



ONE-CHANCE SEALED BID SALE



True Family Farm Trust



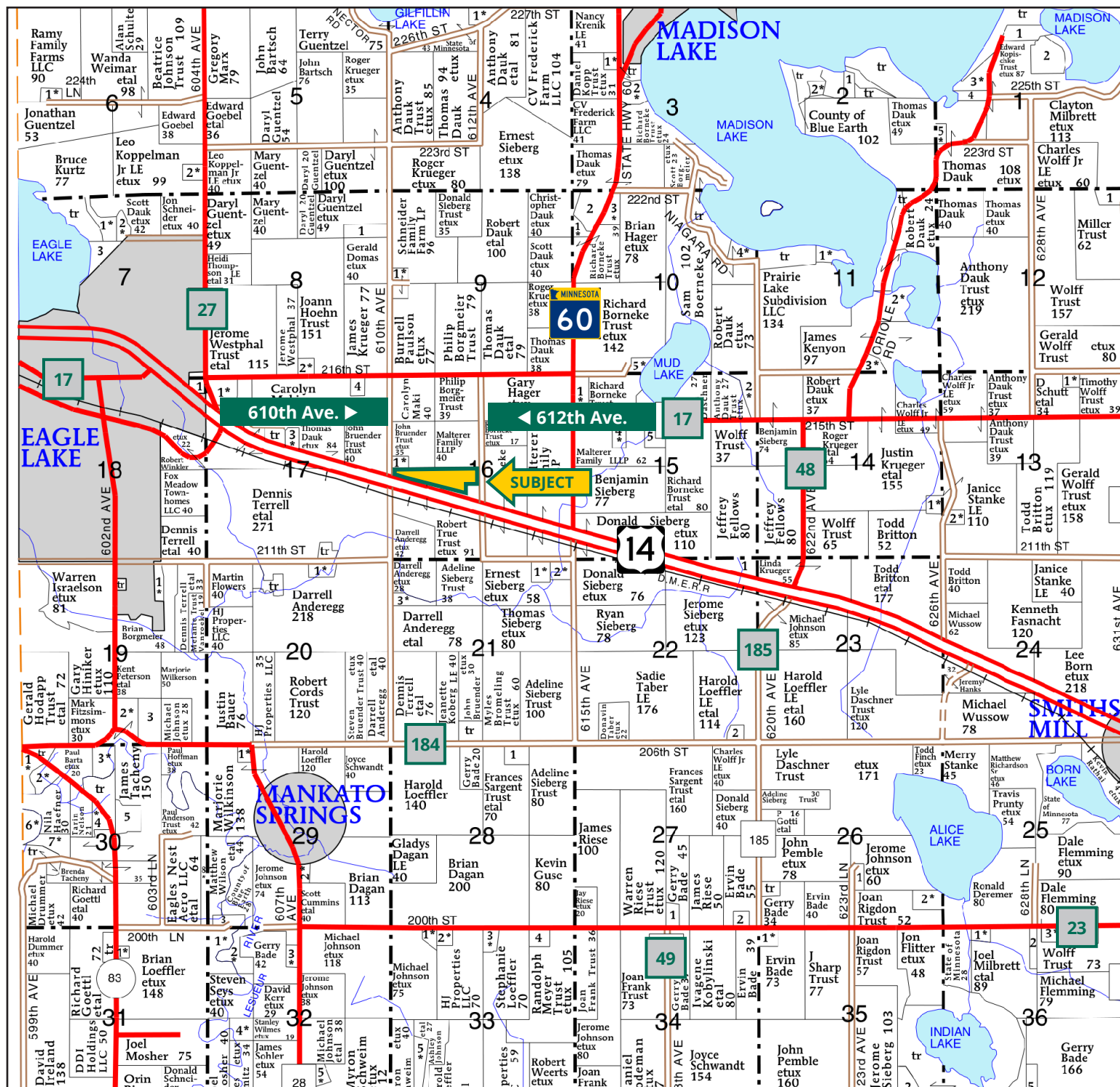
DARRELL HYLEN, ALC
Licensed Salesperson in MN
507.381.3843
DarrellH@Hertz.ag



