



Prairie Farms, LLP

AUCTION

Hybrid
Tuesday
September 23, 2025
11:00 a.m. CDT
Granite Falls, MN &
bid.hertz.ag

716.27 Acres, m/l
6 Parcels
Lac Qui Parle &
Yellow Medicine Co., MN

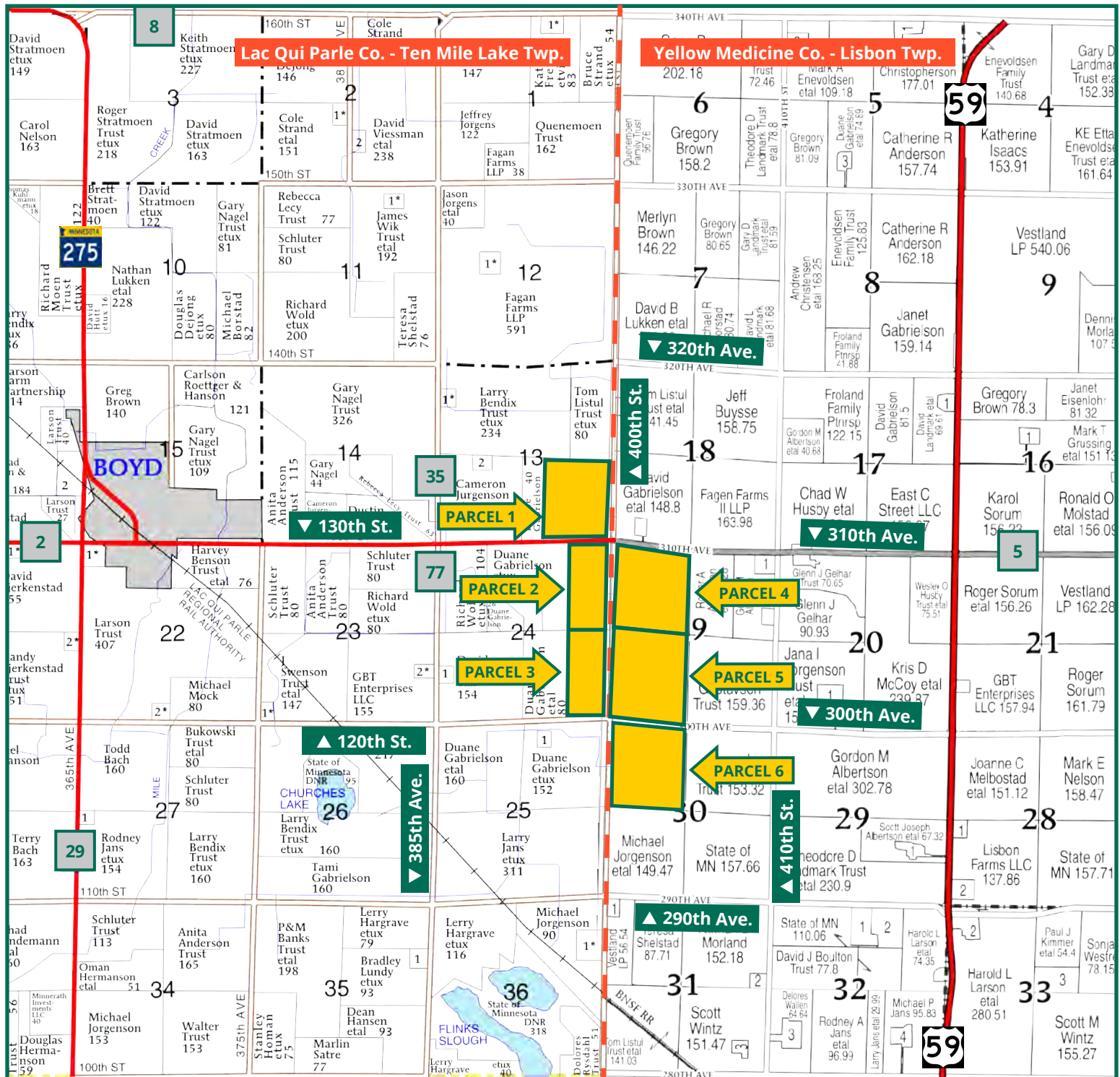


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Ten Mile Lake Township, Lac Qui Parle County, MN Lisbon Township, Yellow Medicine County, MN

