



ONE-CHANCE SEALED BID SALE



Well-Drained Redwood County Farm

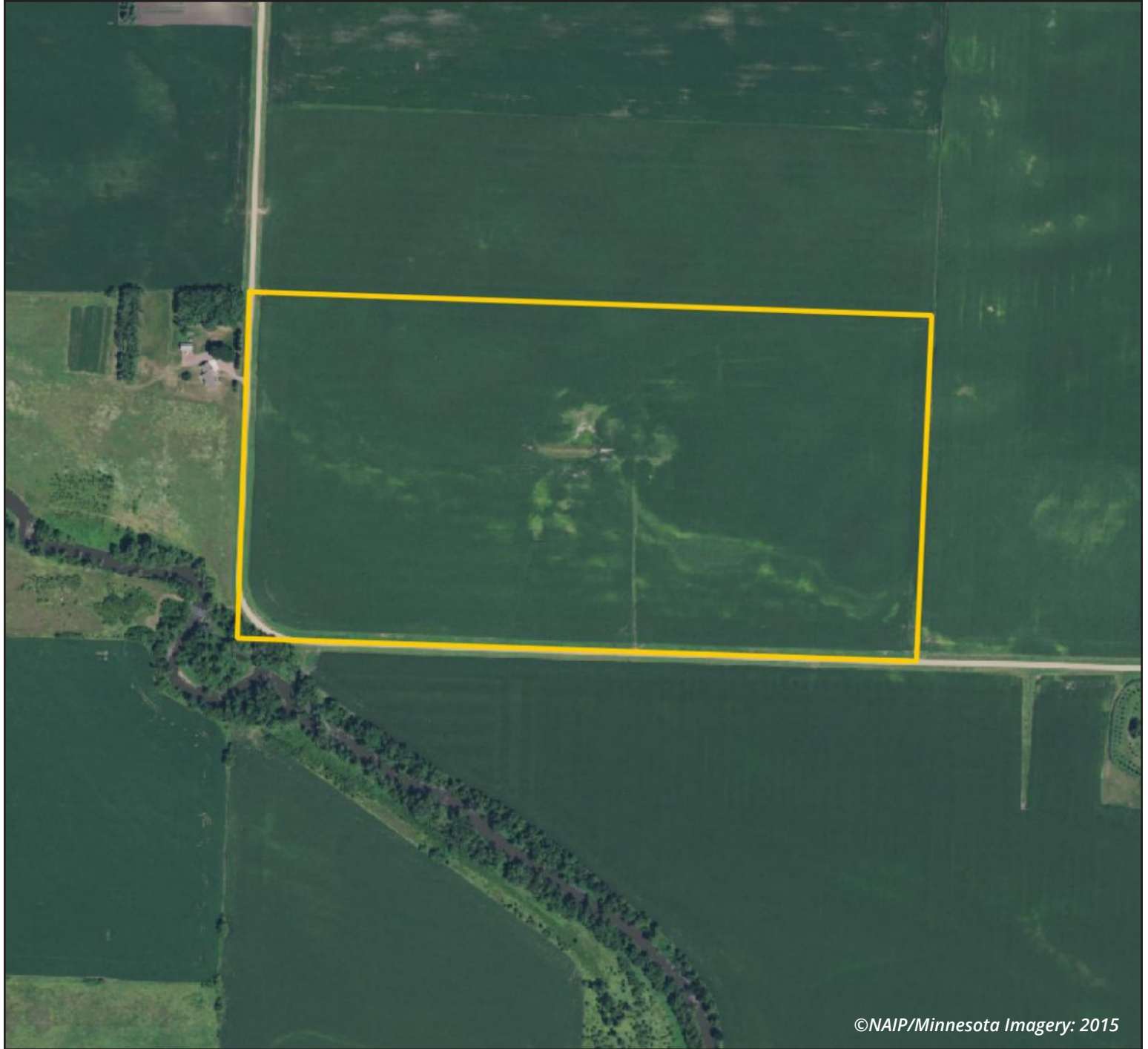


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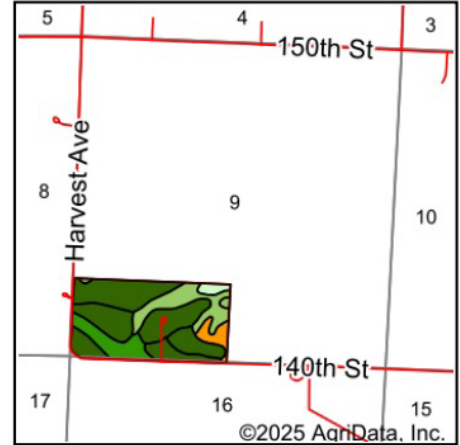
Bid Deadline:
Wednesday, December 17, 2025
12:00 Noon, CST