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

Bid Deadline:
Wednesday, January 14, 2026
12:00 Noon, CST

49.49 Acres, m/l
Single Parcel
Blue Earth County, MN



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

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Est. FSA/Eff. Crop Acres: 48.40 | Soil Productivity: 90.50 CPI

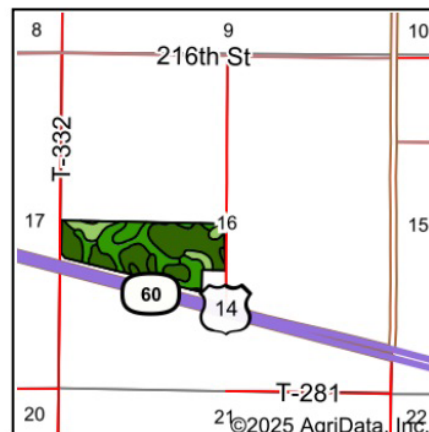


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State: **Minnesota**
 County: **Blue Earth**
 Location: **16-108N-25W**
 Township: **Le Ray**
 Acres: **48.4**
 Date: **12/1/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 23

| 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 | 21.52 | 44.3% | | Ile | 98 |
| 114 | Glencoe silty clay loam, 0 to 1 percent slopes | 9.57 | 19.8% | | IIIw | 86 |
| 239 | Le Sueur loam, 1 to 3 percent slopes | 4.35 | 9.0% | | Iw | 97 |
| 211 | Lura silty clay, 0 to 1 percent slopes | 3.37 | 7.0% | | IIIw | 81 |
| 238C | Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded | 2.93 | 6.1% | | IIIe | 74 |
| 106C | Lester loam, 6 to 10 percent slopes | 2.55 | 5.3% | | IIIe | 76 |
| 525 | Muskego soils, 0 to 1 percent slopes | 2.24 | 4.6% | | IIIw | 81 |
| 109 | Cordova clay loam, 0 to 2 percent slopes | 1.69 | 3.5% | | IIw | 87 |
| 238B | Kilkenny clay loam, 2 to 6 percent slopes | 0.18 | 0.4% | | Ile | 79 |
| Weighted Average | | | | | 2.34 | 90.5 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Eagle Lake: go east on Hwy 14 for 2 miles, then turn north on 610th Ave. The property is on the east side of 610th Ave.

Simple Legal

Pt of N½ SW¼ north of Hwy 14, with exceptions, in Section 16, Township 108 North, Range 25 West of the 5th P.M., Blue Earth County, MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$3,465.77*
2025 Special Assessments:
JD 9 15-Year Improvement: \$3,023.22
Public Drainage Assessment: \$81.36
Total 2025 Taxes & Assessments: \$6,570.35
Net Taxable Acres: 49.49*
Tax per Net Taxable Acre: \$132.76*
**Taxes estimated due to tax parcel split.
Blue Earth County Assessor/Treasurer will
determine final tax figures.*

Lease Status

Open least for the 2026 crop year.

FSA Data

Part of Farm Number 14145
Part of Tract 2136
FSA/Eff. Crop Acres: 48.40*
Corn Base Acres: 46.55*
Corn PLC Yield: 158 Bu.
Bean Base Acres: 1.85*
Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution
of farm by the Blue Earth County FSA office.*

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 Glencoe. 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.

