



Direct Access to U.S. Hwy 71!

AUCTION

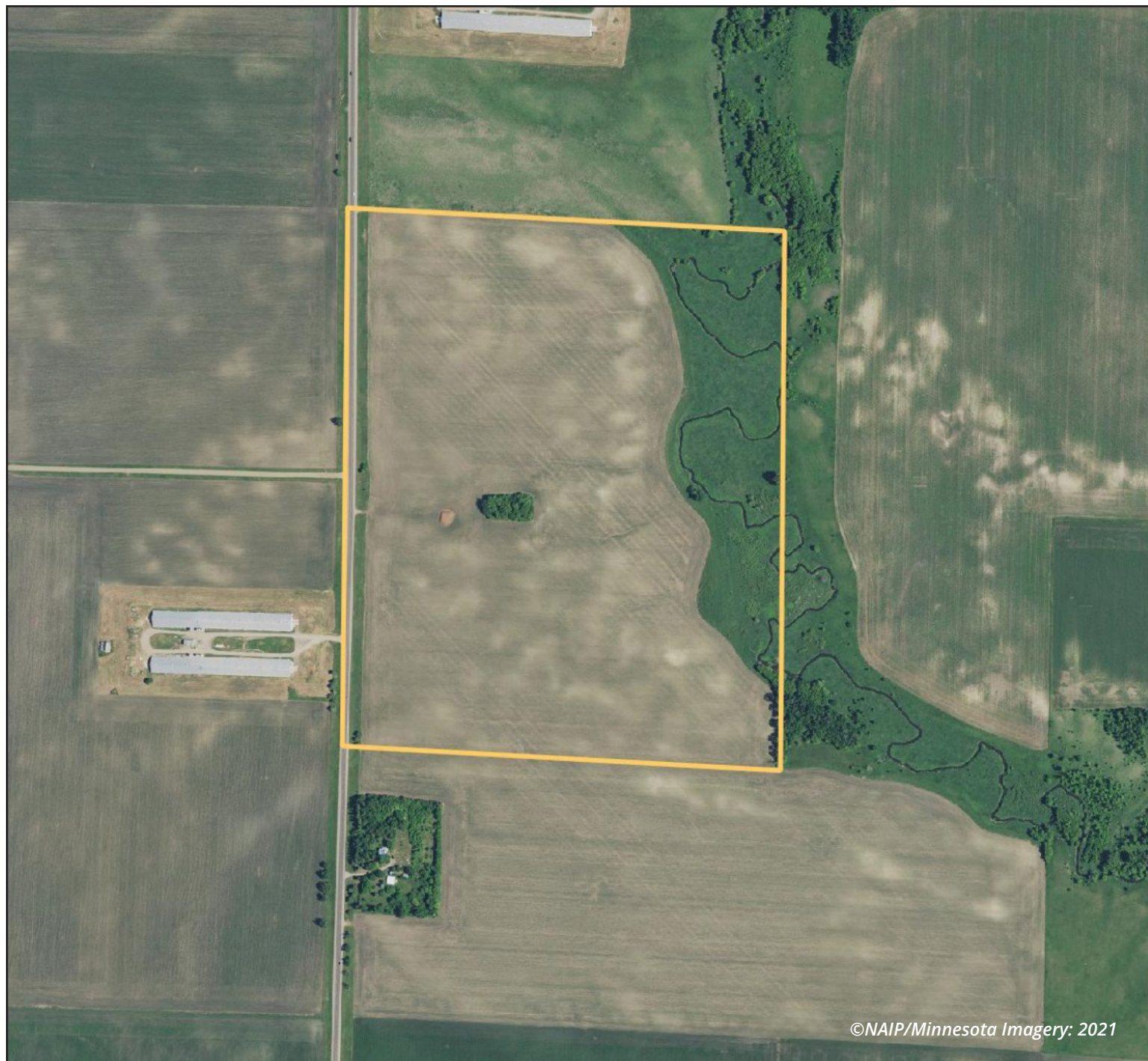
Hybrid
Tuesday
November 18, 2025
10:00 a.m. CST
Olivia, MN &
bid.hertz.ag

