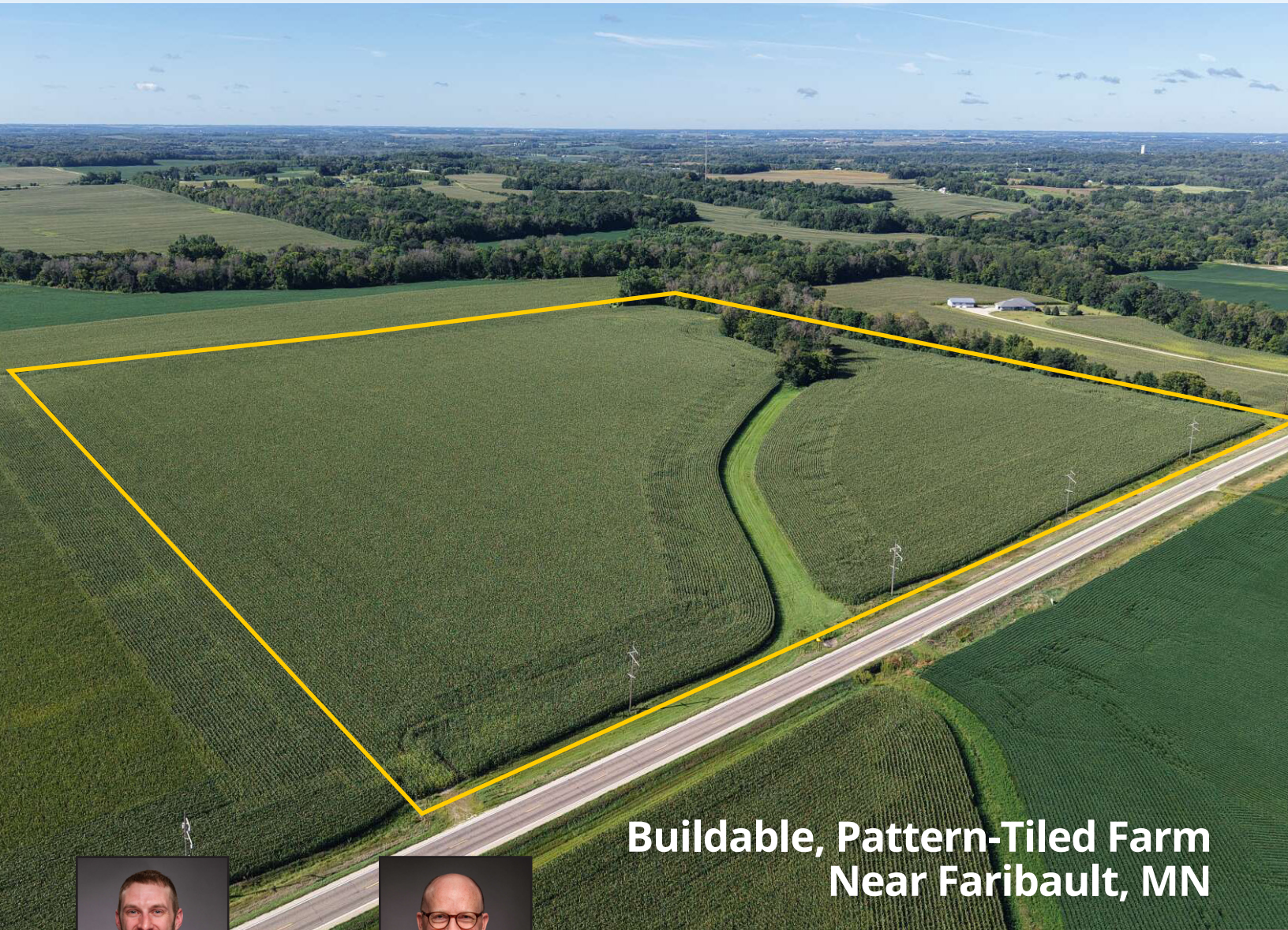




ONE-CHANCE SEALED BID SALE



Buildable, Pattern-Tiled Farm Near Faribault, MN



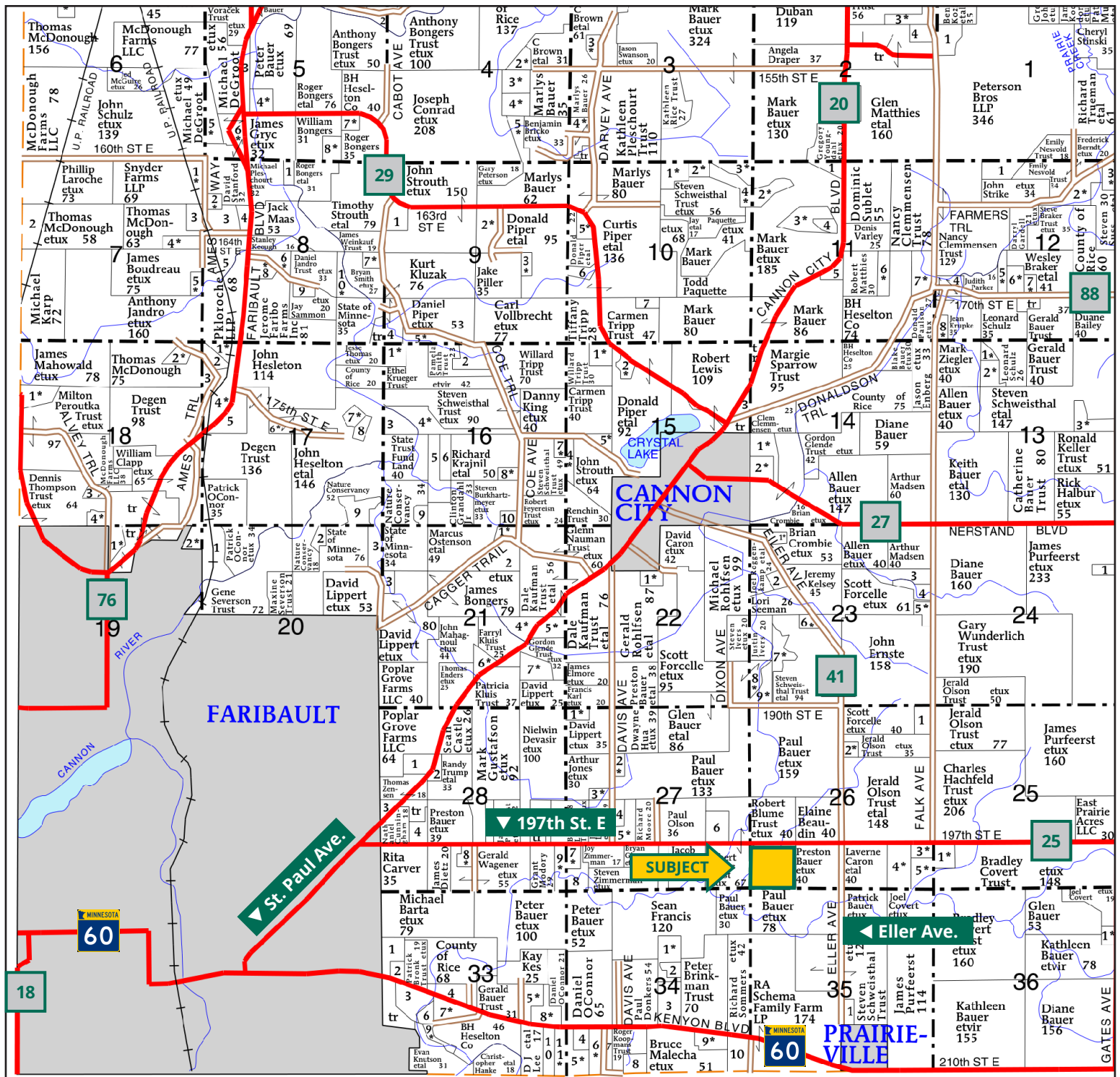
JARED AUGUSTINE
*Licensed Salesperson
in MN, IA & ND*
507.381.7425
JaredA@Hertz.ag



STEVE HINER, AFM
Licensed Salesperson in MN & SD
507.995-2487
SteveH@Hertz.ag

Bid Deadline:
