

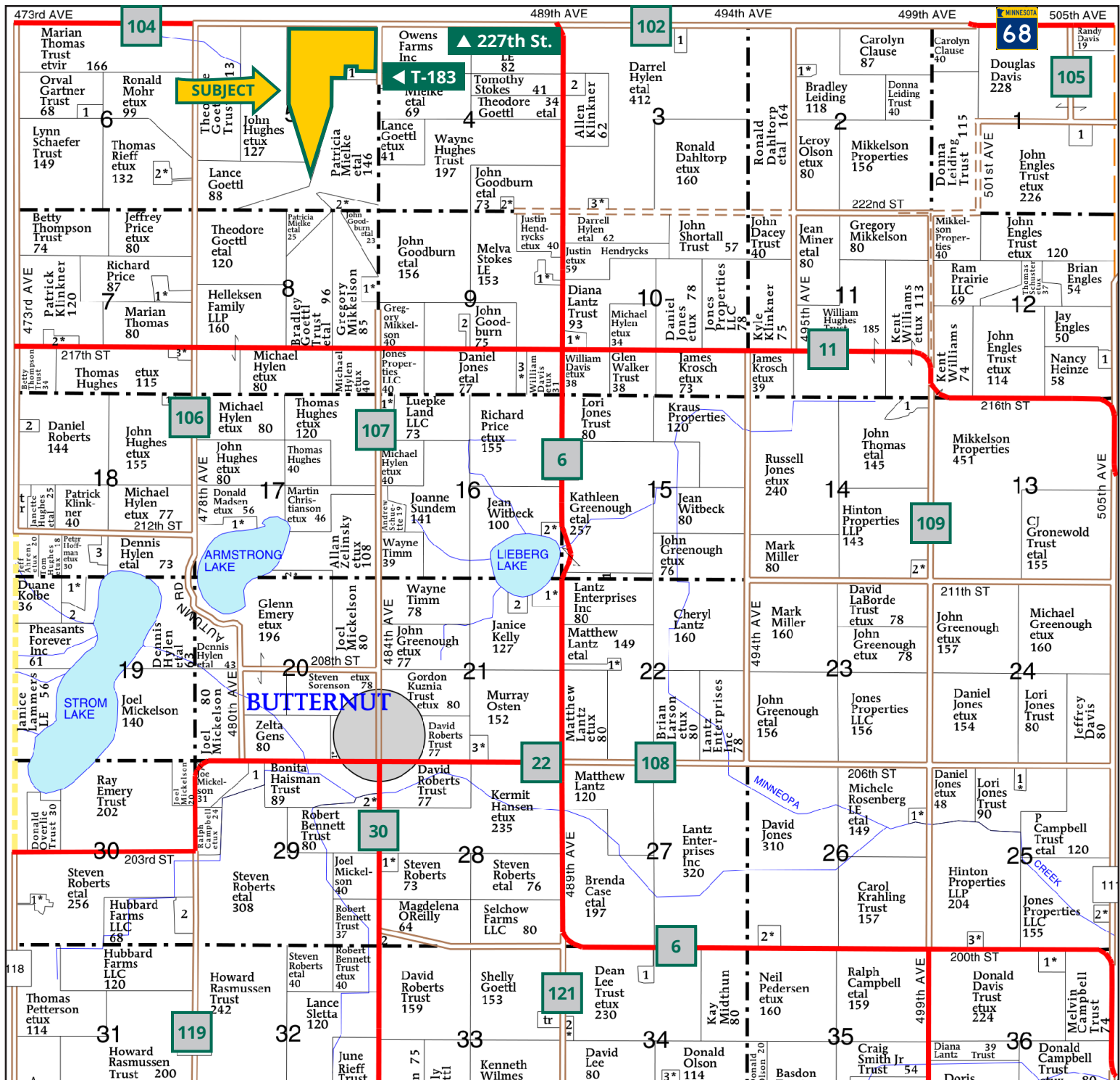
L. Wallace Larson Disclaimer Trust Farm



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149.35 Acres, m/l
Blue Earth County, MN



