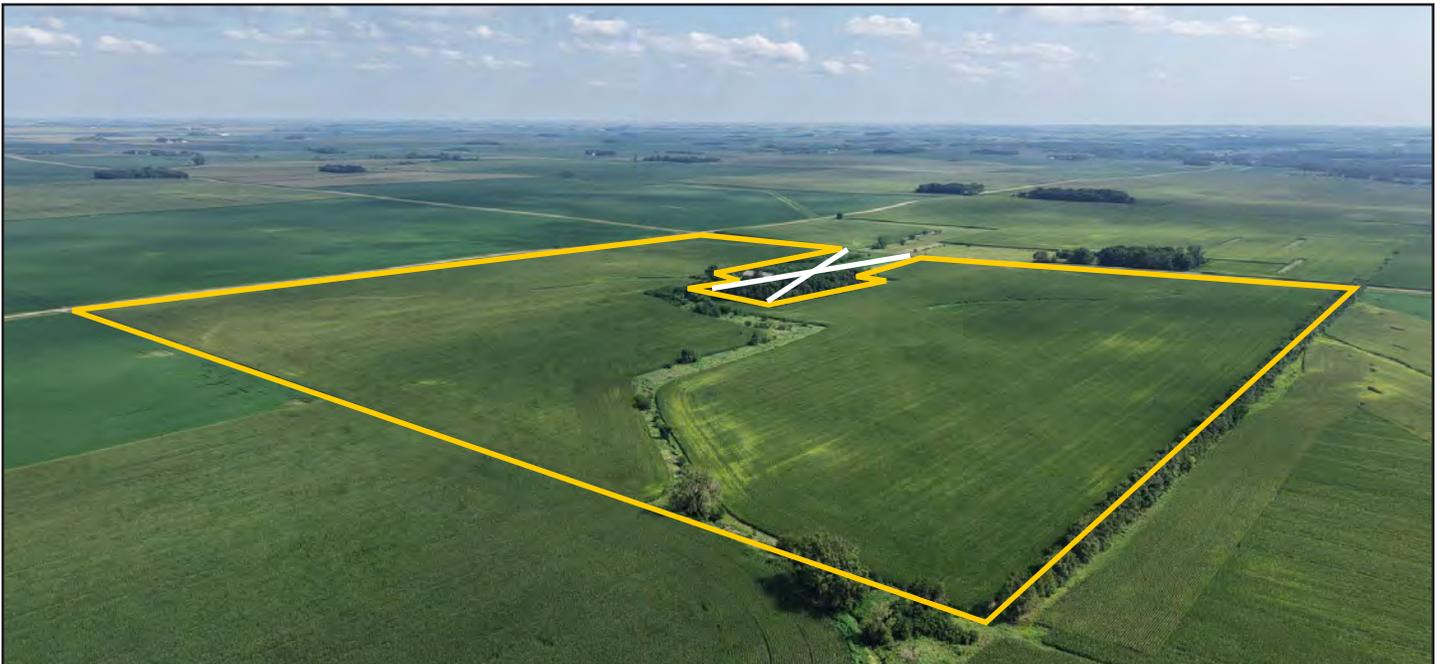
Northeast looking Southwest



North looking South



Northwest looking Southeast





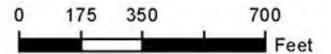
Jackson County, Minnesota

Farm 8045

Tract 13552

2025 Program Year

Map Created April 08, 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: 134.88 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., September 16, 2025

**Time:** 11:00 a.m.

**Site:** Jackson Golf Course  
951 U.S.-71  
Jackson, MN 56143

**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 Managers, Darrell Hylan at 507-381-3843 or Jared Augustine at 507-381-7425 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