Tuesday, November 4, 2025
12:00 Noon, CST

40.00 Acres, m/l
Single Parcel
Rice County, MN



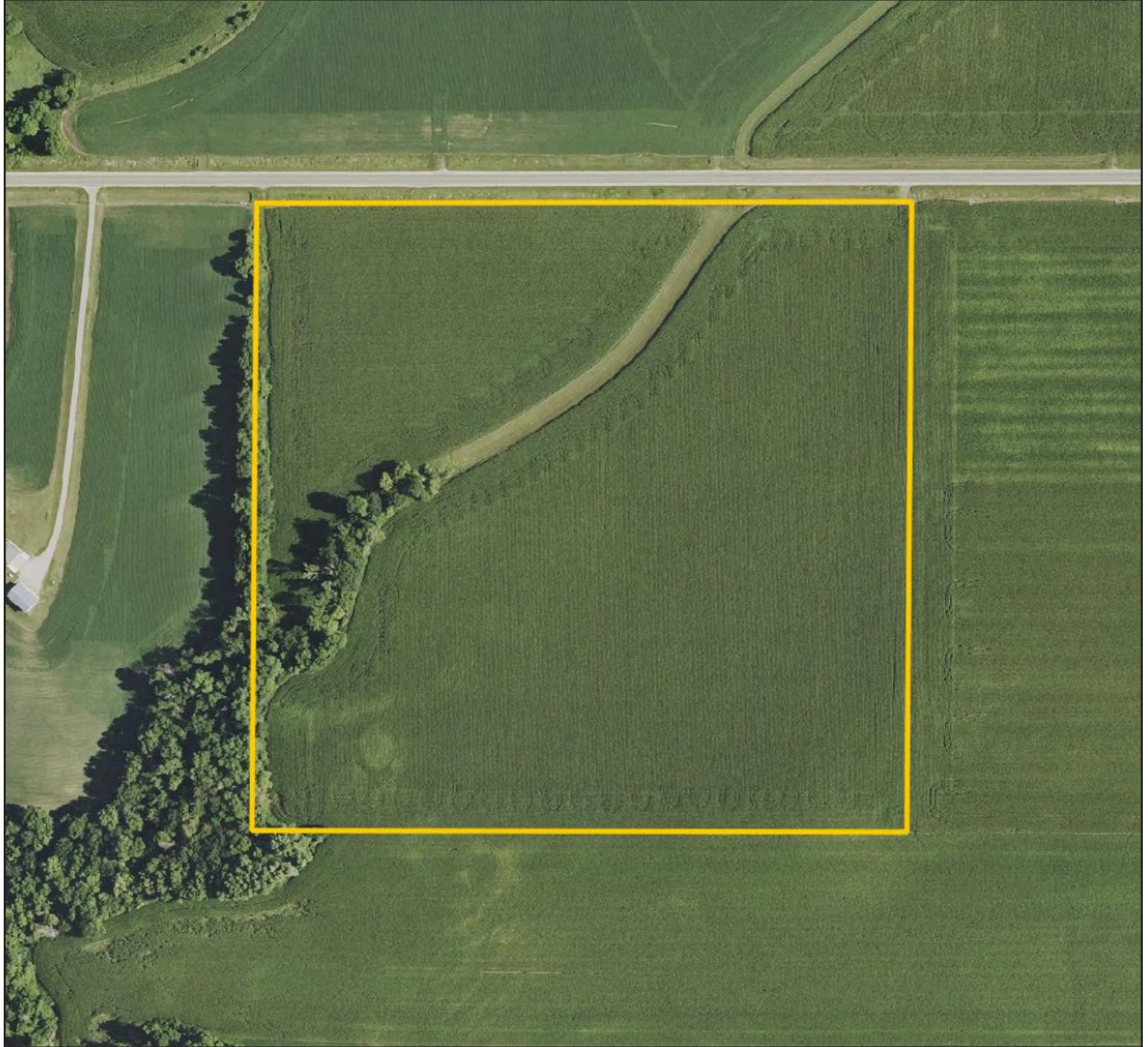
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507-995-2487
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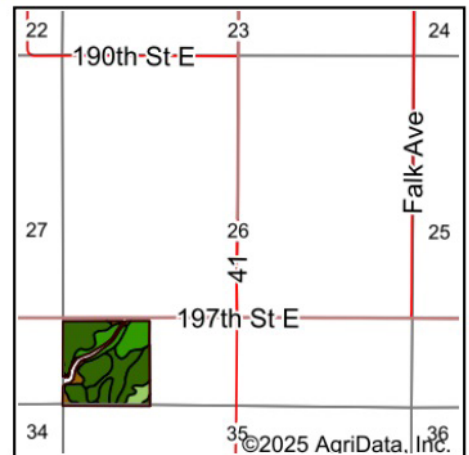
FSA/Eff. Crop Acres: 36.88 | Soil Productivity: 89.80 CPI