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 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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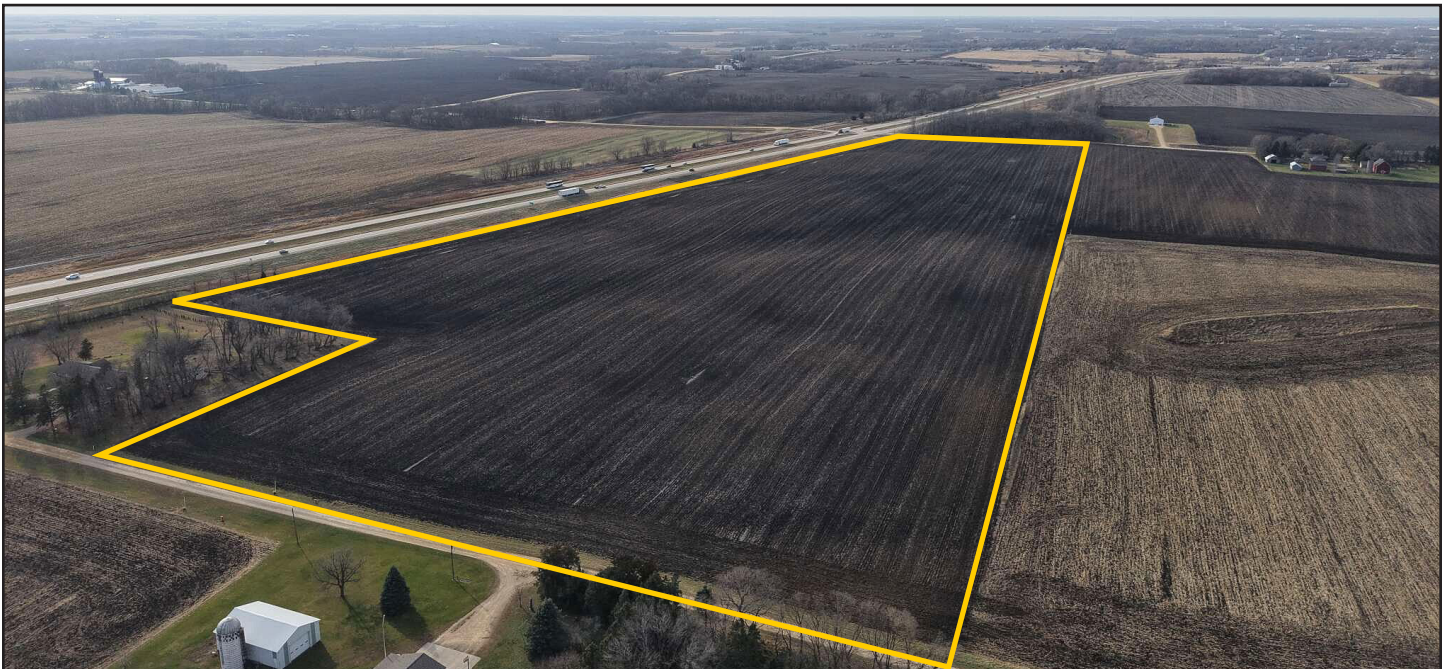
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West Looking East