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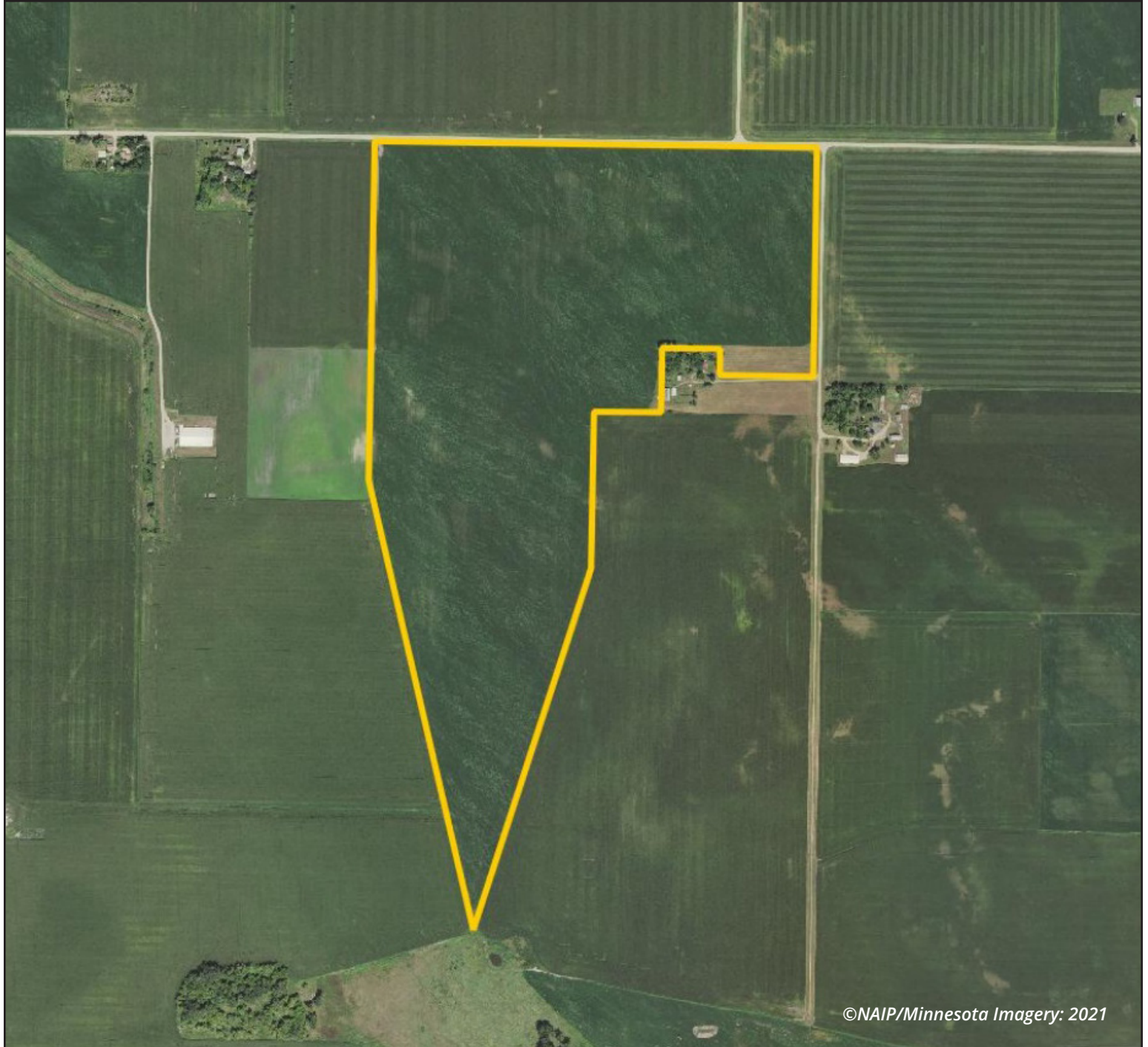
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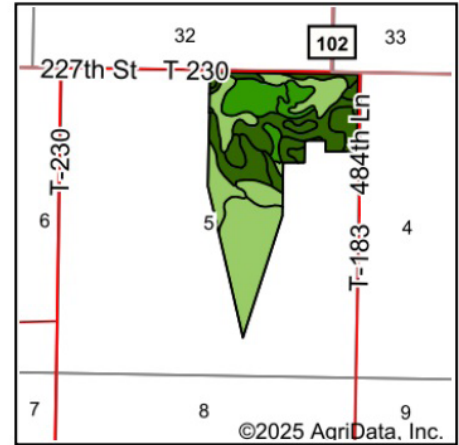
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FSA/Eff. Crop Acres: 145.27 | Soil Productivity: 83.80 CPI





State: **Minnesota**
 County: **Blue Earth**
 Location: **5-108N-29W**
 Township: **Butternut Valley**
 Acres: **145.27**
 Date: **8/25/2025**



Maps Provided By:

 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
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	34.26	23.5%		IIIw	77
183	Dassel loam	28.86	19.9%		IIIw	72
113	Webster clay loam, 0 to 2 percent slopes	22.00	15.1%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	18.45	12.7%		Ile	95
926	Darfur-Webster loams	13.10	9.0%		IIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.51	7.2%		Iw	99
1032	Lake beaches	5.92	4.1%		IIIw	72
929	Fieldon-Canisteo loams	5.74	4.0%		IIw	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.56	1.8%		IIIw	86
128	Grogan silt loam, 1 to 3 percent slopes	2.45	1.7%		Ile	96
86	Canisteo clay loam, 0 to 2 percent slopes	1.42	1.0%		IIw	93
Weighted Average					2.42	83.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Lake Crystal: go north on Hwy 6 for 10 miles to Co. Rd. 102 / 227th St. and then west for 1 mile. The farm is on the south side of the road

Simple Legal

NE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Lot 4 & the North 5 Ac. of Lot 5, exc. 6.13 Ac., and 76.91 Ac. and W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ of Lot 4. Exc. 2.59 Ac., and Partition of Solberg Lake 32.34 Ac. and Partition of Solberg Lake Lot E & F, 40.10 Ac., All in Section 5, Township 108 North, Range 29 West of the 5th P.M., Blue Earth Co., MN *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,550,000
- \$10,378.31/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of the existing lease.

Real Estate Tax

2025 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$15,160.00
Special Assessments: \$7,408.65 (J.D. 36 & C.D. 47 Maintenance)
Total 2025 Taxes: \$22,568.65
Net Taxable Acres: 149.35
Tax per Net Taxable Acre: \$101.51

Lease Status

Open lease for the 2026 crop year.
Current tenant will not be responsible for 2025 fall tillage.

FSA Data

Farm Number 8890, Tract 2214
FSA/Eff. Crop Acres: 145.27
Corn Base Acres: 97.01
Corn PLC Yield: 169 Bu.
Bean Base Acres: 42.70
Bean PLC Yield: 48 Bu.
Oats Base Acres: 1.01
Oats PLC Yield: 67 Bu.
Brown County FSA office is currently the administrator of this farm. Contact agent for details.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Blue Earth, Dassel, Webster, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 83.80. 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

Gently sloping.

Drainage

Tiled. See tile maps. Property is part of J.D. 36 and C.D. 47.

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.