131.06 Acres, m/l
Single Parcel
Renville County, MN

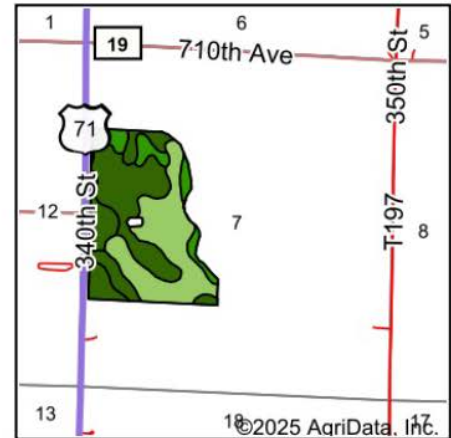
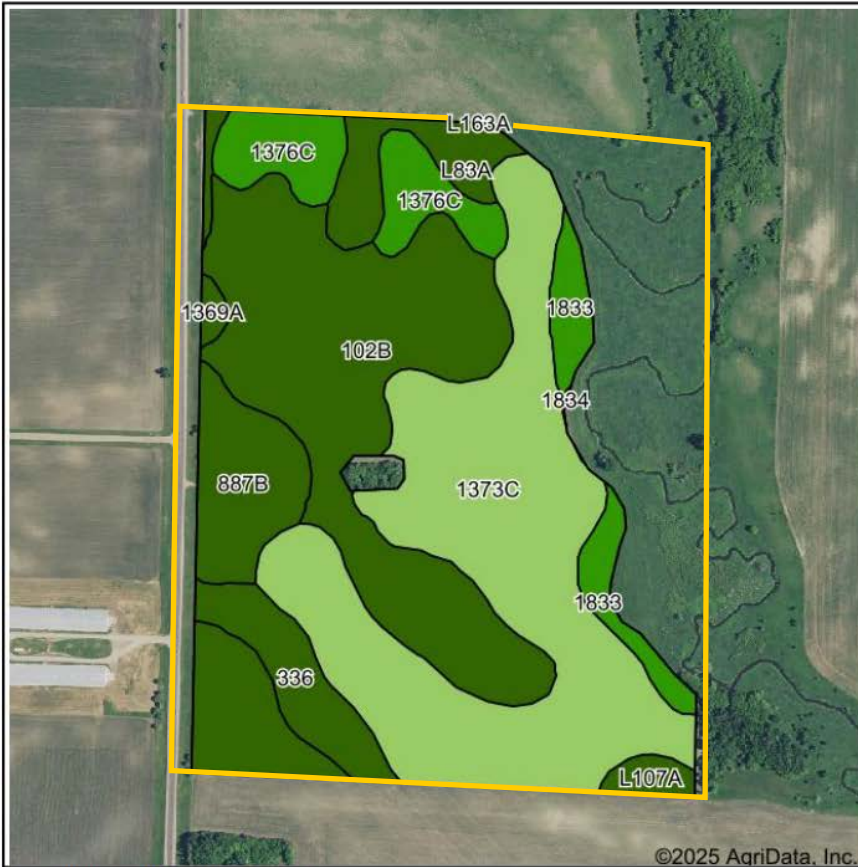


JARED AUGUSTINE
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FSA/Eff. Crop Acres: 99.32 | CRP Acres: 3.00 | Soil Productivity: 85.10 CPI



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State: **Minnesota**
 County: **Renville**
 Location: **7-113N-34W**
 Township: **Birch Cooley**
 Acres: **99.32**
 Date: **10/9/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1373C	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	37.60	37.9%		IIIe	73
102B	Clarion loam, 2 to 6 percent slopes	28.31	28.5%		IIe	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	11.25	11.3%		IIe	92
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.75	6.8%		IIIe	87
336	Delft clay loam, 0 to 2 percent slopes	4.92	5.0%		IIw	94
L83A	Webster clay loam, 0 to 2 percent slopes	4.66	4.7%		IIw	93
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.18	4.2%		IIw	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.13	1.1%		IIw	91
1369A	Crooksford silt loam, 1 to 3 percent slopes	0.52	0.5%		I	100
Weighted Average					2.44	85.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Morton: go north on US-71 for 3.9 miles. The property will be on the east side of the road.