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State: **Minnesota**
 County: **Rice**
 Location: **26-110N-20W**
 Township: **Cannon City**
 Acres: **36.88**
 Date: **8/27/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN131, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
376B	Moland silt loam, 1 to 4 percent slopes	16.77	45.4%		Ile	98
377	Merton silt loam, 1 to 3 percent slopes	6.00	16.3%		I	99
253	Maxcreek silty clay loam, 0 to 1 percent slopes	4.51	12.2%		IIw	88
98	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.64	9.9%		IIw	81
382B	Blooming silt loam, 2 to 6 percent slopes	2.20	6.0%		Ile	91
382C2	Blooming silt loam, 6 to 12 percent slopes, eroded	1.93	5.2%		IIIe	75
1831	Colo silt loam, channeled, 0 to 2 percent slopes, frequently flooded	1.50	4.1%		IIw	20
761	Epsom silty clay loam, 0 to 2 percent slopes, frequently flooded	0.33	0.9%		VIw	20
Weighted Average					1.93	89.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Faribault: Go northeast on St. Paul Ave. for 0.9 miles and then east on Co. Rd. 25 / 197th St. E for 2.1 miles. Property is located on the south side of the road.

Simple Legal

SW¼ SW¼ in Section 26, Township 110 North, Range 20 West of the 5th P.M., Rice Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$2,026.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$50.65

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 4776, Tract 7559
FSA/Eff. Crop Acres: 36.88
Corn Base Acres: 18.30
Corn PLC Yield: 179 Bu.
Bean Base Acres: 18.30
Bean PLC Yield: 51 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Moland, Merton, and Maxcreek. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 89.80. 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

Nearly level to gently sloping.

Drainage

Tiled. See map.

Buildings/Improvements

None.

Water & Well Information

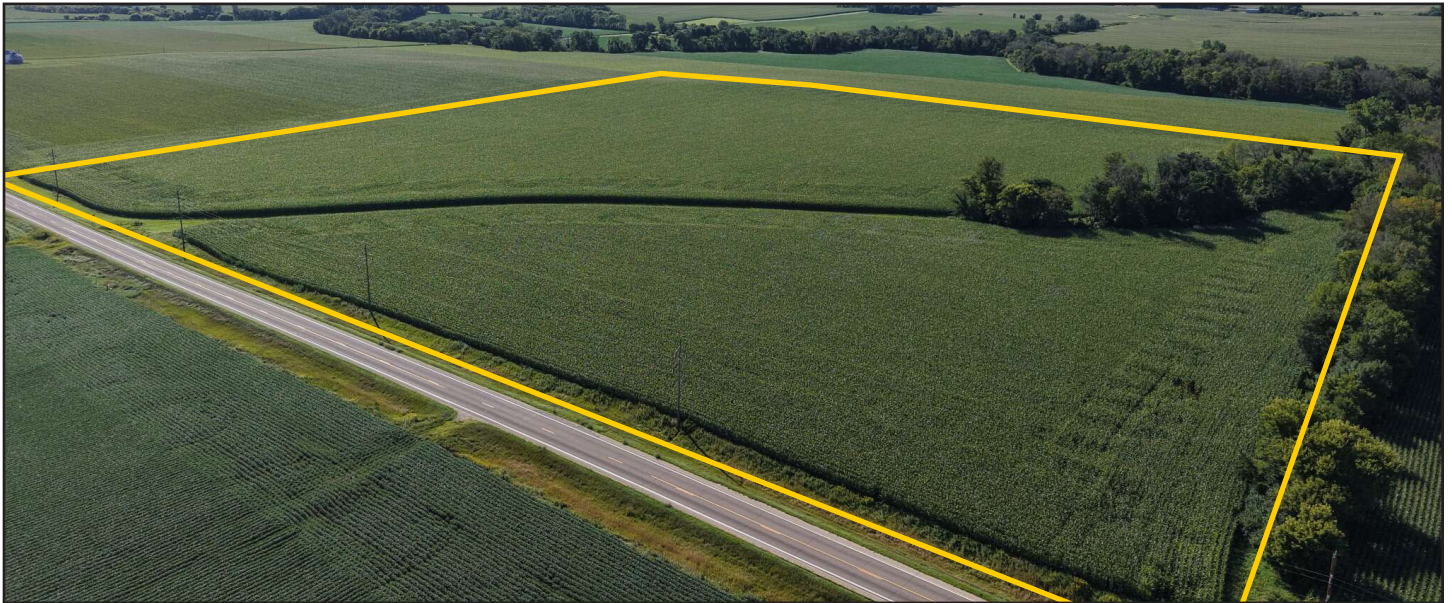
None.

