



ONE-CHANCE SEALED BID SALE



**Great Development Potential
within the City Limits of Arlington**



JARED AUGUSTINE

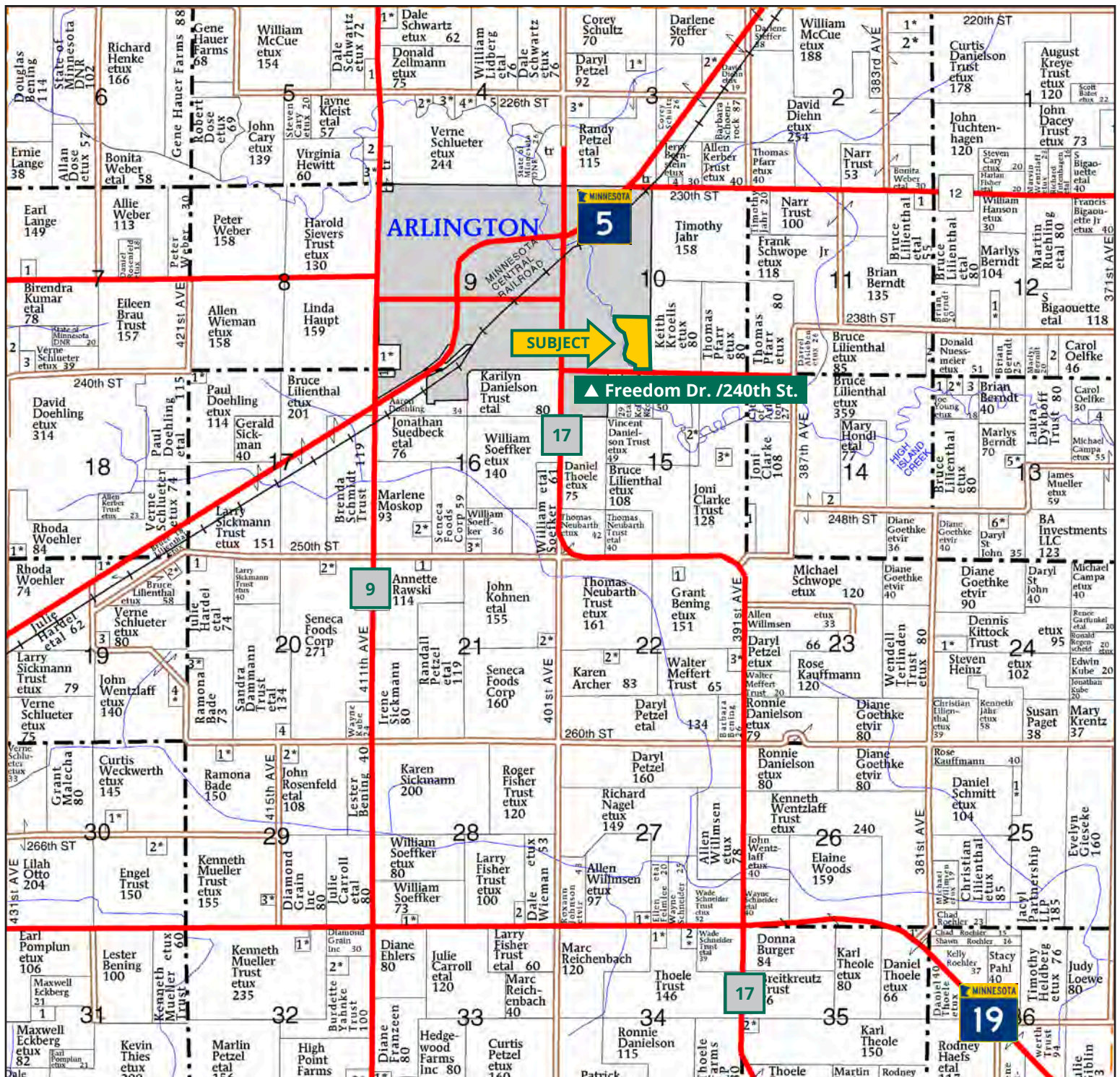
Licensed Salesperson in MN, IA & ND

507.381.7425

JaredA@Hertz.ag

Bid Deadline:
Tuesday, November 11, 2025
12:00 Noon, CST

26.61 Acres, m/l
Single Parcel
Sibley County, MN



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

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

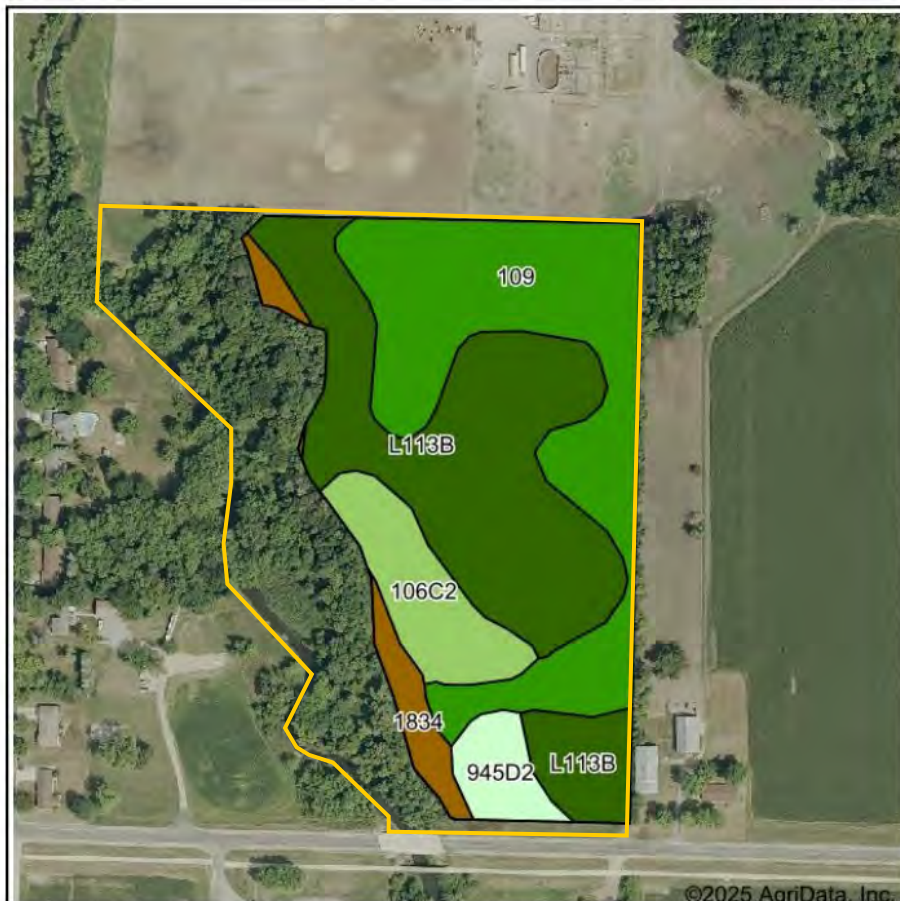
JARED AUGUSTINE
507.381.7425
 JaredA@Hertz.ag

FSA/Eff. Crop Acres: 18.69 | Soil Productivity: 86.30 CPI



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

JARED AUGUSTINE
507.381.7425
JaredA@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Sibley**
 Location: **10-113N-27W**
 Township: **Arlington**
 Acres: **18.69**
 Date: **9/5/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: MN143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	8.02	43.0%		Ile	98
109	Cordova clay loam, 0 to 2 percent slopes	6.90	36.9%		IIw	87
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.95	10.4%		IIIe	76
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.94	5.0%		Vw	20
945D2	Lester-Storden complex, 10 to 16 percent slopes, moderately eroded	0.88	4.7%		IVe	67
Weighted Average					2.35	86.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Arlington: go east on Freedom Dr. / 240th St. for 0.40 miles. The property is on the north side of the road.

Simple Legal

Tract C of Registered Land Survey No. 9, in Section 10, Township 113 North, Range 27 West of the 5th P.M., Sibley Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$2,354.00
Net Taxable Acres: 26.61
Tax per Net Taxable Acre: \$88.46

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 6811, Tract 8823
FSA/Eff. Crop Acres: 18.69
Corn Base Acres: 2.70
Corn PLC Yield: 169 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland.
PC-NW Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Reedslake-Le Sueur and Cordova. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 86.30. 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

Gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

City water; City of Arlington

Comments

Deveoplent potential located within the city limits of Arlington. Property is zoned Residential/Agricultural. City water/sewer infrastructure near the property.



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.

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

JARED AUGUSTINE

507.381.7425

JaredA@Hertz.ag

Northeast Looking Southwest



Northwest Looking Southeast



USDA United States Department of Agriculture
Sibley County, Minnesota

Farm 6811

Tract 8823

2025 Program Year




Map Created April 15, 2025






0 175 350 700
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
-  Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 18.69 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.