James A. Najt Marital Trust, Dated August 20, 2003

### Agency

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

### Auctioneer

Jared Augustine

### Attorney

Paul E. Grabitske  
Grabitske Law Firm, PLC

Hans K. Carlson  
Costello, Carlson & Butzon, LLP

### 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.

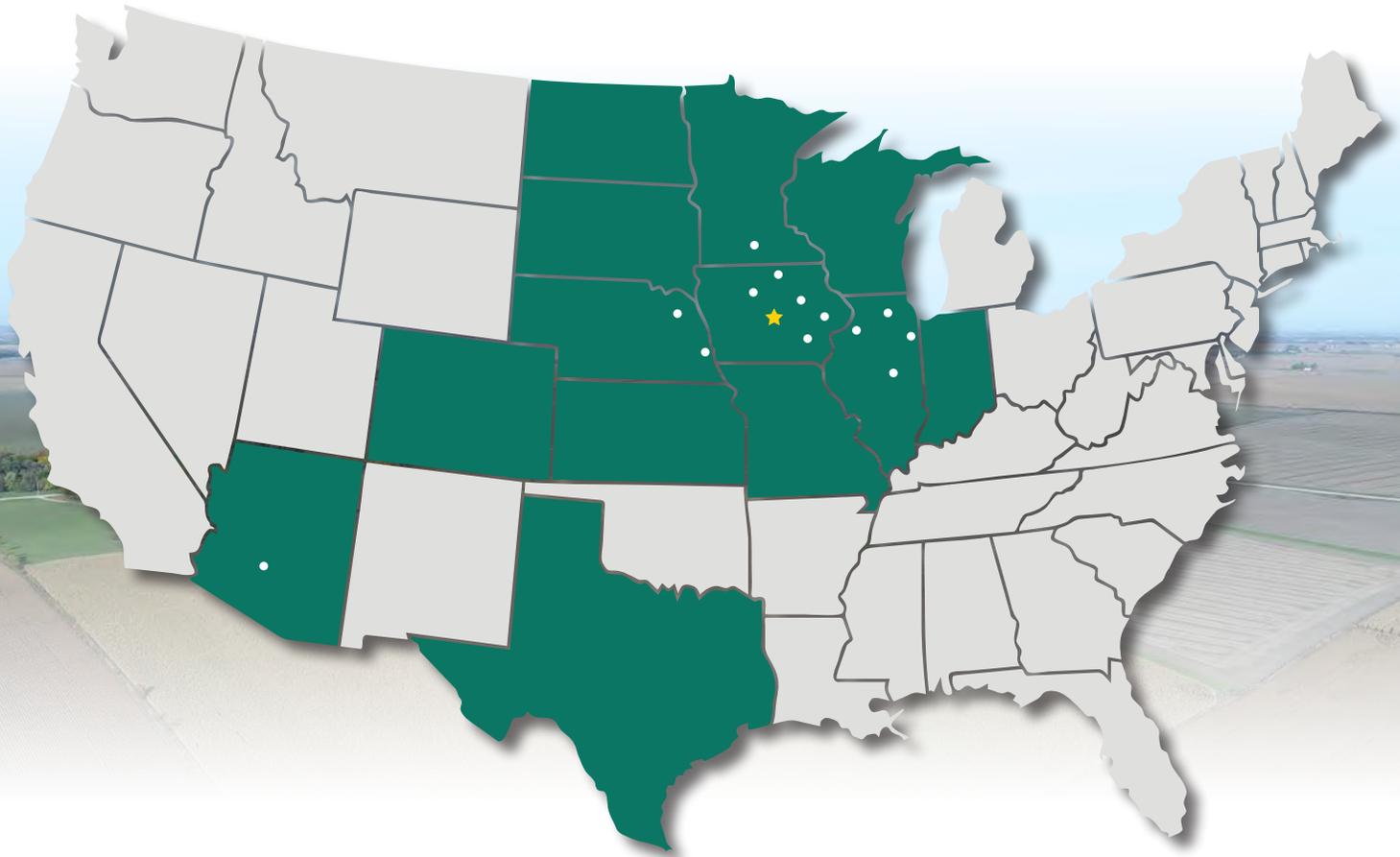
### Terms of Possession

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 22, 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 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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