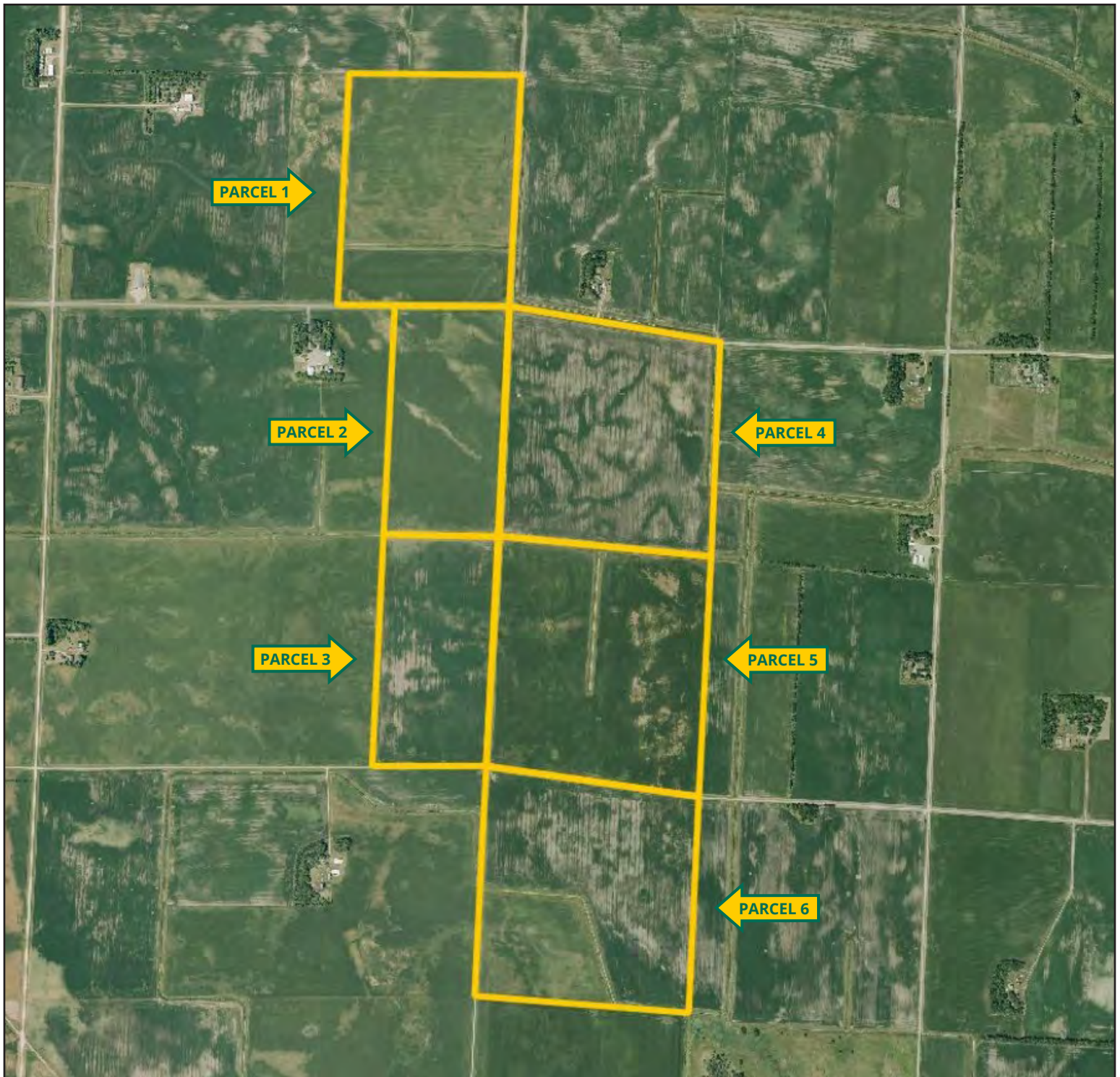


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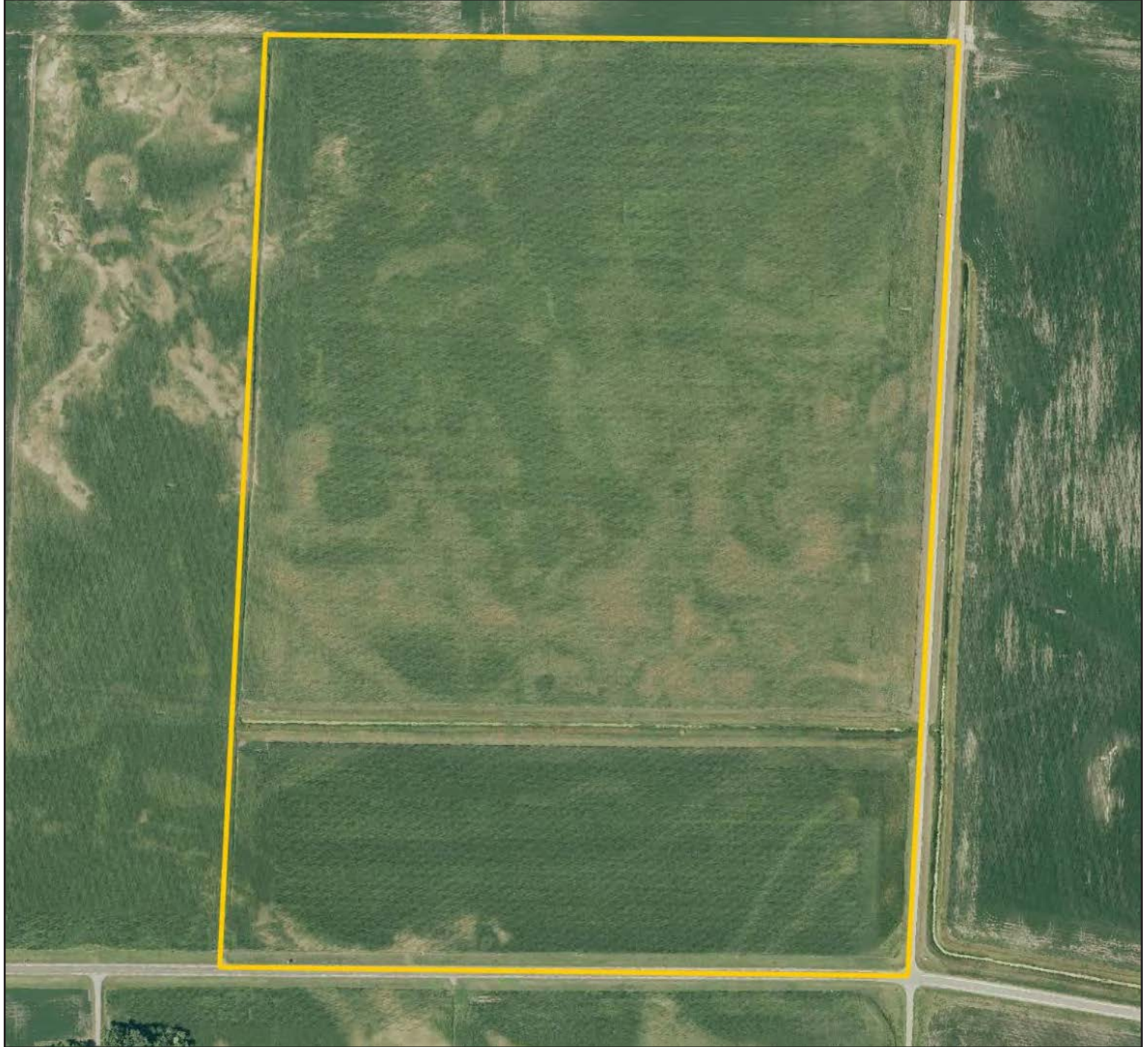
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FSA/Eff. Crop Acres: 111.22 | CRP Acres: 2.60 | Soil Productivity: 90.80 CPI



