



Ormberg Family Trust

AUCTION

Hybrid
Wednesday
November 19, 2025
2:00 p.m. CST
St. Peter, MN &
bid.hertz.ag

172.50 Acres, m/l
2 Parcels
Nicollet County, MN



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DARRELL HYLEN, ALC
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Est. FSA/Eff. Crop Acres: 131.26 | Soil Productivity: 90.50 CPI



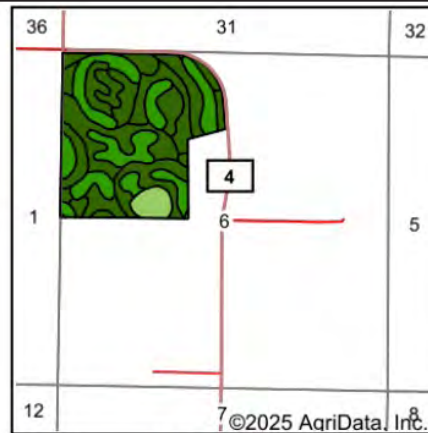
507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | www.Hertz.ag

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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nicollet**
Location: **6-110N-28W**
Township: **Granby**
Acres: **131.26**
Date: **10/13/2025**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	26.76	20.4%		IIIe	87
86	Canisteo clay loam, 0 to 2 percent slopes	16.18	12.3%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	16.15	12.3%		Ile	95
336	Delft clay loam, 0 to 2 percent slopes	16.15	12.3%		IIw	94
112	Harps clay loam, 0 to 2 percent slopes	15.84	12.1%		IIw	90
L84A	Glencoe clay loam, 0 to 1 percent slopes	14.71	11.2%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.13	5.4%		Iw	99
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	7.05	5.4%		Ile	92
L13A	Klossner muck, 0 to 1 percent slopes	6.16	4.7%		IIIw	77
L83A	Webster clay loam, 0 to 2 percent slopes	3.34	2.5%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.79	1.4%		IIw	91
Weighted Average					2.31	90.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Nicollet: go north on Hwy. 111 for 4¼ miles to Hwy. 5, then west for 2½ miles to Co. Rd. 4, then north for 1¼ miles. The property is on the west side of the road.

Simple Legal

Part of the NW¼ with exceptions, in Section 6, Township 110 North, Range 28 West of the 5th P.M., Granby Twp., Nicollet Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$8,576.00
Net Taxable Acres: 132.63
Tax per Net Taxable Acre: \$64.66

Lease Status

Open lease for the 2026 crop year.

FSA Data

FSA/Eff. Crop Acres: 131.26*
**Acres are estimated as FSA information is currently not available and able to be verified with the Nicollet County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Clarion-Storden, Canisteo, Clarion and Delft. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 90.50. 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. See tile map. Part of CD #30.

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 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.

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Southwest Looking Northeast



Southeast Looking Northwest



Est. FSA/Eff. Crop Acres: 37.71 | Soil Productivity: 92.80 CPI



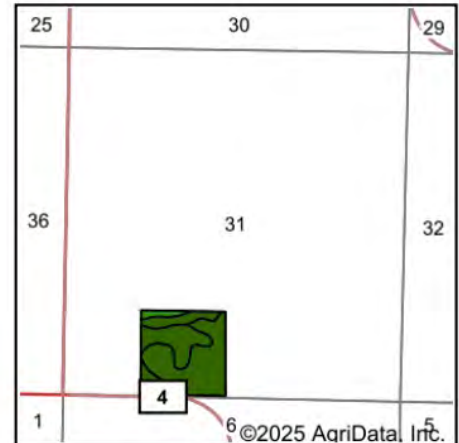
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nicollet**
Location: **31-111N-28W**
Township: **New Sweden**
Acres: **37.71**
Date: **10/13/2025**



Maps Provided By:



Area Symbol: MN103, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	20.63	54.8%		IIw	91
118	Crippin loam, 1 to 3 percent slopes	8.50	22.5%		Ie	100
112	Harps clay loam, 0 to 2 percent slopes	4.10	10.9%		IIw	90
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.96	7.8%		Ile	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.52	4.0%		IIIw	86
Weighted Average					1.81	92.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Nicollet: go north on Hwy. 111 for 4¼ miles to Hwy. 5, then west for 2½ miles to Co. Rd. 4, then north for 1½ miles. The property is on the north side of the road at the curve.