Survey

Property will be surveyed at Seller's expense prior to closing. Final sale price will not be adjusted up/down based on final gross surveyed acres.

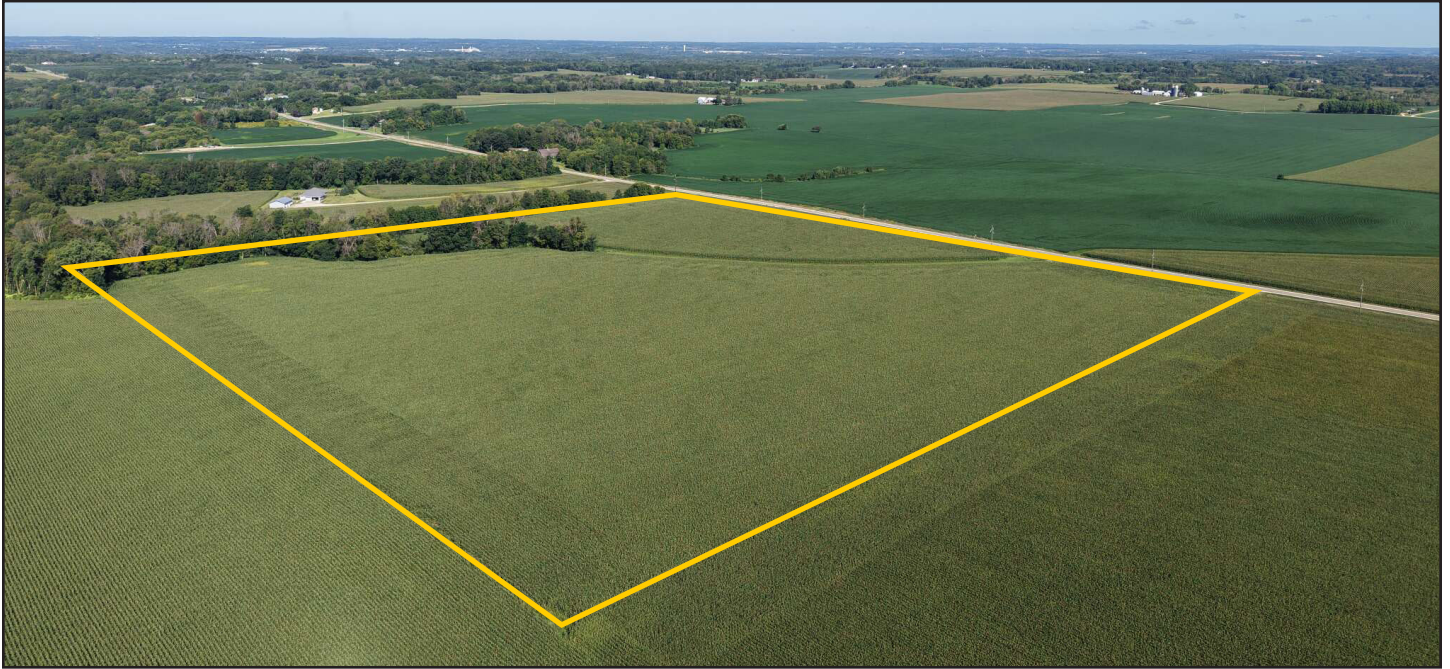
Comments

Nice, pattern-tiled farm located near Faribault with the ability to build on. Contact agent for details.