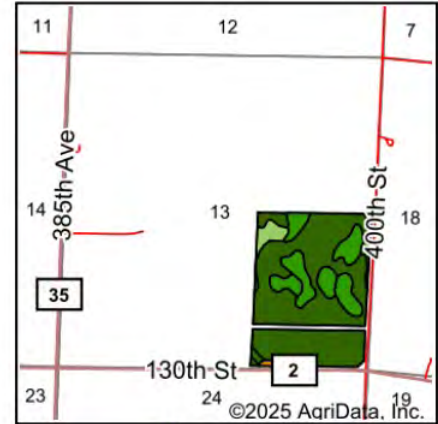
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Lac qui Parle**
Location: **13-116N-42W**
Township: **Ten Mile Lake**
Acres: **111.22**
Date: **8/10/2025**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN073, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------|--------------------|
| 1222 | Parle clay loam | 78.57 | 70.6% | | IIw | | 94 |
| 184 | Balaton-Hamerly complex, 1 to 4 percent slopes | 10.16 | 9.1% | | IIIs | | 89 |
| 344 | Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes | 6.28 | 5.6% | | IIIw | | 88 |
| 969B | Zell-Rothsay complex, 3 to 6 percent slopes | 4.68 | 4.2% | | IIe | | 80 |
| 942C2 | Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes | 3.78 | 3.4% | | IVe | | 74 |
| 902B | Hokans-Buse complex, 2 to 6 percent slopes | 2.90 | 2.6% | | IIe | | 89 |
| 127B | Sverdrup sandy loam, 2 to 6 percent slopes | 1.89 | 1.7% | | IIIe | | 49 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 0.95 | 0.9% | | IIIw | | 86 |
| 67 | Bearden silty clay loam | 0.74 | 0.7% | | IIIs | | 93 |
| 954B | Amiret-Swanlake loams, 2 to 6 percent slopes | 0.64 | 0.6% | | IIe | | 92 |
| 341C | Estherville sandy loam, 6 to 12 percent slopes | 0.33 | 0.3% | | IVs | IVs | 34 |
| 108 | McIntosh silt loam, 1 to 3 percent slopes | 0.30 | 0.3% | | IIIs | | 90 |
| Weighted Average | | | | | 2.16 | *- | 90.8 |

Location

From Boyd: Go east on 130th St. / Co. Rd. 2 for 2.3 miles. Property is located on the north side of the road.

Simple Legal

E½ SE¼ and E½ W½ SE¼, all in Section 13, Township 116 North, Range 42 West of the 5th P.M., Lac Qui Parle Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$4,134.52
Special Assessments: \$1,277.48
Total 2025 Real Estate Taxes: \$5,412.00
Surveyed Acres: 120.76
Net Taxable Acres: 120.00
Total Tax per Net Taxable Acre: \$45.10

Lease Status

Leased through the 2026 crop year.
Contact agent for lease details.

FSA Data

Farm Number 9472, Part of Tract 14912
FSA/Eff. Crop Acres: 111.22
CRP Acres: 2.60
Corn Base Acres: 64.90*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 43.48*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Yellow Medicine County FSA Office, which is the current administrative office.*

CRP Contracts

There are 2.60 acres enrolled in a CP-21 contract that pays \$523.06* annually and expires 9/30/2027.
**Payment is estimated pending reconstitution of farm/contracts by Yellow Medicine County FSA/NRCS offices.*

Soil Types/Productivity

Main soil types are Parle, Balaton-Hamerly, and Quam. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 90.80. See soil map for details.

Land Description

Nearly level.

Drainage

Some tile. No tile maps available. Parcel is part of Drainage Districts Judicial Ditch 21 & Judicial Ditch 23.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At the Seller's expense, all parcels will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.



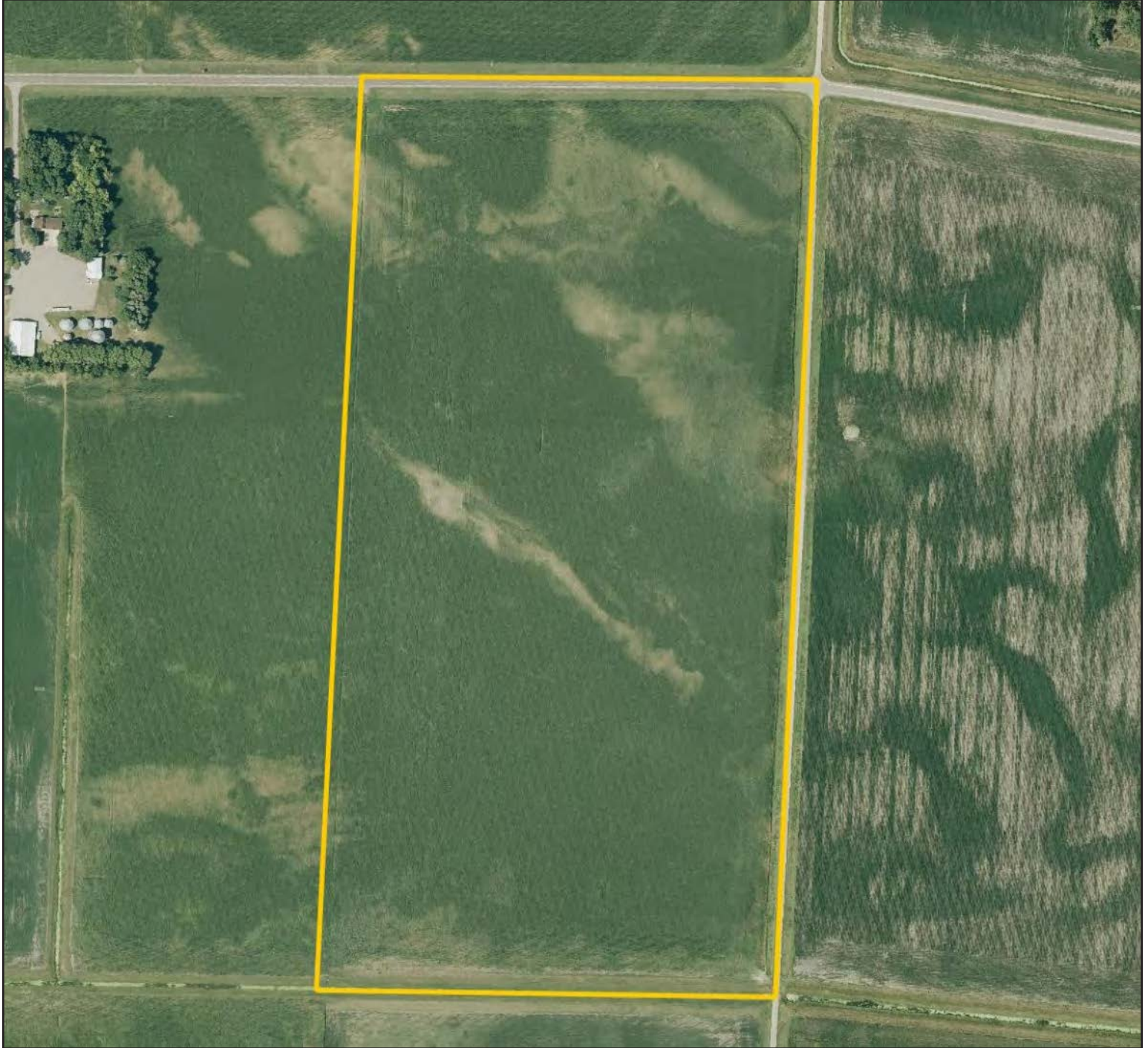
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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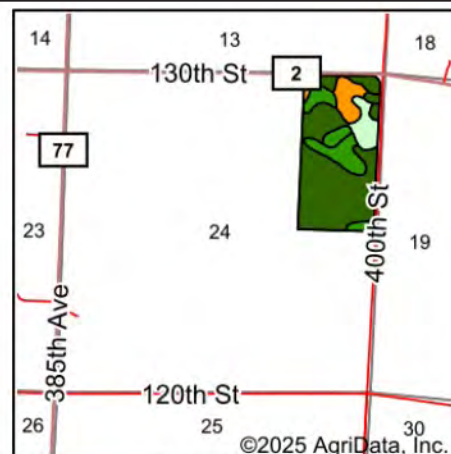
FSA/Eff. Crop Acres: 74.18 | Est. CRP Acres: 0.85 | Soil Productivity: 86.10 CPI



