



ONE-CHANCE SEALED BID SALE



**Quality Farmland with Good Tile
Drainage Outlets**



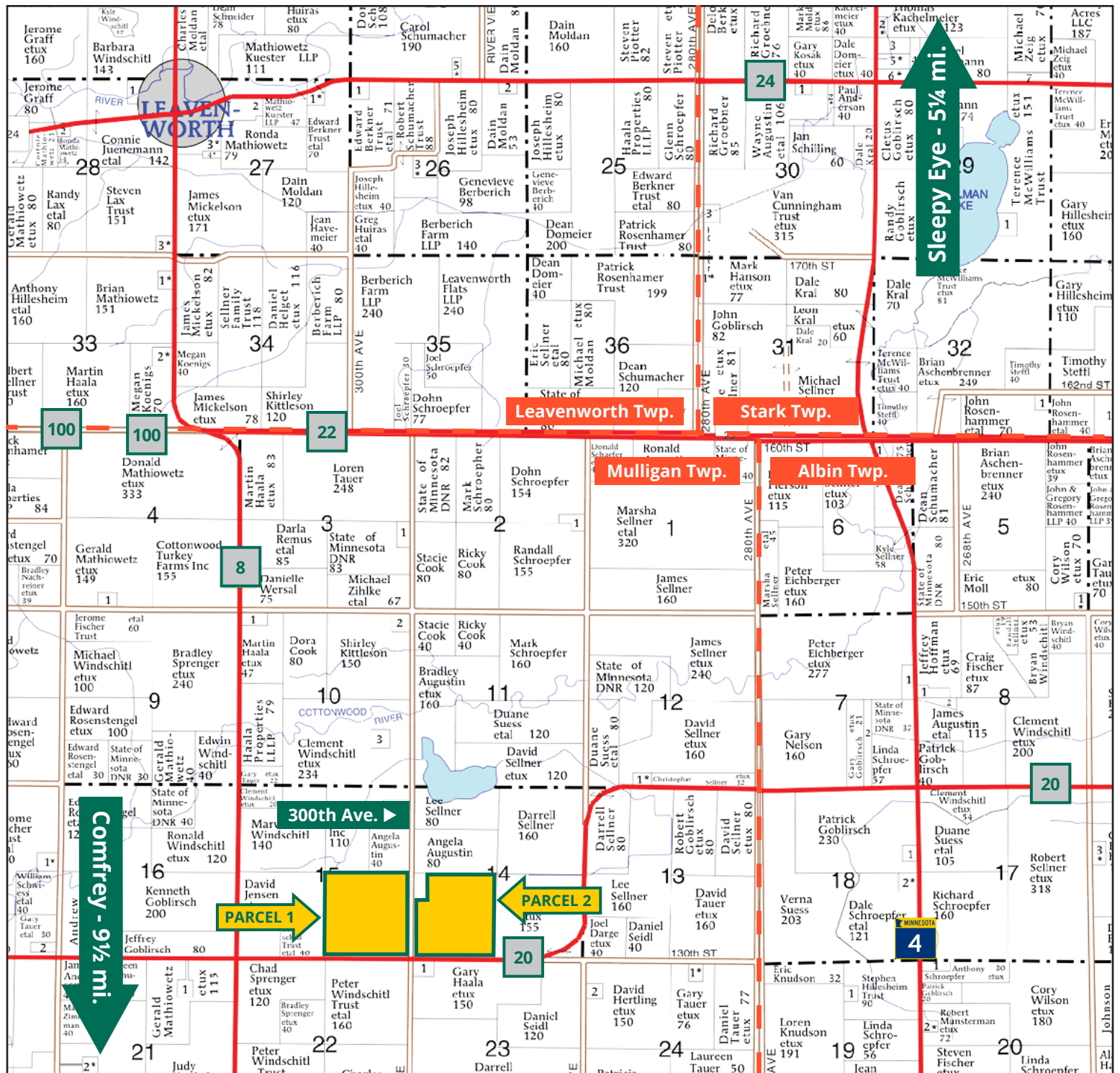
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STEVE HINIKER, AFM
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Bid Deadline:
Tuesday, January 13, 2026
12:00 Noon, CST