Simple Legal

S½ NW¼ and N½ SW¼, all in Section 7, Township 113 North, Range 34 West of the 5th P.M., Renville Co., MN . *Final abstract/title documents to govern legal description.*

Real Estate Tax

Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$5,366.00
Surveyed Acres: 131.06
Net Taxable Acres: 131.68
Tax per Net Taxable Acre: \$40.75

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 9708, Tract 56028
FSA/Eff. Crop Acres: 99.32
CRP Acres: 3.00
Corn Base Acres: 46.10
Corn PLC Yield: 147 Bu.
Bean Base Acres: 46.10
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC-NW Prior Converted Non-Wetland.

CRP Contracts

There are 3.00 acres enrolled in a CP-21 contract that pays \$831.00 annually and expires 9/30/2031.

Soil Types/Productivity

Main soil types are Clarion-Storden-Pilot Grove and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 85.10. 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

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

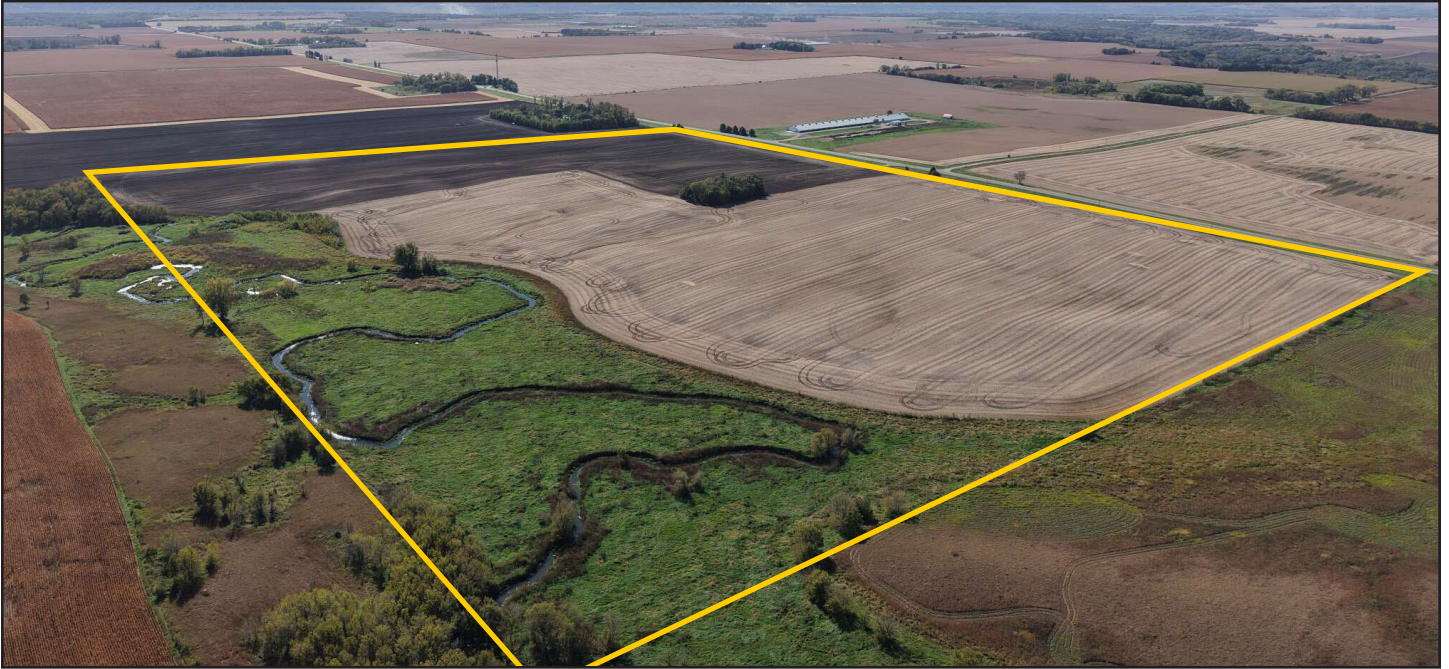
Comments

This is a quality Renville County farm located along US-71.



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.

Northeast Looking Southwest



Southeast Looking Northwest



A horizontal number line representing distance in feet. The line starts at 0 and has tick marks at 355, 710, and 1,420. The segment between 355 and 710 is highlighted in white, while the segments from 0 to 355 and from 710 to 1,420 are black.

Date: Tues., November 18, 2025

Time: 10:00 a.m.