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State: **Minnesota**
County: **Lac qui Parle**
Location: **24-116N-42W**
Township: **Ten Mile Lake**
Acres: **74.18**
Date: **8/10/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN073, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| 1222 | Parle clay loam | 45.78 | 61.7% | | IIw | 94 |
| 184 | Balaton-Hamerly complex, 1 to 4 percent slopes | 7.06 | 9.5% | | IIIs | 89 |
| 127B | Sverdrup sandy loam, 2 to 6 percent slopes | 6.83 | 9.2% | | IIIe | 49 |
| 141B | Egeland sandy loam, 2 to 6 percent slopes | 6.23 | 8.4% | | IIIe | 68 |
| 969B | Zell-Rothsay complex, 3 to 6 percent slopes | 3.46 | 4.7% | | Ile | 80 |
| 344 | Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes | 2.32 | 3.1% | | IIIw | 88 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 1.60 | 2.2% | | IIIw | 86 |
| 108 | McIntosh silt loam, 1 to 3 percent slopes | 0.90 | 1.2% | | IIIs | 90 |
| Weighted Average | | | | | 2.23 | 86.1 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Boyd: Go east on 130th St. / Co. Rd. 2 for 2½ miles. Property is located on the south side of the road.

Simple Legal

E½ NE¼ in Section 24, Township 116 North, Range 42 West of the 5th P.M., Lac Qui Parle Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$2,699.67*

Special Assessments: \$1,182.33*

Total 2025 Real Estate Taxes: 3,882.00

Surveyed Acres: 80.30

Net Taxable Acres: 80.00*

Tax per Net Taxable Acre: \$48.53*

**Taxes are estimated pending survey and tax parcel split. Lac Qui Parle County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.

Contact agent for lease details.

FSA Data

Farm Number 9472, Part of Tract 14912

FSA/Eff. Crop Acres: 74.18

CRP Acres: 0.85*

Corn Base Acres: 43.90*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 28.94*

Bean PLC Yield: 45 Bu.

**Acres are estimated pending reconstitution of farm by the Yellow Medicine County FSA Office, which is the current administrative office.*

CRP Contracts

There are 0.85* acres enrolled in a CP-21 contract that pays \$171.00* annually and expires 9/30/2027.

**Acres and amounts are estimated pending reconstitution of farm/contracts by Yellow Medicine County FSA/NRCS offices.*

Soil Types/Productivity

Main soil type is Parle. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 86.10. See soil map for details.

Land Description

Nearly level.

Drainage

Some tile. No tile maps available. Parcel is part of Drainage District Judicial Ditch 21.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At the Seller's expense, all parcels will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.



Parcels 1 & 2 Lac Qui Parle County, MN

Parcel 1 - 120.76 Acres, m/l, - Northwest looking Southeast



Parcel 2 - 80.30 Acres, m/l, - Northeast looking Southwest



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FSA/Eff. Crop Acres: 73.77 | Est. CRP Acres: 0.85 | Soil Productivity: 91.90 CPI



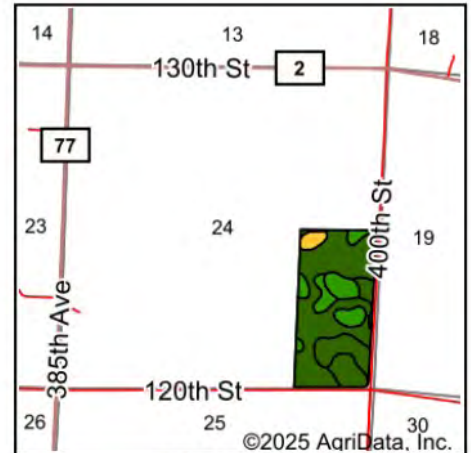
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Lac qui Parle**
Location: **24-116N-42W**
Township: **Ten Mile Lake**
Acres: **73.77**
Date: **8/10/2025**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN073, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| 1222 | Parle clay loam | 41.06 | 55.7% | | IIw | 94 |
| 954B | Amiret-Swanlake loams, 2 to 6 percent slopes | 8.12 | 11.0% | | IIe | 92 |
| 70 | Svea loam, 1 to 3 percent slopes | 5.75 | 7.8% | | IIe | 99 |
| 902B | Hokans-Buse complex, 2 to 6 percent slopes | 5.66 | 7.7% | | IIe | 89 |
| 184 | Balaton-Hamerly complex, 1 to 4 percent slopes | 3.51 | 4.8% | | IIIs | 89 |
| 344 | Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes | 3.12 | 4.2% | | IIIw | 88 |
| 127A | Sverdrup sandy loam, 0 to 2 percent slopes | 2.36 | 3.2% | | IIIs | 52 |
| 421B | Amiret loam, 2 to 6 percent slopes | 2.23 | 3.0% | | IIe | 98 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 1.63 | 2.2% | | IIIw | 86 |
| 219 | Rolfe silt loam, 0 to 1 percent slopes | 0.33 | 0.4% | | IIIw | 84 |
| Weighted Average | | | | | 2.10 | 91.9 |

Location

From Boyd: Go east on 130th St. / Co. Rd. 2 for 2½ miles and then south on 400th St. for ¾ mile. Property is located on the west side of the road.