Bid Deadline: Tues., Nov. 11, 2025

Time: 12:00 Noon, CST

Mail To:

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

Seller

Davco, LLC

Agency

Hertz Farm Management, Inc. 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, Inc. 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, Inc. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Tuesday, November 11, 2025, by 12:00, Noon, CST. The Seller will accept or reject all bids by 4:00 p.m., CST, Wednesday, November 12, 2025, and all bidders will be notified shortly thereafter.

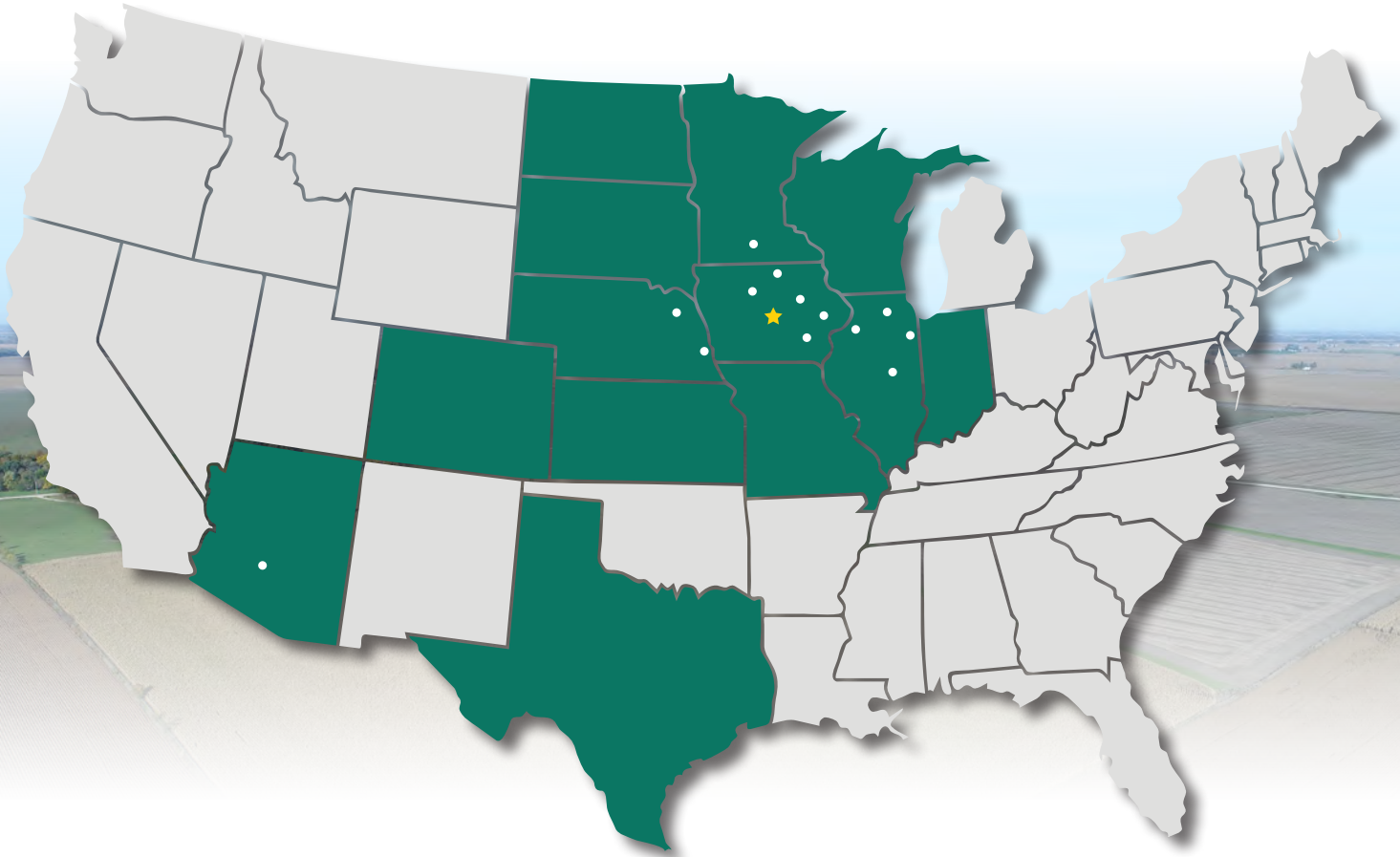
Terms of Possession

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 16, 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 December 31, 2025. 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

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

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

JARED AUGUSTINE
507.381.7425
JaredA@Hertz.ag