Northeast Looking Southwest



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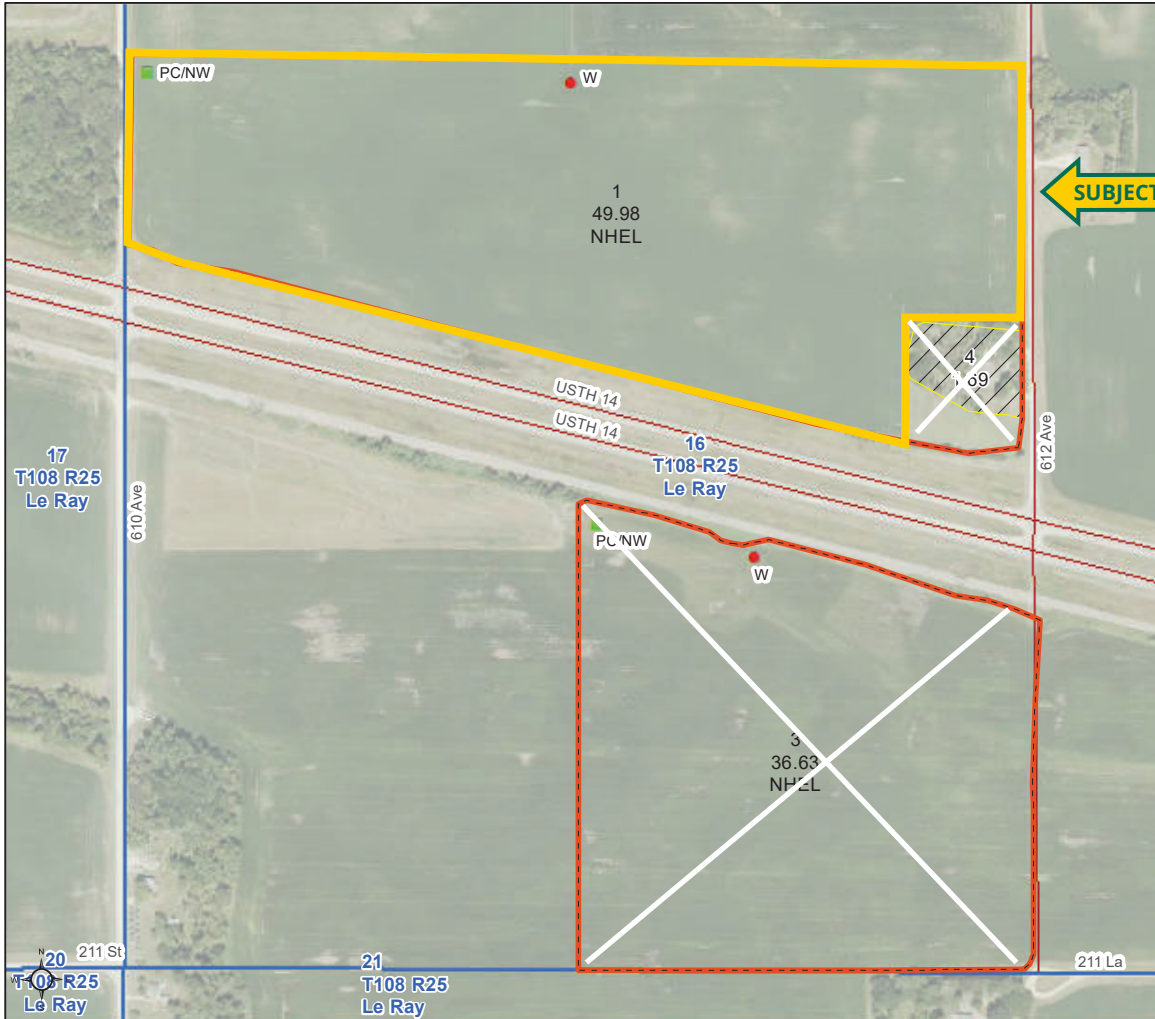
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United States
Department of
Agriculture