Simple Legal

SE¼ SW¼, Section 31, Township 111 North, Range 28 West of the 5th P.M., New Sweden Twp., Nicollet Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$2,466.00
Surveyed Acres: 39.87
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$61.85

Lease Status

Open lease for the 2026 crop year.

FSA Data

FSA/Eff. Crop Acres: 37.71*
**Acres are estimated as FSA information is currently not available and able to be verified with the Nicollet County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo-Glencoe and Crippin. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 92.80. 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.

Drainage

Some tile. See tile map. Part of CD #30.

Buildings/Improvements

None.

Water & Well Information

None.

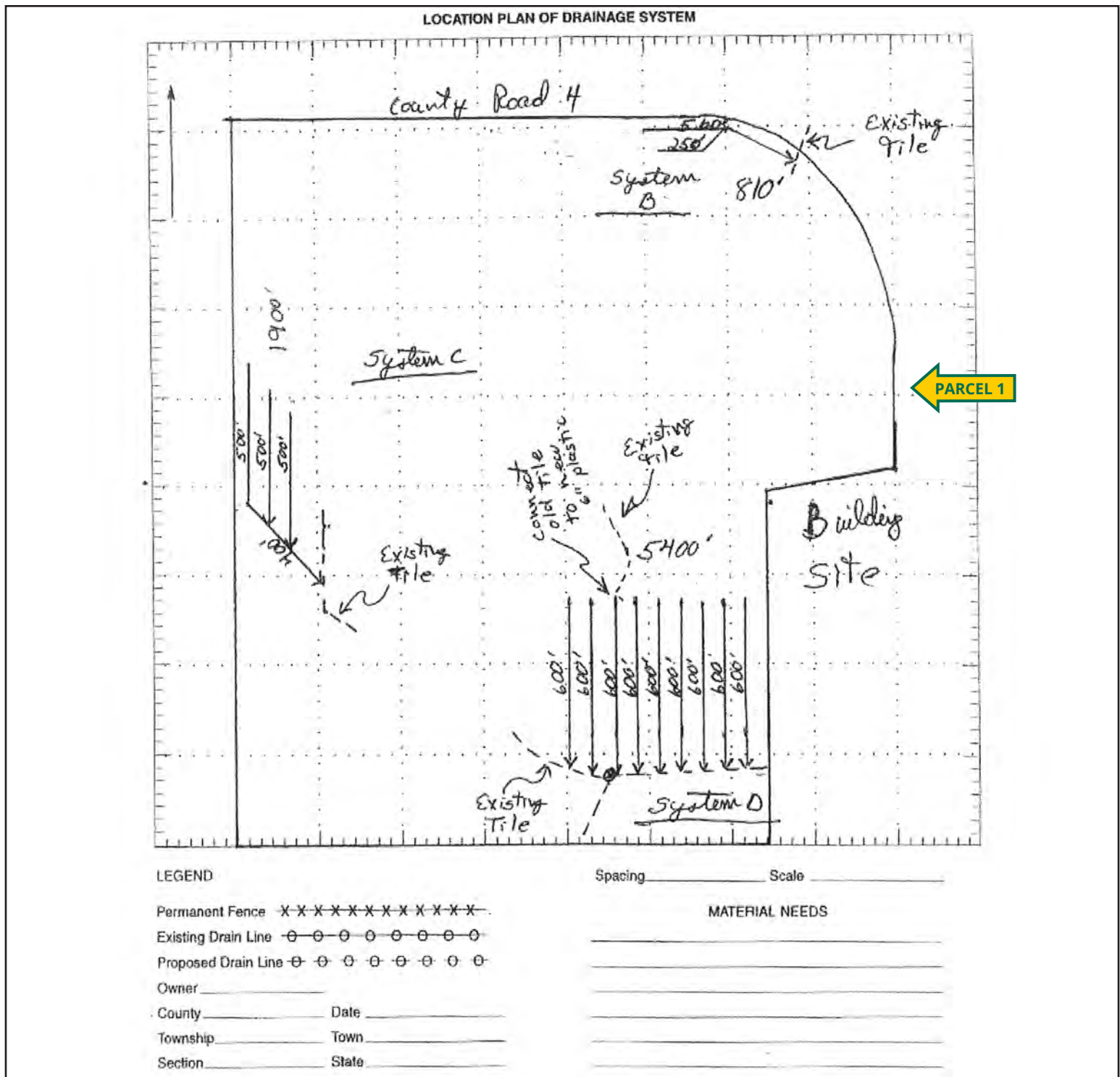


Southeast Looking Northwest



Northeast Looking Southwest





Date: Wed., November 19, 2025

Time: 2:00 p.m.