80.00 Acres, m/l
Single Parcel
Redwood County, MN

FSA/Eff. Crop Acres: 78.91 | Soil Productivity: 86.60 CPI



©NAIP/Minnesota Imagery: 2015



State: **Minnesota**
 County: **Redwood**
 Location: **9-109N-37W**
 Township: **Lamberton**
 Acres: **78.91**
 Date: **11/11/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	21.47	27.2%		Ile	92
L201A	Normania loam, 1 to 3 percent slopes	14.49	18.4%		Ie	99
255	Mayer loam, 0 to 2 percent slopes	12.42	15.7%		IIlw	72
421B	Amiret loam, 2 to 6 percent slopes	10.57	13.4%		Ile	98
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.05	11.5%		IIlw	83
313	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.37	5.5%		IIlw	91
41A	Estherville sandy loam, 0 to 2 percent slopes	3.76	4.8%		IIIs	44
399	Biscay clay loam, depressional, 0 to 1 percent slopes	1.94	2.5%		IIIlw	64
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	0.58	0.7%		IIle	77
954D2	Storden-Ves complex, 10 to 16 percent slopes, moderately eroded	0.26	0.3%		Ive	55
Weighted Average					1.90	86.6

Location

From Lamberton: Go north on Co. Rd. 6 for 1½ miles and then west on 140th St. for 1½ miles. Property is located on the north side of the road.

Simple Legal

S½ SW¼ of Section 9, Township 109 North, Range 37 West of the 5th P.M., Redwood Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$3,588.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$44.85

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 10440, Tract 597
FSA/Eff. Crop Acres: 78.91
Corn Base Acres: 73.40
Corn PLC Yield: 158 Bu.
Bean Base Acres: 5.50
Bean PLC Yield: 40 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Amiret-Swanlake, Normania, Mayer, and Amiret. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 86.60. 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 strongly sloping.

Drainage

Tiled. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

The property has two DNR observation wells located in the southwest corner.

- Well ID #244377 - Sealed on 7/3/2010
- Well ID #689980

Survey

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



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.

Southwest looking Northeast



Southeast looking Northwest



Northwest looking Southeast



Northeast looking Southwest





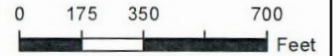
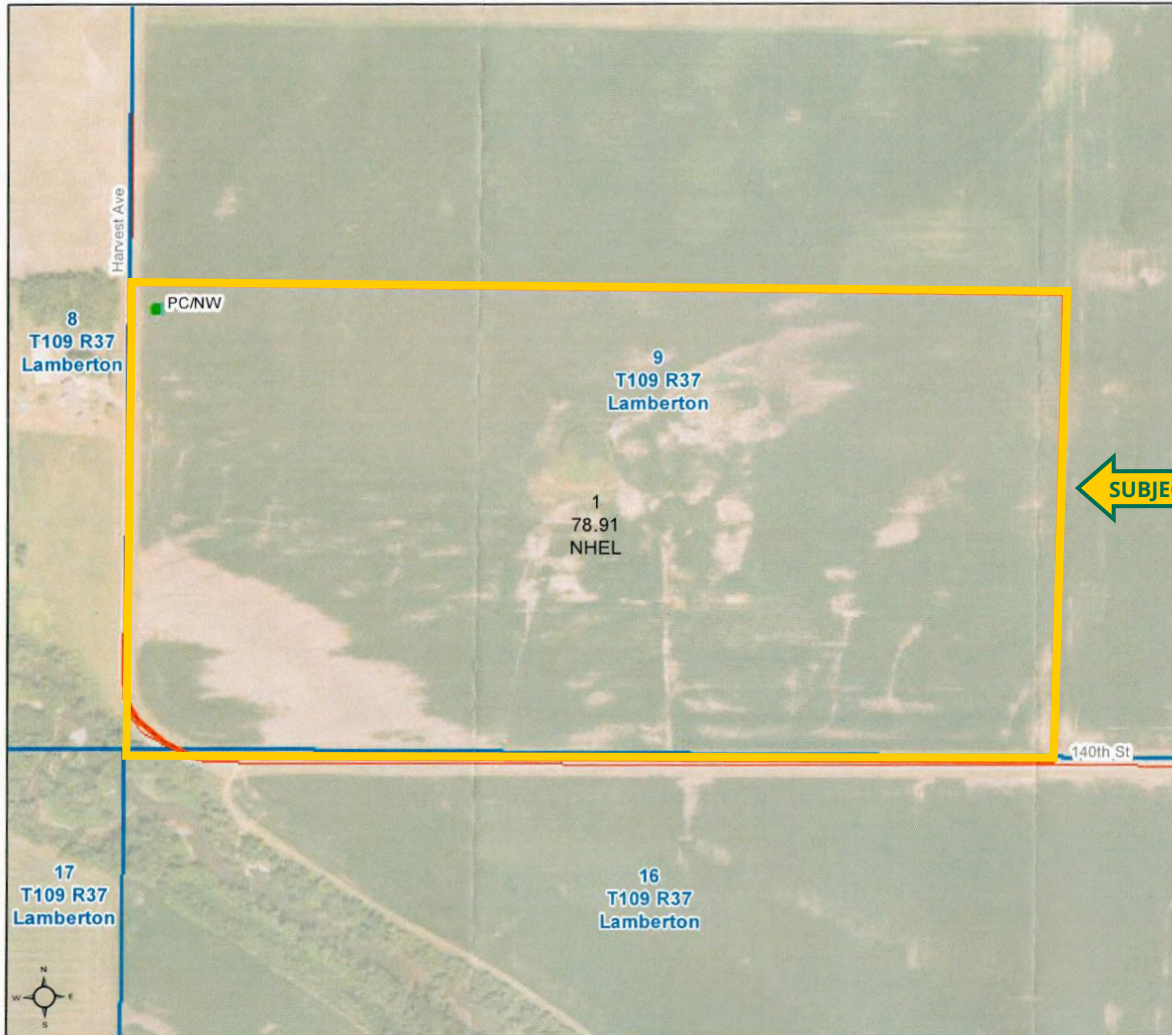
Redwood County, Minnesota