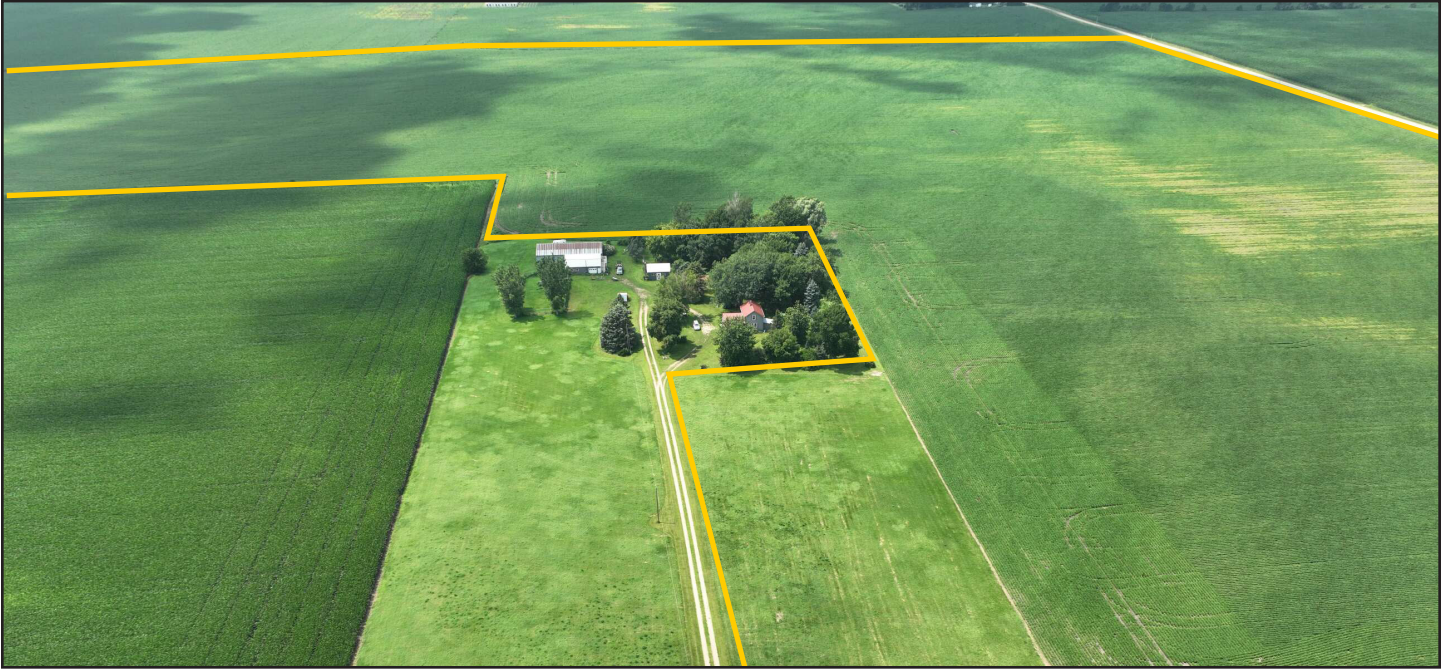
Northeast looking Southwest



Northwest looking Southeast



2.10 Ac, m/l, Hayground North of Driveway Included with Farm



Northeast looking Southwest





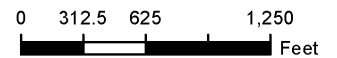
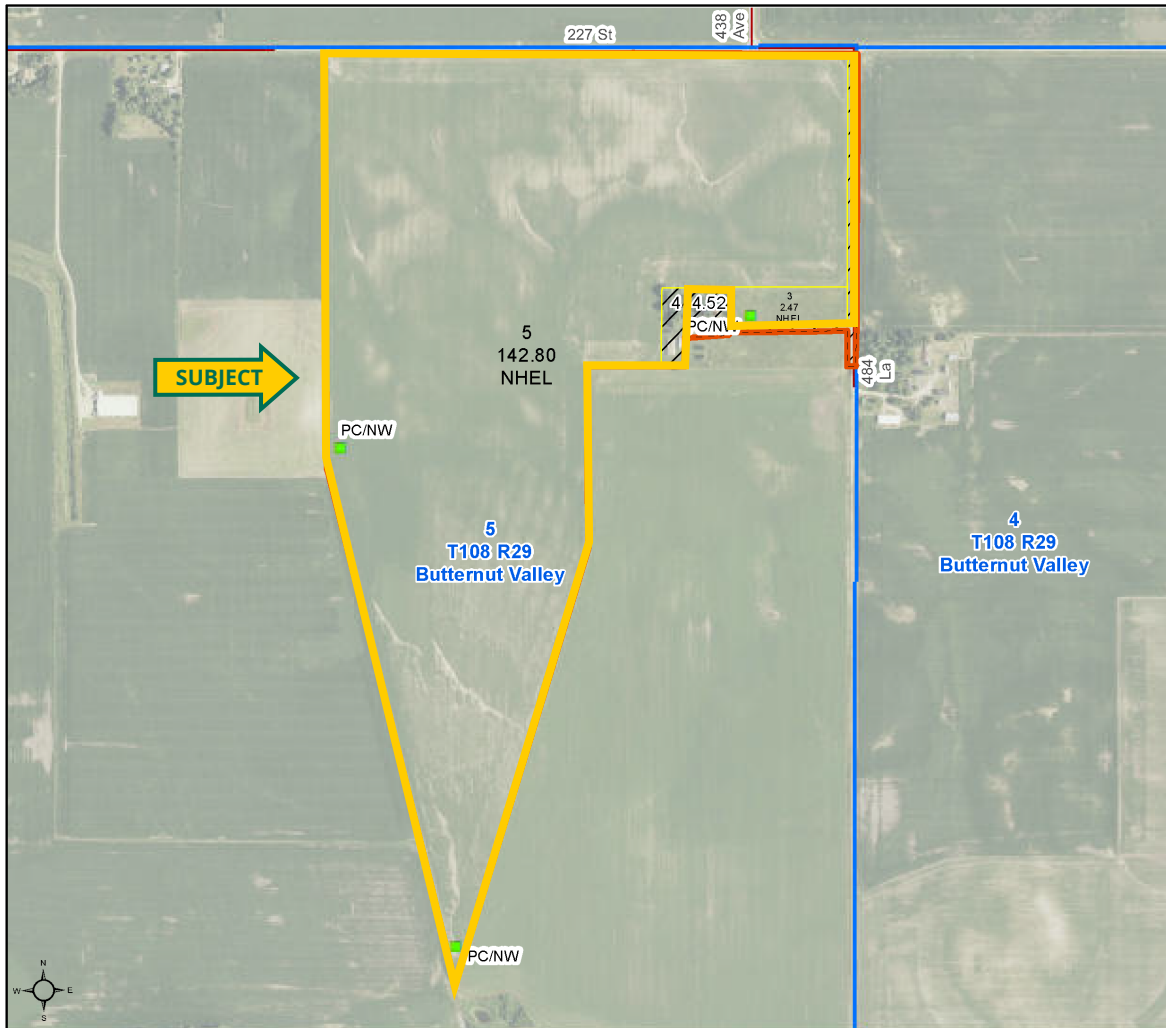
Brown County, Minnesota