Site: The Gathering Event Venue
1042 Old Minnesota Ave.,
Ste. 400
St. Peter, MN 56082

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 Managers, Jared Augustine at 507-381-7425 or Darrell Hylen at 507-381-3843 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

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Ormberg Family Trust Dated
October 14, 1999.

Agency

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

Auctioneer

Jared Augustine

Announcements

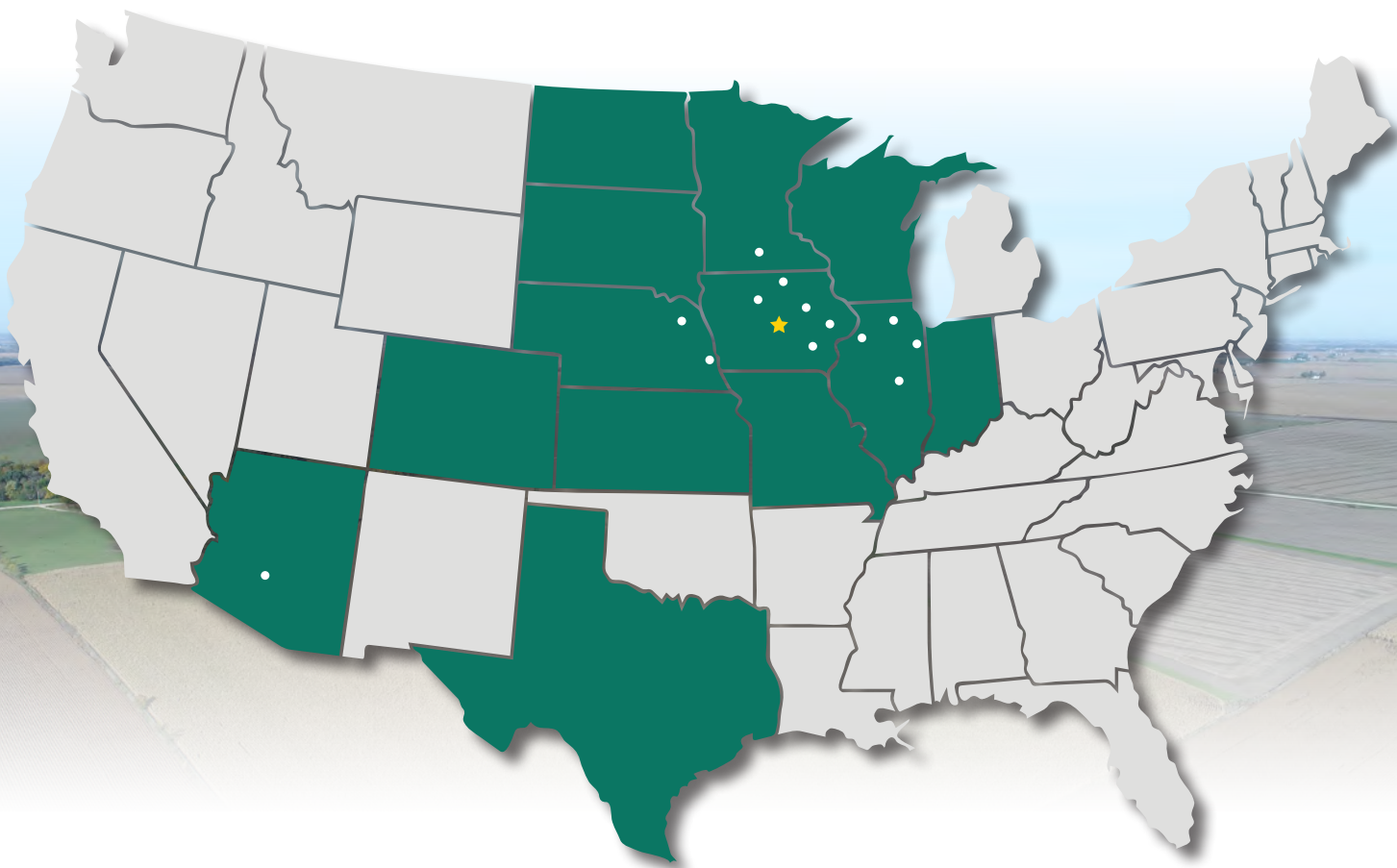
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 19, 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 December 31, 2025. The Seller will pay the real estate taxes due and payable in 2025; Buyer will pay the 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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