Farm 10440

Tract 597

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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 78.91 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: Wed., Dec.17, 2025

Time: 12:00 Noon, CST

Mail To:

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

Agency

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

Attorney

Randy Zellmer
St. Andrews Title & Exchange, Inc.

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 Wednesday, December 17, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 4 p.m., CST on Thursday, December 18, 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 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 January 27, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will pay real estate taxes due and payable in 2025; Buyer will pay real estate taxes due and payable in 2026.

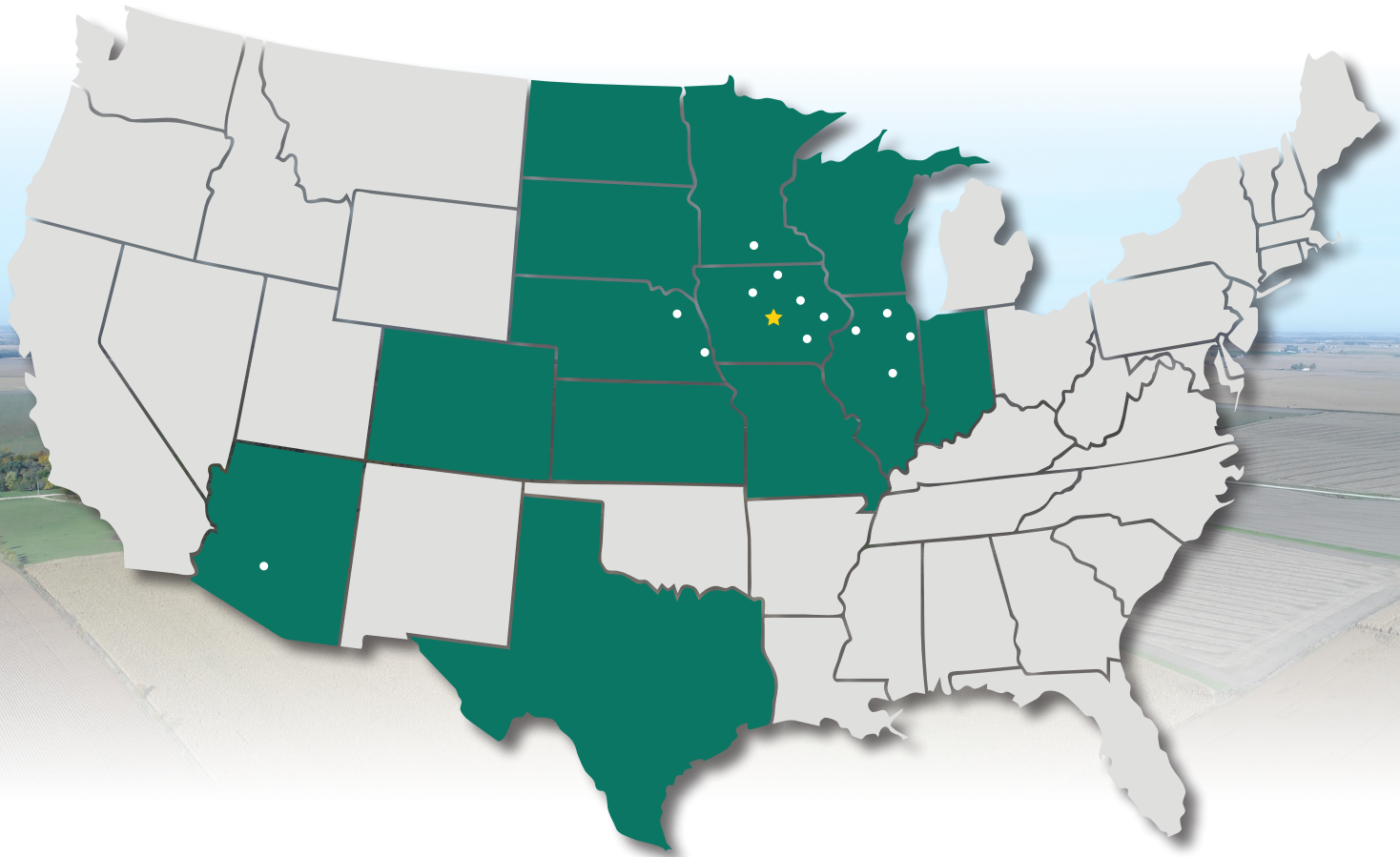
Survey

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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



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Certified Farm Appraisals
Professional Farm Management

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