Farm 8890

Tract 2214




2025 Program Year

Map Created May 06, 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

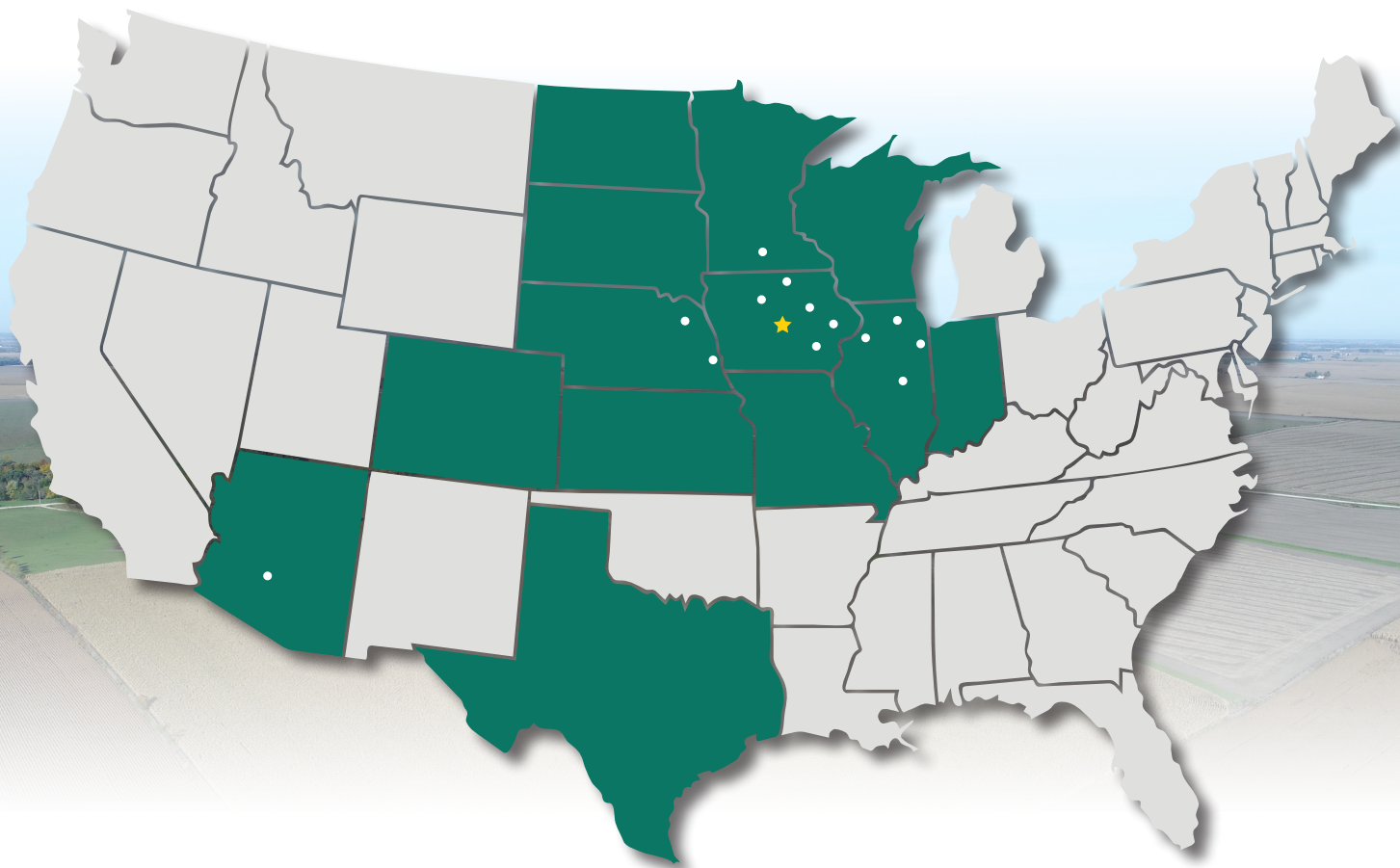
-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 145.27 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.



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9