Simple Legal

E½ SE¼ in Section 24, Township 116 North, Range 42 West of the 5th P.M., Lac Qui Parle Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$2,699.67*
Special Assessments: \$1,182.33*
Total 2025 Real Estate Taxes: 3,882.00
Surveyed Acres: 80.03
Net Taxable Acres: 80.00*
Tax per Net Taxable Acre: \$48.53*
**Taxes are estimated pending survey and tax parcel split. Lac Qui Parle County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.
Contact agent for details.

FSA Data

Farm Number 9472, Part of Tract 14912
FSA/Eff. Crop Acres: 73.77
CRP Acres: 0.85*
Corn Base Acres: 42.95*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 28.88*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Yellow Medicine County FSA Office, which is the current administrative office.*

CRP Contracts

There are 0.85* acres enrolled in a CP-21 contract that pays \$171.00* annually and expires 9/30/2027.
**Acres and amounts are estimated pending reconstitution of farm/contracts by Yellow Medicine County FSA/NRCS offices.*

Soil Types/Productivity

Main soil types are Parle, Amiret-Swanlake, and Svea. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 91.90. See soil map for details.

Land Description

Nearly level.

Drainage

Some tile. No tile maps available. Parcel is part of Drainage District Judicial Ditch 21.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At the Seller's expense, all parcels will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.



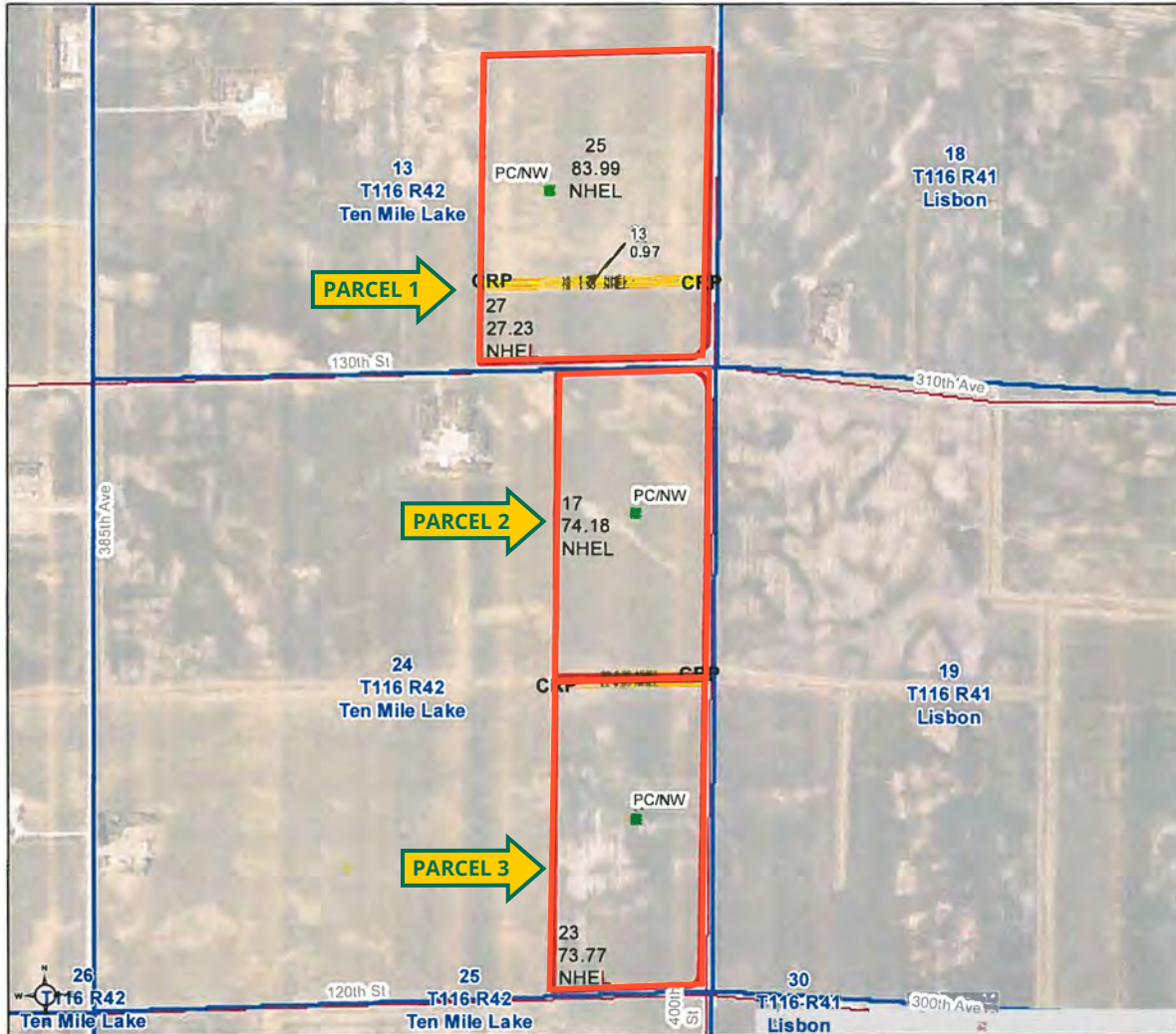
USDA United States Department of Agriculture
Yellow Medicine County, Minnesota

Farm 9472

Tract 14912

2025 Program Year

Map Created April 23, 2025







0 500 1,000 2,000 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
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 263.47 acres

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FSA/Eff. Crop Acres: 129.87 | Est. CRP Acres: 2.74 | Soil Productivity: 89.60 CPI



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State: **Minnesota**
County: **Yellow Medicine**
Location: **19-116N-41W**
Township: **Lisbon**
Acres: **129.87**
Date: **8/10/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN173, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| 140 | Spicer silty clay loam, 0 to 2 percent slopes | 79.39 | 61.1% | | IIw | 91 |
| 134 | Okoboji silty clay loam, 0 to 1 percent slopes | 33.18 | 25.5% | | IIIw | 86 |
| 423 | Seaforth loam, 1 to 3 percent slopes | 7.15 | 5.5% | | IIIs | 95 |
| 954B2 | Amiret-Swanlake loams, 2 to 6 percent slopes | 5.24 | 4.0% | | IIe | 92 |
| 141B | Egeland loam, 2 to 6 percent slopes | 2.04 | 1.6% | | IIIe | 68 |
| 276 | Oldham silty clay loam | 1.50 | 1.2% | | IIIw | 86 |
| 108 | McIntosh silt loam, 1 to 3 percent slopes | 1.37 | 1.1% | | IIIs | 90 |
| Weighted Average | | | | | 2.28 | 89.6 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Boyd: Go east on 130th St. / Co. Rd. 2 for 2½ miles and then continue on 310th Ave. / Co. Rd. 5 for 0.3 miles. Property is located on the south side of the road.