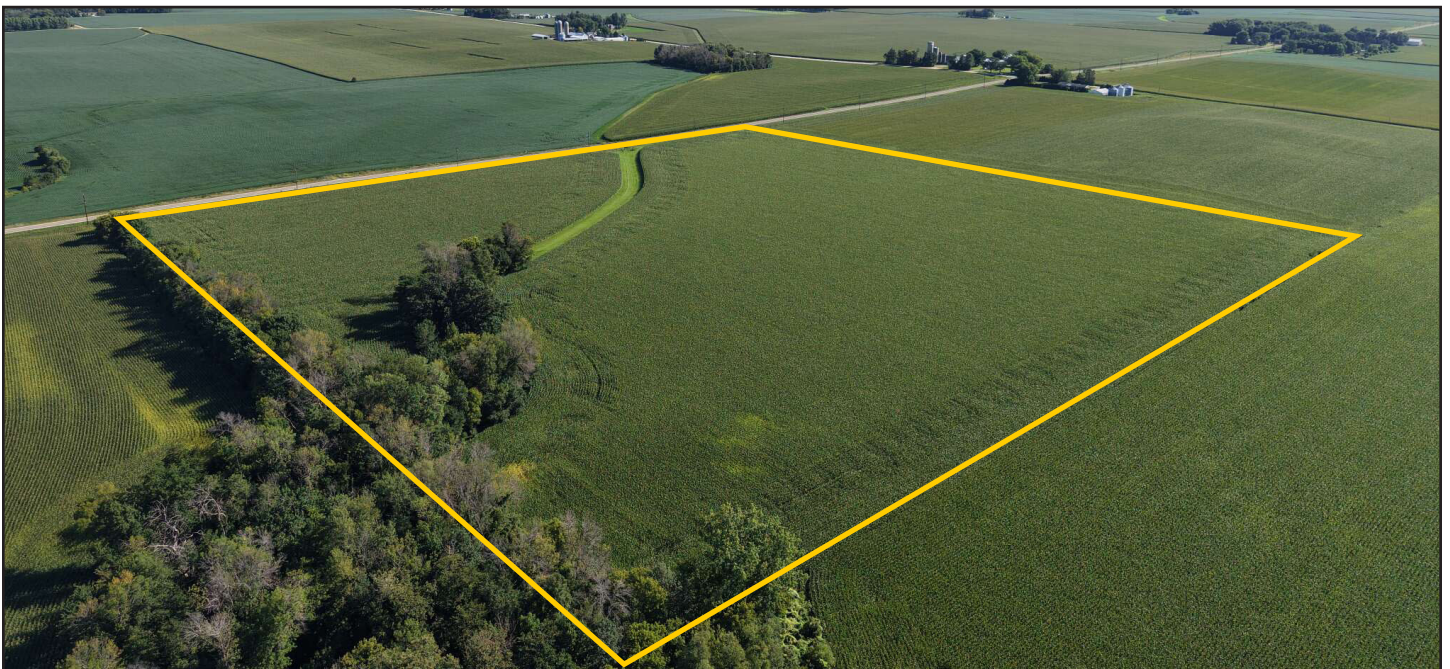


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently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