Site: City of Olivia Armory
Community Center
910 W Lincoln Ave.
Olivia, MN 56277

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 the 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 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

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

Seller

John and Karen Grimes and
The Michael and Gail Miller Trust

Agency

Hertz Farm Management, Inc. 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.

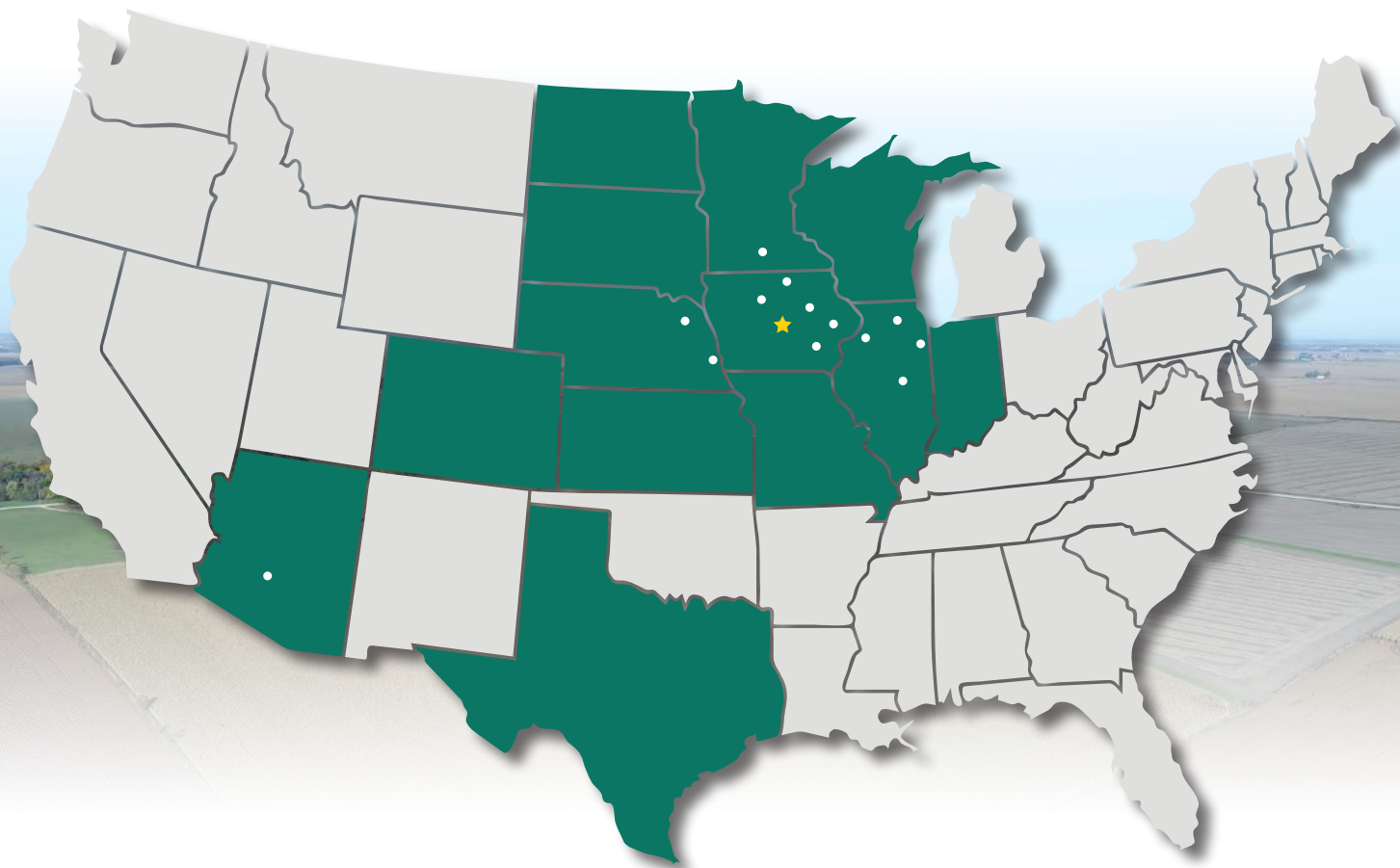
Terms of Possession

10% down payment required the day of sale. A 2.0% 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 17, 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.

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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