Simple Legal

NW¼, excluding 10.20 acres, m/l, all in Section 19, Township 116 North, Range 41 West of the 5th P.M., Yellow Medicine Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$6,525.00*
Surveyed Acres: 140.77

Net Taxable Acres: 149.80*

Tax per Net Taxable Acre: \$43.56

**Taxes are estimated pending survey and tax parcel split. Yellow Medicine County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.
Contact agent for details.

FSA Data

Farm Number 9471, Part of Tract 14911
FSA/Eff. Crop Acres: 129.87

CRP Acres: 2.74*

Corn Base Acres: 75.99*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 50.89*

Bean PLC Yield: 45 Bu.

**Acres are estimated pending reconstitution of farm by the Yellow Medicine County FSA Office.*

CRP Contracts

There are 2.74* acres enrolled in two CRP contracts.

- There are 1.61* acres enrolled in a CP-21 contract that pays \$323.89* annually and expires 9/30/2027.
- There are 1.13* acres enrolled in a CP-21 contract that pays \$227.33* annually and expires 9/30/2027.

**Acres and amounts are estimated pending reconstitution of farm/contracts by Yellow Medicine County FSA/NRCS offices.*

Soil Types/Productivity

Main soil types are Spicer and Okoboji. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 89.60. See soil map for details.

Land Description

Nearly level.

Drainage

Some tile. No tile maps available. Parcel is part of Drainage District Judicial Ditch 21.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At the Seller's expense, all parcels will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.



Parcel 3 Lac Qui Parle Co., MN - 80.03 Acres, m/l, - Southeast looking Northwest



Parcel 4 Yellow Medicine Co., MN - 140.77 Acres, m/l, - Southeast looking Northwest



FSA/Eff. Crop Acres: 138.90 | Est. CRP Acres: 3.83 | Soil Productivity: 91.20 CPI



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State: **Minnesota**
County: **Yellow Medicine**
Location: **19-116N-41W**
Township: **Lisbon**
Acres: **138.9**
Date: **8/10/2025**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: MN173, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| 140 | Spicer silty clay loam, 0 to 2 percent slopes | 73.89 | 53.2% | | IIw | 91 |
| 954B2 | Amiret-Swanlake loams, 2 to 6 percent slopes | 41.95 | 30.2% | | Ile | 92 |
| 134 | Okoboji silty clay loam, 0 to 1 percent slopes | 9.10 | 6.6% | | IIIw | 86 |
| 421B | Amiret loam, 2 to 6 percent slopes | 6.43 | 4.6% | | Ile | 98 |
| 319 | Barbert silt loam | 3.12 | 2.2% | | IIIw | 86 |
| 108 | McIntosh silt loam, 1 to 3 percent slopes | 2.62 | 1.9% | | IIs | 90 |
| 423 | Seaforth loam, 1 to 3 percent slopes | 1.79 | 1.3% | | IIs | 95 |
| Weighted Average | | | | | 2.09 | 91.2 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Boyd: Go east on 130th St. / Co. Rd. 2 for 2½ miles and then head south on 400th St. for 0.8 miles. Property is located on the east side of the road.

Simple Legal

SW¼, excluding 10.20 acres, m/l, all in Section 19, Township 116 North, Range 41 West of the 5th P.M., Yellow Medicine Co., MN. Final abstract/title documents to govern legal description.

Real Estate Tax

Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$6,525.00*

Surveyed Acres: 149.56

Net Taxable Acres: 149.80*

Tax per Net Taxable Acre: \$43.56*

**Taxes are estimated pending survey and tax parcel split. Yellow Medicine County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.

Contact agent for details.

FSA Data

Farm Number 9471, Part of Tract 14911

FSA/Eff. Crop Acres: 138.90

CRP Acres: 3.83*

Corn Base Acres: 81.37*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 54.58*

Bean PLC Yield: 45 Bu.

**Acres are estimated pending reconstitution of farm by the Yellow Medicine County FSA Office.*

CRP Contracts

There are 3.83* acres enrolled in a CP-21 contract that pays \$770.52* annually and expires 9/30/2027.

**Acres and amounts are estimated pending reconstitution of farm/contracts by Yellow Medicine County FSA/NRCS offices.*

Soil Types/Productivity

Main soil types are Spicer and Amiret-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 91.20 See soil map for details.

Land Description

Nearly level.

Drainage

Some tile. No tile maps available. Parcel is part of Drainage District Judicial Ditch 21.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At the Seller's expense, all parcels will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.