Southeast looking Northwest



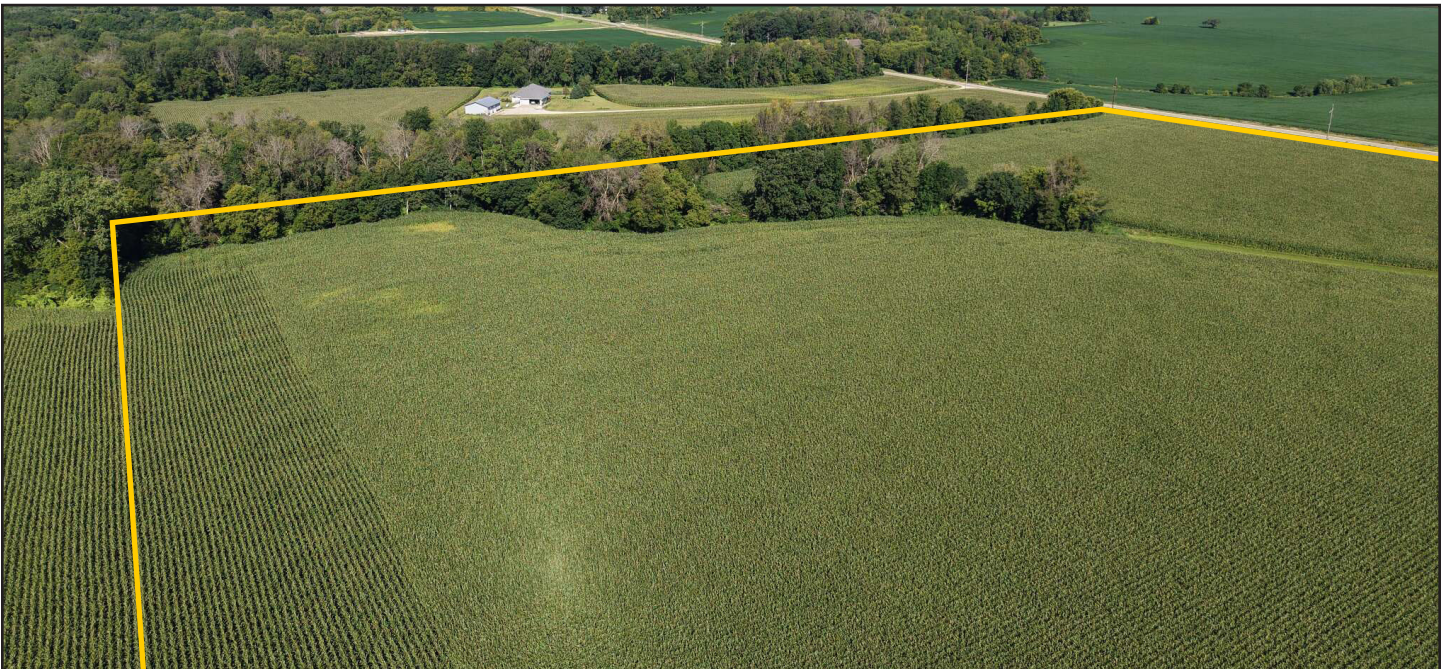
Southwest looking Northeast



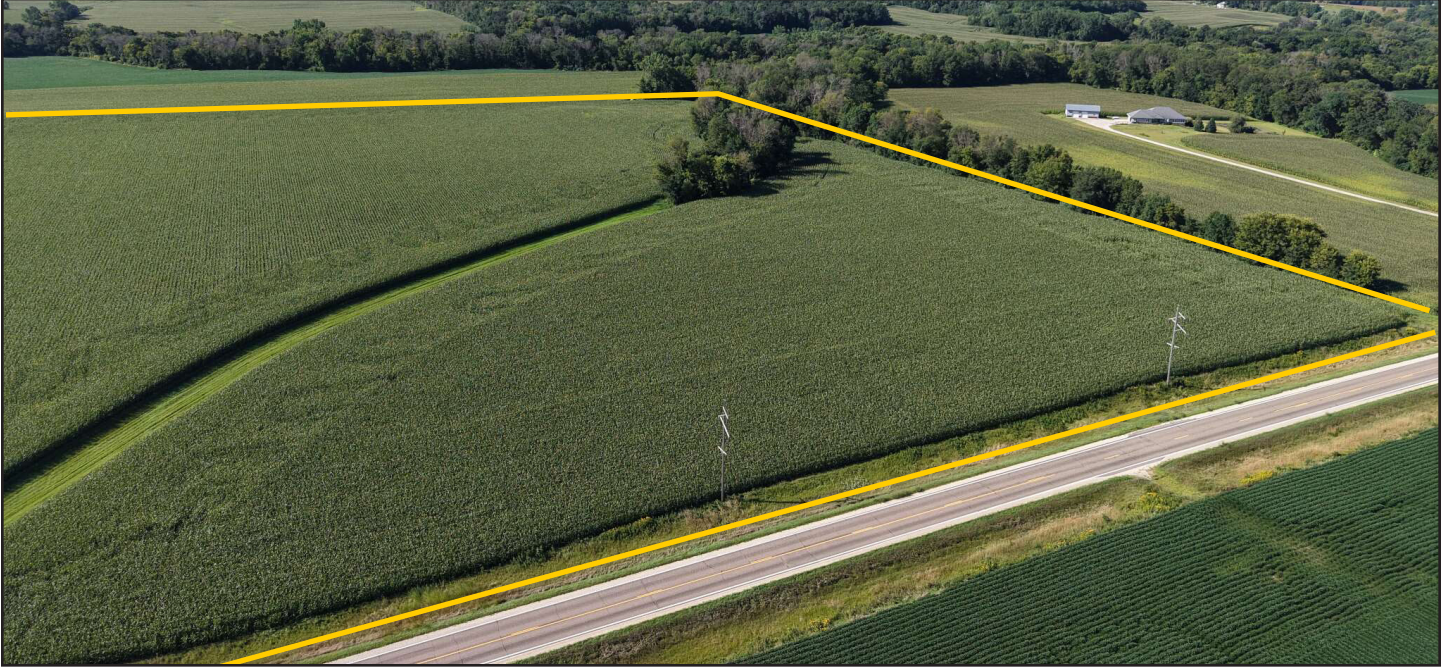
Northwest looking Southeast



Potential Building Site looking Northwest



Potential Building Site looking Southwest



Potential Building Site looking North





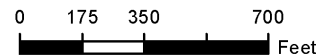
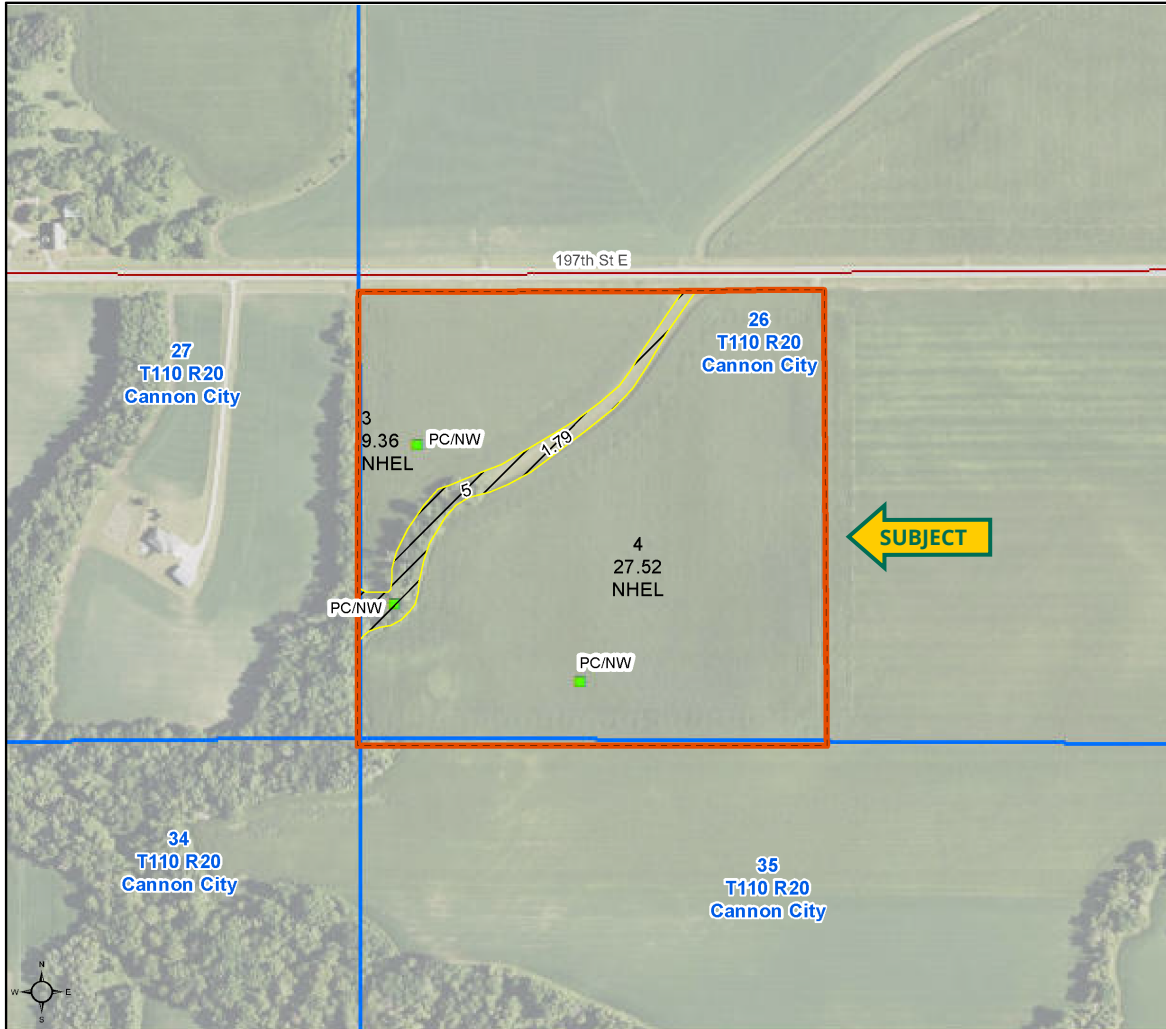
Rice County, Minnesota

