



## High-Quality Redwood County Farmland

# AUCTION

Hybrid  
**Wednesday**  
**November 5, 2025**  
**10:00 a.m. CST**  
**Springfield, MN &**  
**bid.hertz.ag**

**80.15 Acres, m/l**  
Single Parcel  
**Redwood County, MN**

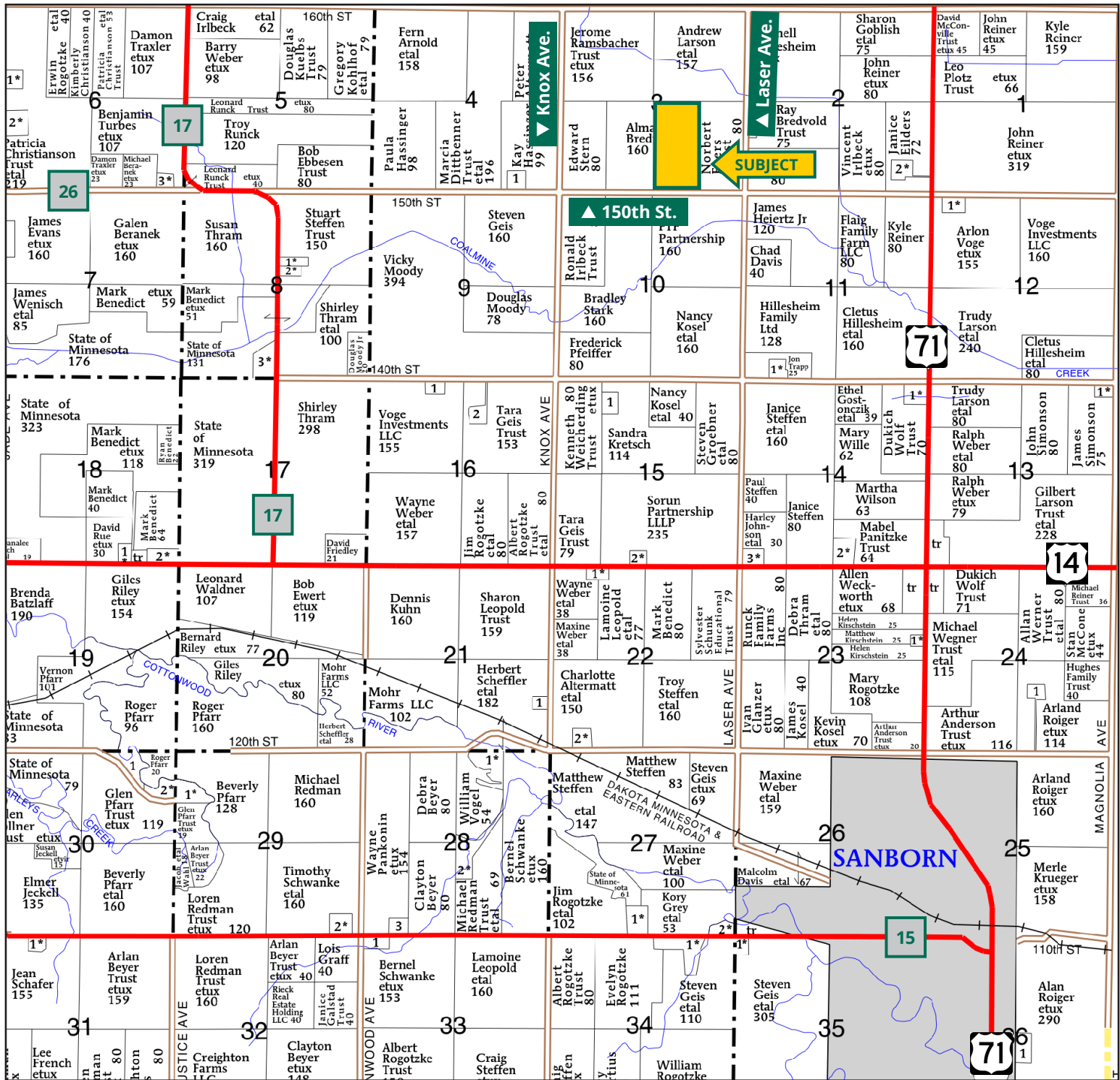


**JARED AUGUSTINE**  
*Licensed Salesperson*  
*in MN, IA & ND*  
**507.381.7425**  
JaredA@Hertz.ag



**STEVE HINER, AFM**  
*Licensed Salesperson in MN & SD*  
**507-995-2487**  
SteveH@Hertz.ag





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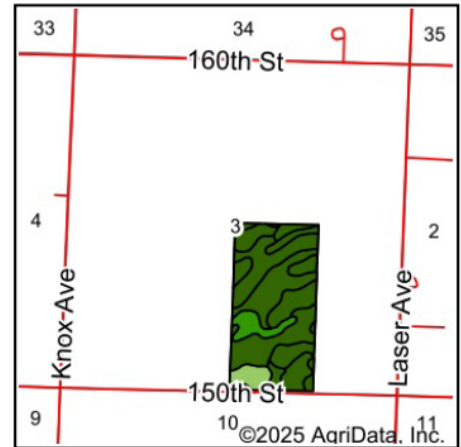
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FSA/Eff. Crop Acres: 78.96 | Soil Productivity: 91.90 CPI



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State: **Minnesota**  
 County: **Redwood**  
 Location: **3-109N-36W**  
 Township: **Charlestown**  
 Acres: **78.96**  
 Date: **9/16/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	28.47	36.0%		IIw	93
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	22.42	28.4%		IIe	92
421B	Amiret loam, 2 to 6 percent slopes	9.14	11.6%		IIe	98
L83A	Webster clay loam, 0 to 2 percent slopes	7.25	9.2%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.52	7.0%		IIIw	86
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	4.49	5.7%		IIIe	77
423	Seaforth loam, 1 to 3 percent slopes	1.67	2.1%		IIIs	95
Weighted Average					2.13	91.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method



### Location

From Sanborn: Go north on US-71 for 3.2 miles and then west on 150th St. for 1.4 miles. Property is located on the north side of the road.

### Simple Legal

The W½ SE¼, in Section 3, Township 109 North, Range 36 West of the 5th P.M., Redwood Co., MN. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$3,722.00  
Surveyed Acres: 80.15  
Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$46.53

### Lease Status

Leased through the 2025 crop year.

### FSA Data

Farm Number 7790, Tract 9964  
FSA/Eff. Crop Acres: 78.96  
Corn Base Acres: 39.48  
Corn PLC Yield: 164 Bu.  
Bean Base Acres: 39.48  
Bean PLC Yield: 49 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Canisteo, Amiret-Swanlake, Amiret, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 91.90. 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 moderately sloping.

### Drainage

Some tile. No tile maps available. Property is part of CD 49.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Survey

A survey was completed in prior years. See plat of survey for details. The property borders will be confirmed by a surveyor at Seller's expense. Final sale price will not be adjusted up/down based on final gross surveyed acres. 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.