Blue Earth County, Minnesota



Farm 14145

Tract 2136




2025 Program Year

Map Created May 01, 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

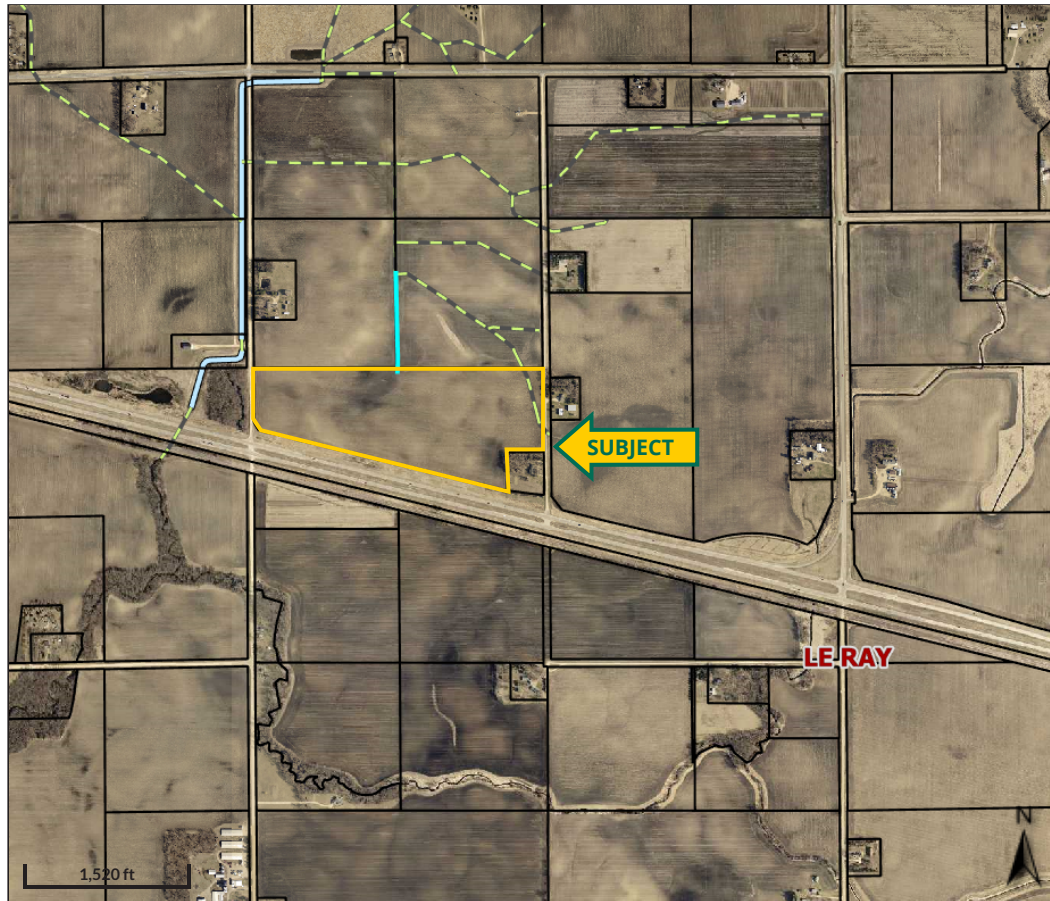
-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

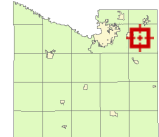
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 86.61 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.



Overview



Legend

-  Tax Parcels
-  Township Names
- Public Ditch**
 -  Open
 -  Other
 -  Tile
 -  MN-County

bottom_width = -9998
 BufferPurchasedDate =
 buffer_left = N/A
 buffer_req_date =
 buffer_right = N/A
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 construction_easement_width_left = -9998
 construction_easement_width_right = -9998
 ditch_link =
 easement = No

easement_width_left = -9998
 easement_width_right = -9998
 grade = 0.25
 map_label = BR 3 Lat B
 notes =
 OBJECTID = 3202
 plan_link = JD009_PL_IMP_20190329_BE_10.tif
 pri_source = MSUWRC
 sec_source = ISG
 segment_name = BR 3 Lateral B_1867

SHAPE_Length = 917.00011048302906
 side_slope = N/A
 source = As-Built
 status = Existing
 system_code = JD09
 tile_dim = 10
 tile_material = HDPE
 type = Tile

Date created: 11/24/2025
 Last Data Uploaded: 11/22/2025 12:24:01 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Bid Deadline: Wed., Jan. 14, 2026

Time: 12:00 Noon, CST

Mail To:

Hertz Farm Management
Attn: Darrell Hylen
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001

Seller

True Family Farm Trust

Agency

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

Attorney

Steven H. Fink
Farrish Johnson Law Office, CHTD

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 Managers, Darrell Hylen at 507-381-3843 or 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, January 14, 2026, by 12:00, Noon, CST. The Seller will accept or reject all bids by 4:00 p.m., CST on Thursday, January 15, 2026, and all bidders will be notified shortly thereafter.