Farm 4776

Tract 7559




2025 Program Year

Map Created April 24, 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

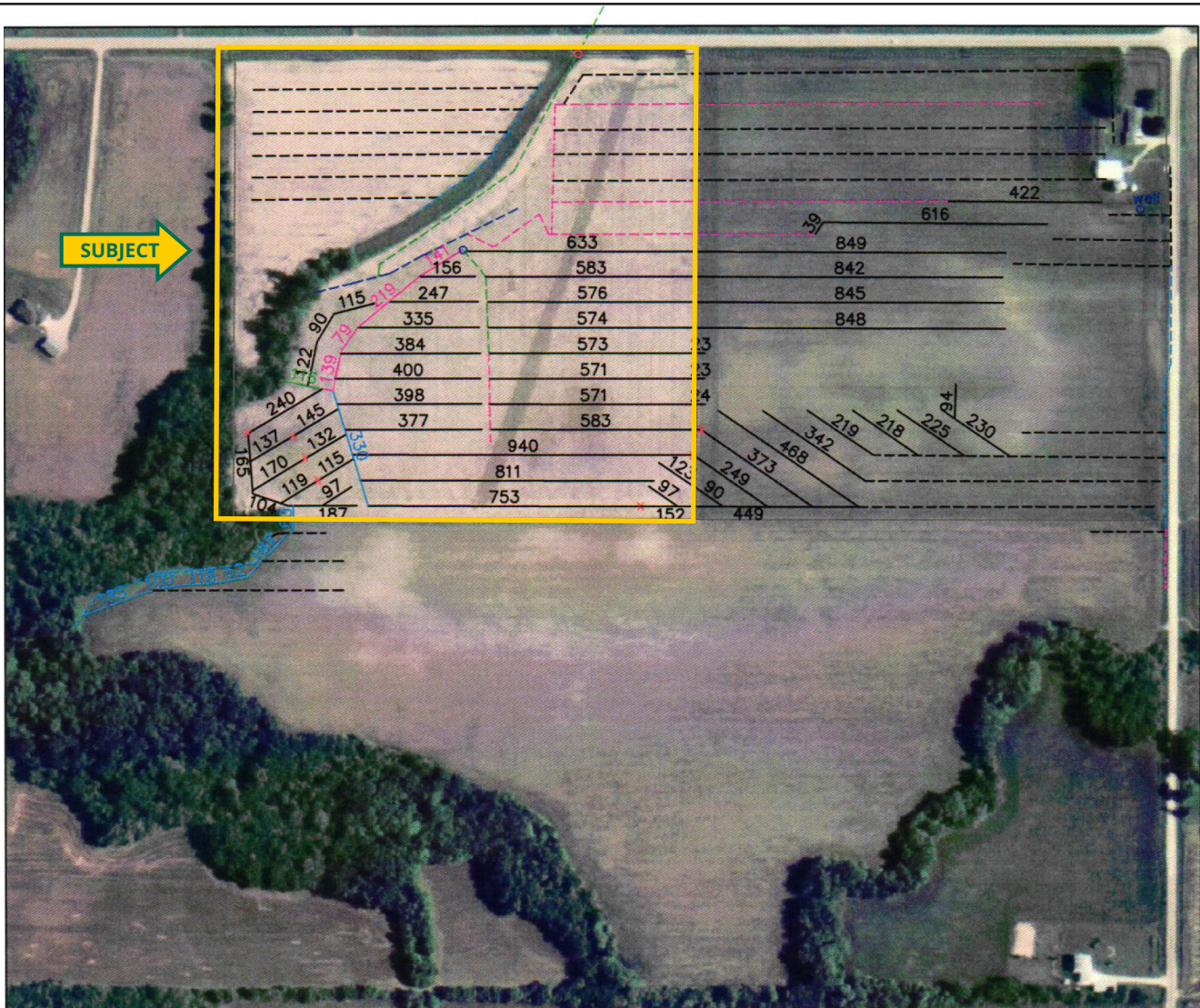
-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

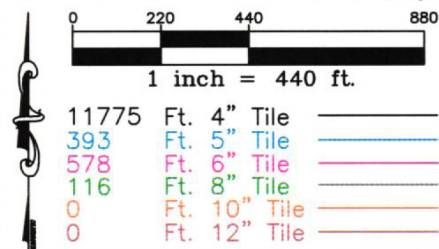
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions



Tract Cropland Total: 36.88 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.