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Southwest looking Northeast



Southeast looking Northwest





Northwest looking Southeast



Northeast looking Southwest





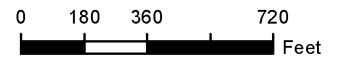
Redwood County, Minnesota

**Farm 7790**

**Tract 9964**




**2025 Program Year**

Map Created April 30, 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

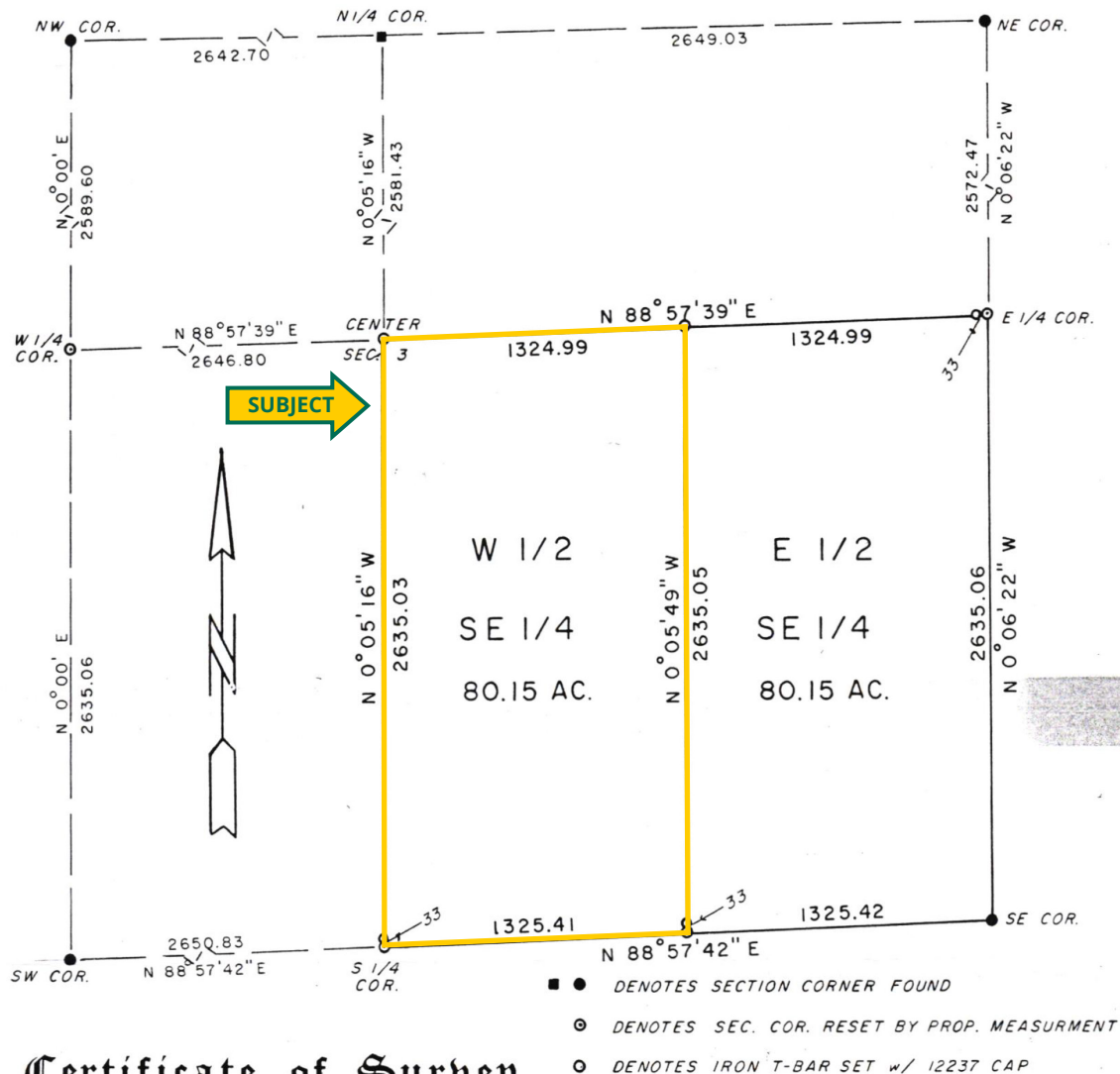
### Wetland Determination Identifiers

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

Tract Cropland Total: 78.96 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.





## Certificate of Survey

CAROL EVERS  
MOUNTAIN LAKE, MN 56159

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

11-29-2005

DATE

*Gerald F. Vickerman*

GERALD F. VICKERMAN  
LIC. NO. 12237

SURVEY & DIVIDE THE SE 1/4  
SECTION 3, T 109 N, R 36 W

JOB NUMBER 459-01-05

DATE OF SURVEY 10 NOVEMBER 2005

DRAWN BY GFV SCALE 1" = 600'

FILE NUMBER 109-36

**B & G LAND SURVEYS, INC.**  
230 E. THIRD ST.  
REDWOOD FALLS, MN.  
507-637-8427

**Date:** Wed., November 5, 2025

**Time:** 10:00 a.m.

**Site:** Springfield Area Community Center  
33 S Cass Ave.  
Springfield, MN 56087

**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 Manager, Jared Augustine at 507-381-7425 or Steve Hiniker at 507-995-2487 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.