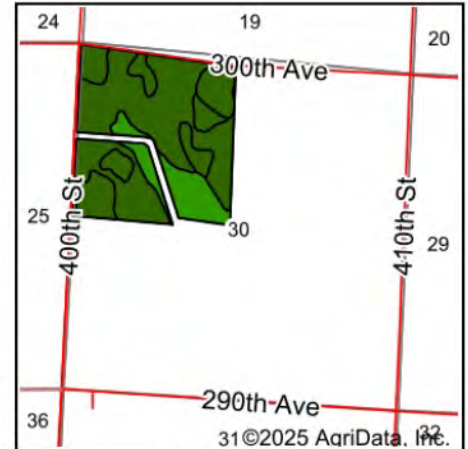
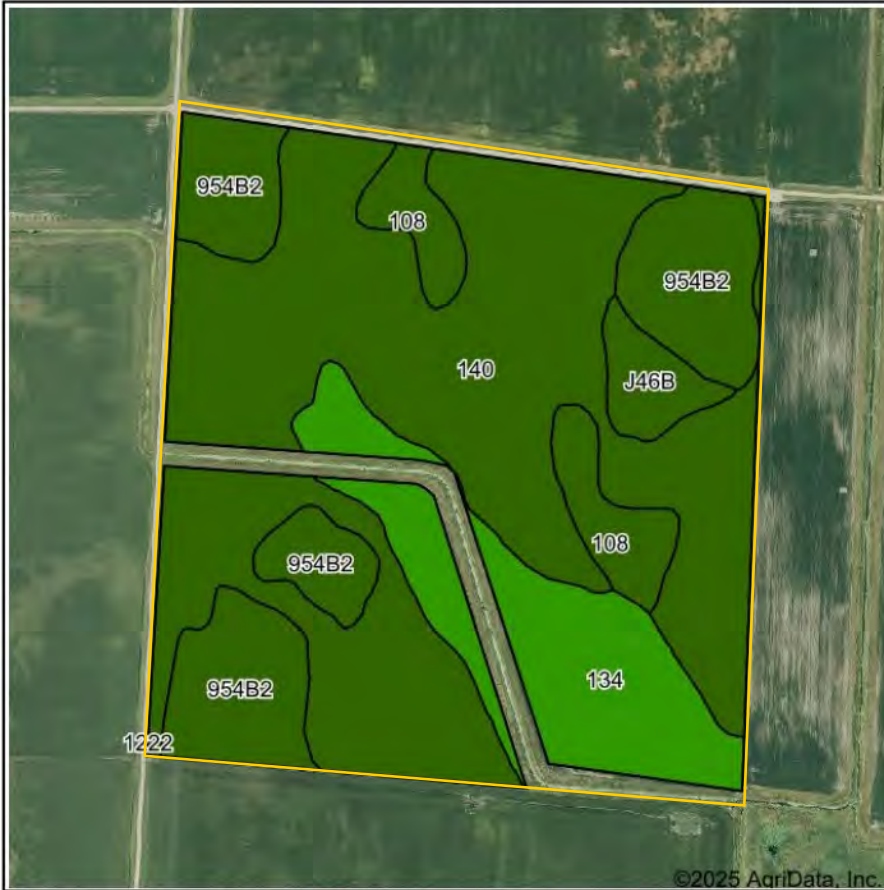
FSA/Eff. Crop Acres: 133.08 | Est. CRP Acres: 3.82 | Soil Productivity: 90.30 CPI



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State: **Minnesota**
County: **Yellow Medicine**
Location: **30-116N-41W**
Township: **Lisbon**
Acres: **133.08**
Date: **8/10/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN073, Soil Area Version: 25
Area Symbol: MN173, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| 140 | Spicer silty clay loam, 0 to 2 percent slopes | 76.56 | 57.6% | | IIw | 91 |
| 954B2 | Amiret-Swanlake loams, 2 to 6 percent slopes | 24.80 | 18.6% | | IIe | 92 |
| 134 | Okoboji silty clay loam, 0 to 1 percent slopes | 20.26 | 15.2% | | IIIw | 86 |
| 108 | McIntosh silt loam, 1 to 3 percent slopes | 7.84 | 5.9% | | IIIs | 90 |
| J46B | Byrne silt loam, 1 to 6 percent slopes | 3.62 | 2.7% | | IIe | 90 |
| Weighted Average | | | | | 2.15 | 90.3 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Boyd: Go east on 130th St. / Co. Rd. 2 for 2½ miles and then head south on 400th St. for 1.1 miles. Property is located on the east side of the road

Simple Legal

NW¼, excluding 11.84 acres, m/l, all in Section 30, Township 116 North, Range 41 West of the 5th P.M., Yellow Medicine Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$6,440.00
Surveyed Acres: 144.85
Net Taxable Acres: 148.16
Tax per Net Taxable Acre: \$43.47

Lease Status

Leased through the 2026 crop year.
Contact agent for lease details.

FSA Data

Farm Number 9471, Part of Tract 14911
FSA/Eff. Crop Acres: 133.08
CRP Acres: 3.82*
Corn Base Acres: 77.94*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 51.60*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Yellow Medicine County FSA Office.*

CRP Contracts

There are 3.82* acres enrolled in a CP-21 contract that pays \$768.51* annually and expires 9/30/2027*.
**Payment is estimated pending reconstitution of farm/contracts by Yellow Medicine County FSA/NRCS offices.*

Soil Types/Productivity

Main soil types are Spicer, Amiret-Swanlake, and Okoboji. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 90.30. See soil map for details.

Land Description

Nearly level.

Drainage

Some tile. No tile maps available. Parcel is part of Drainage District Judicial Ditch 21.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At the Seller's expense, all parcels will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.