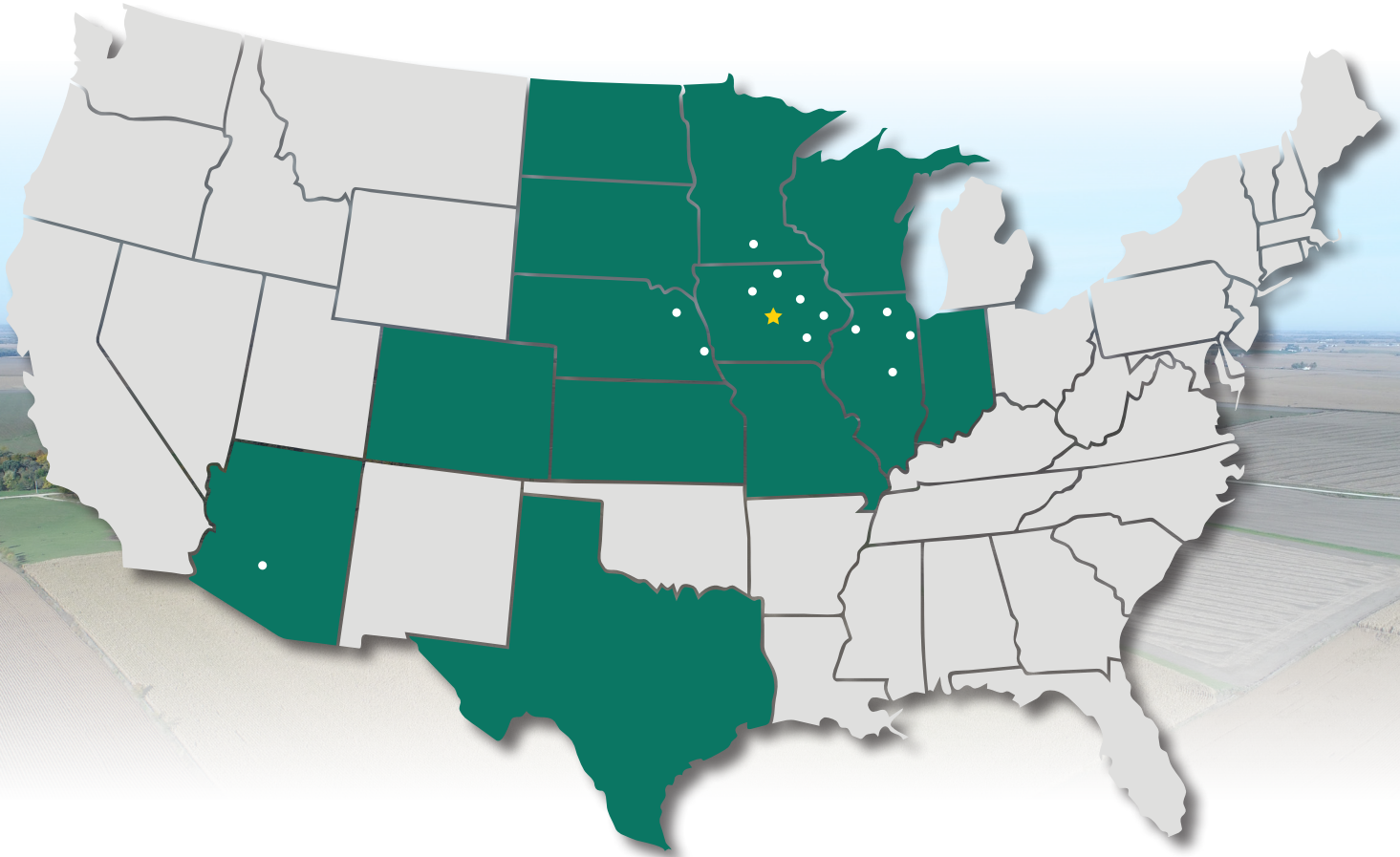
Terms of Possession

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 February 18, 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 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

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