### Sellers

Becky Gerdes, Katie Freidig, and Jenny Walser

### Agency

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

### Auctioneer

Jared Augustine

### 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 December 11, 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 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

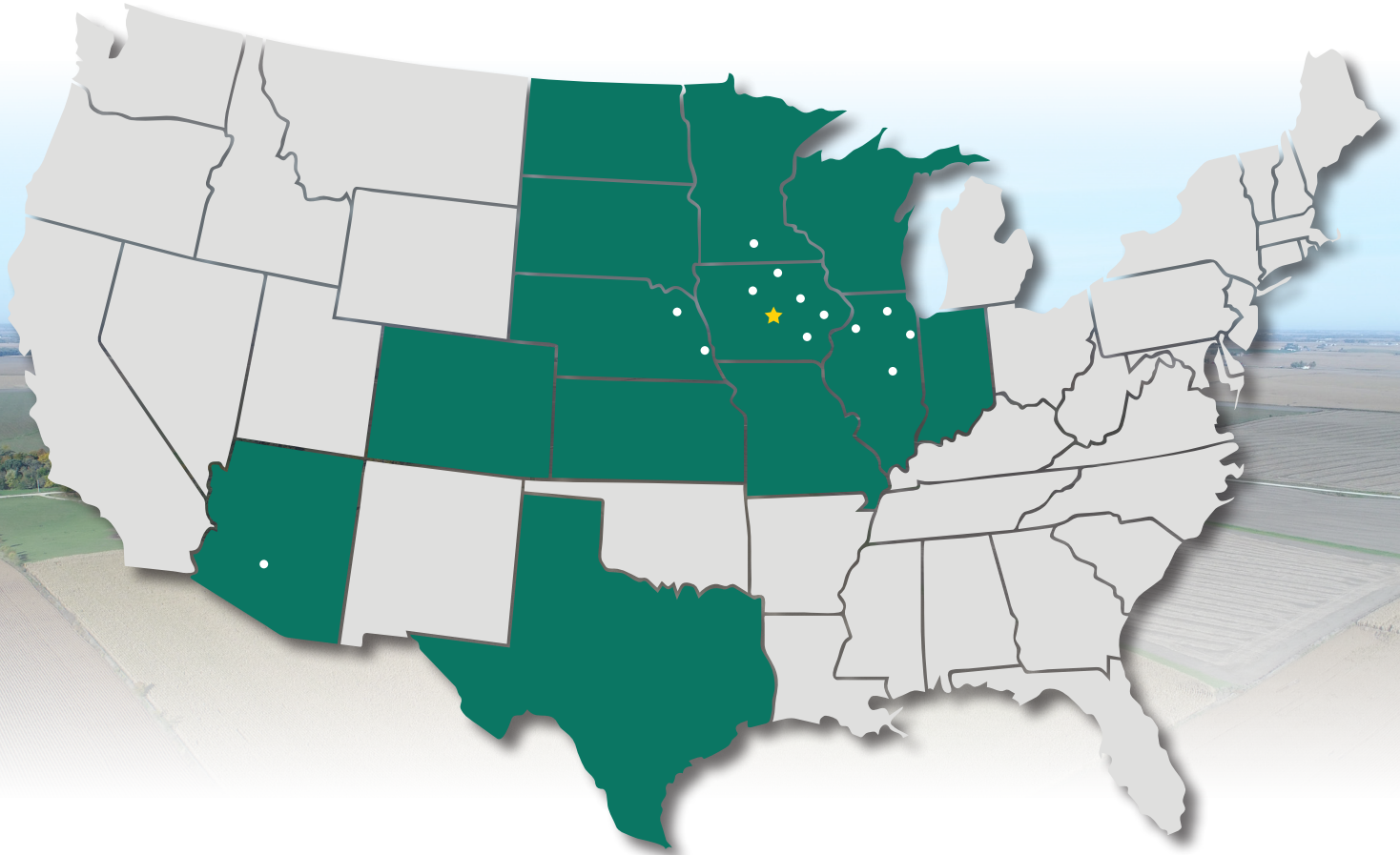
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### Contract & Title

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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