Caron Farm May2011
 Section: 26 Township: Cannon City
 County: Rice State: MN
 Spacings: 70 Drawn by: C.Ellingson



Existing Tile -----
 Waterways and Ditches - - - - -
 Property and field Borders - - - - -
 Elec. or Tele. Cable - - - - -
 Gas Line - - - - -
 Wetland  Surface Intake 

Bid Deadline: Tues., Nov. 4, 2025

Time: 12:00 Noon, CST

Mail To:

Hertz Farm Management
Attn: Jared Augustine
151 St. Andrews Ct., Ste 1310
Mankato, MN 56001

Sellers

James W. Merchant Jr. & Loyola M.
Caron Revocable Trust
Barbara Ann Caron Revocable Trust

Agency

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

Method of Sale

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

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Jared Augustine at 507-381-7425.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Tuesday, November 4, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 4:00 p.m. on Wednesday, November 5, 2025, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. A 3% 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 December 10, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires February 28, 2026. 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.

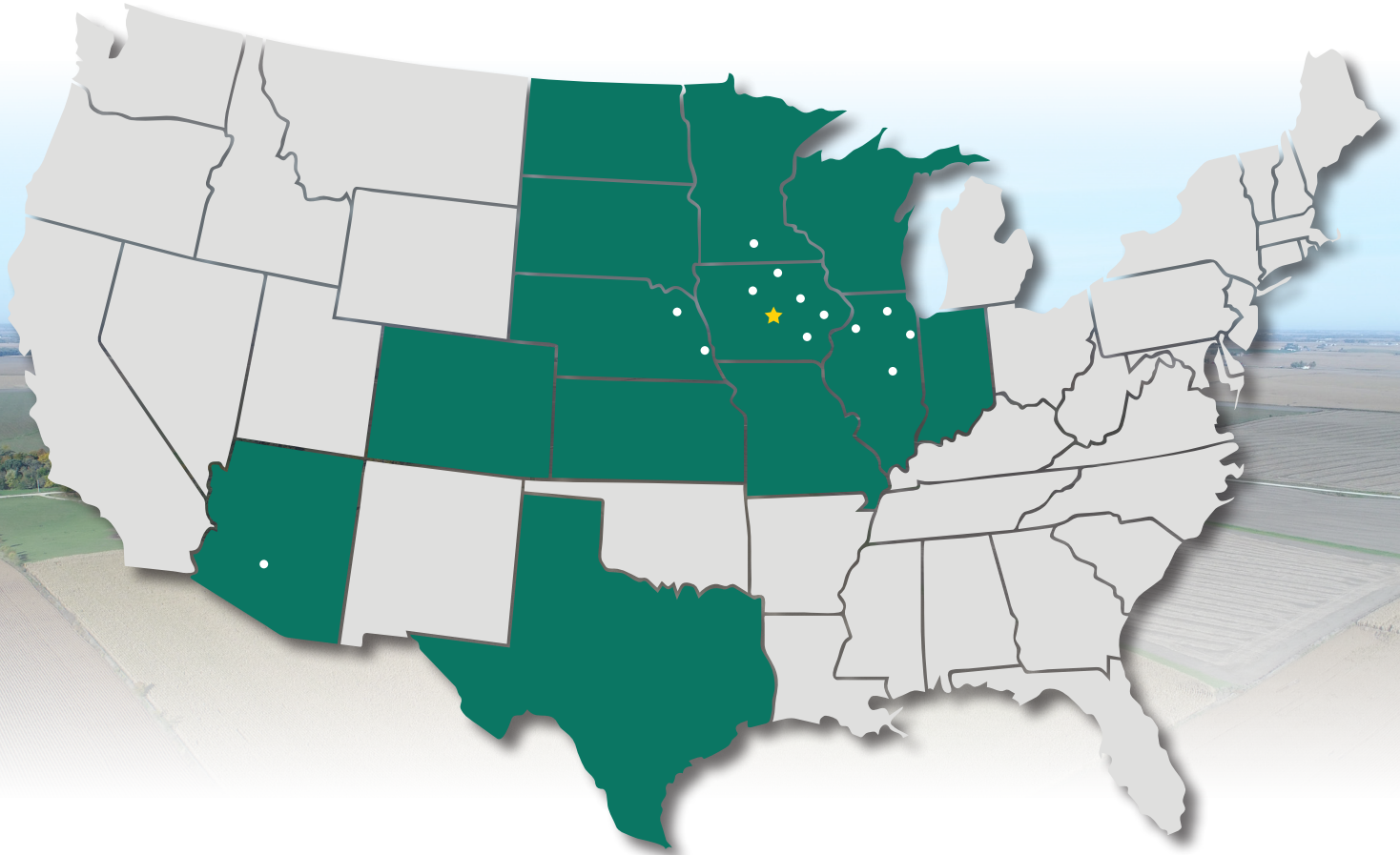
Survey

Property will be surveyed at Seller's expense prior to closing. Final sale price will not be adjusted up/down based on final gross surveyed acres.

Contract & Title

Upon acceptance of bid by Seller, the successful 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 an 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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