Parcels 5 & 6 - Yellow Medicine County, MN

Parcel 5 - 149.56 Acres, m/l, - Northeast looking Southwest



Parcel 6 - 144.85 Acres, m/l, - Southwest looking Northeast





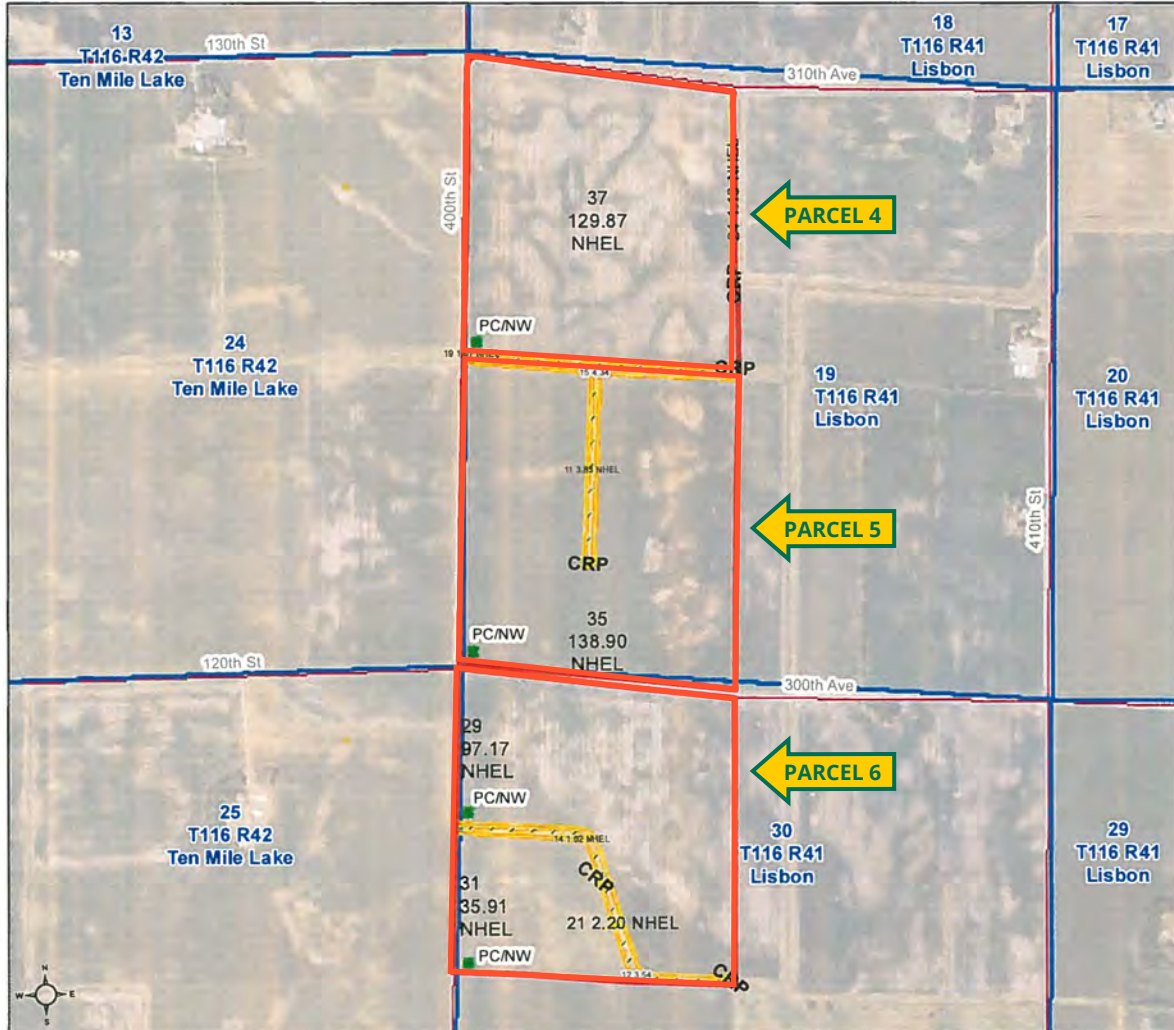
Yellow Medicine County, Minnesota

Farm 9471

Tract 14911

2025 Program Year

Map Created April 23, 2025







0 500 1,000 2,000
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
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 412.24 acres

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Date: Tues., September 23, 2025

Time: 11:00 a.m.

Site: Kilowatt Community Center
600 Kilowatt Dr.
Granite Falls, MN 56241

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 Managers, Jared Augustine at 507-381-7425 or Darrell Hylen at 507-381-3843 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Prairie Farms, LLP

Agency

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

Auctioneer

Jared Augustine

Attorney

Ward R. Anderson
Grannis & Hauge P.A.

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 1.5% 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 November 4, 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, 2026. Contact agent for lease details. 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.

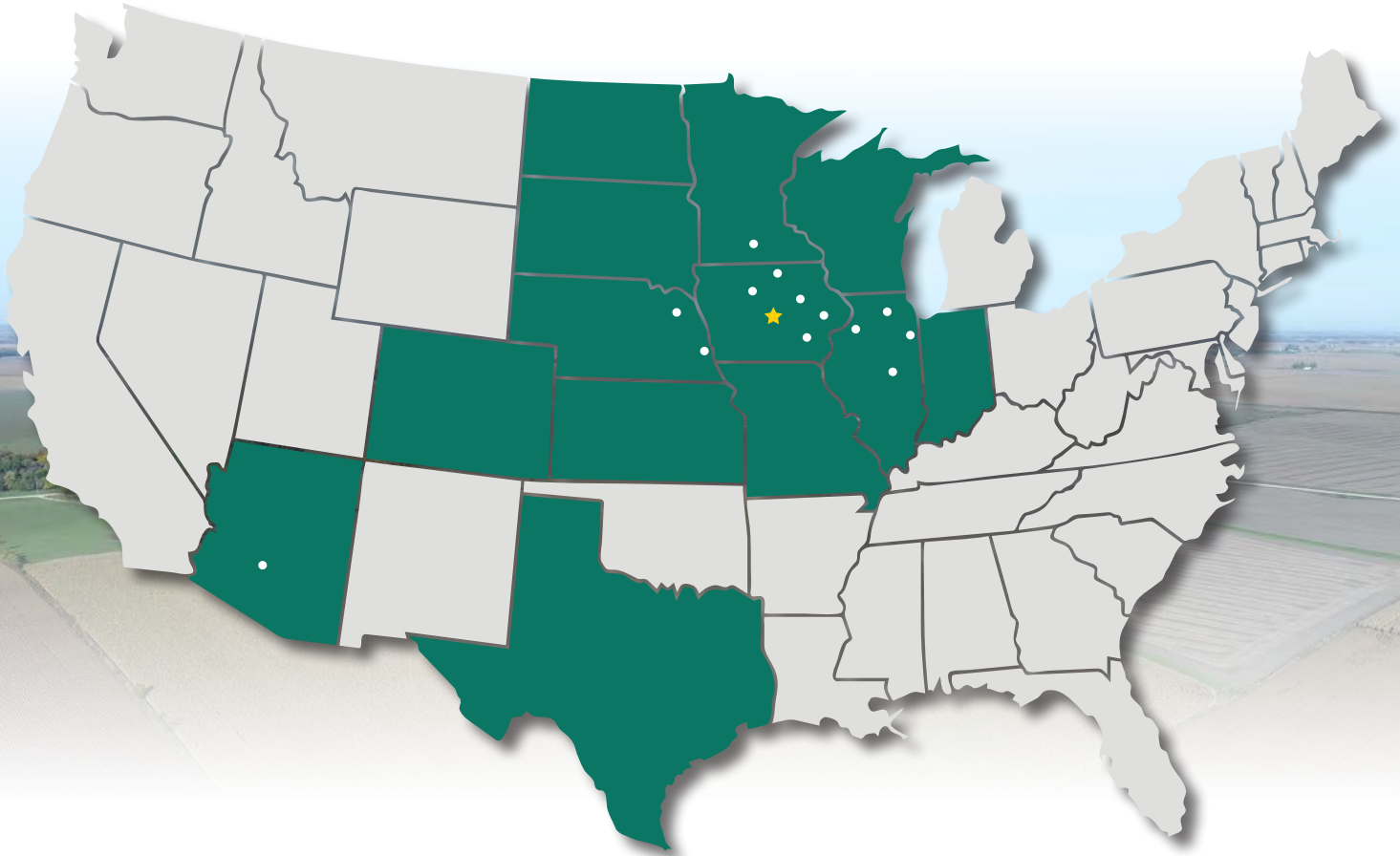
Survey

At the Seller's expense, all parcels will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.

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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