312.25 Acres, m/l
2 Parcels
Brown County, MN

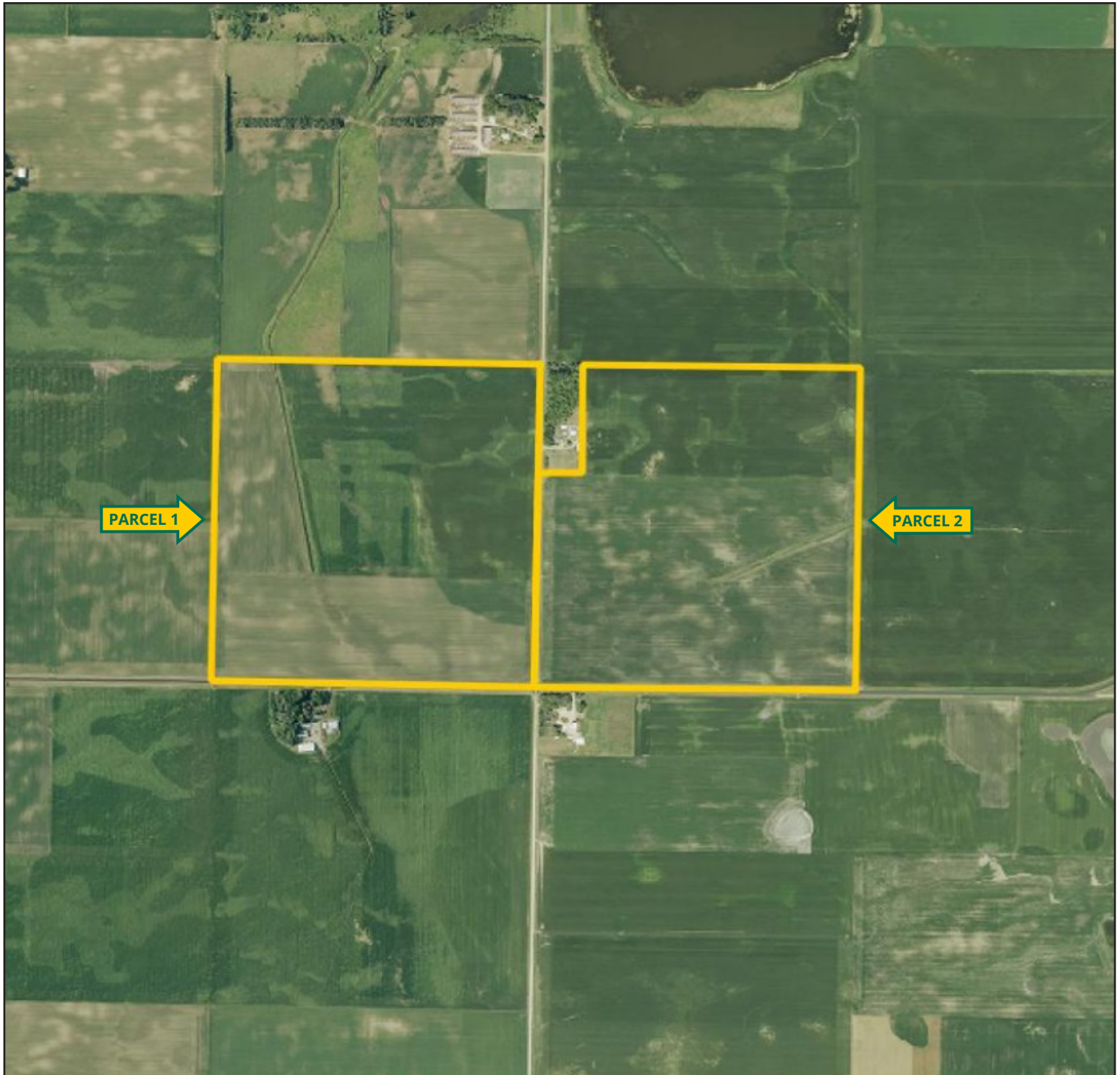


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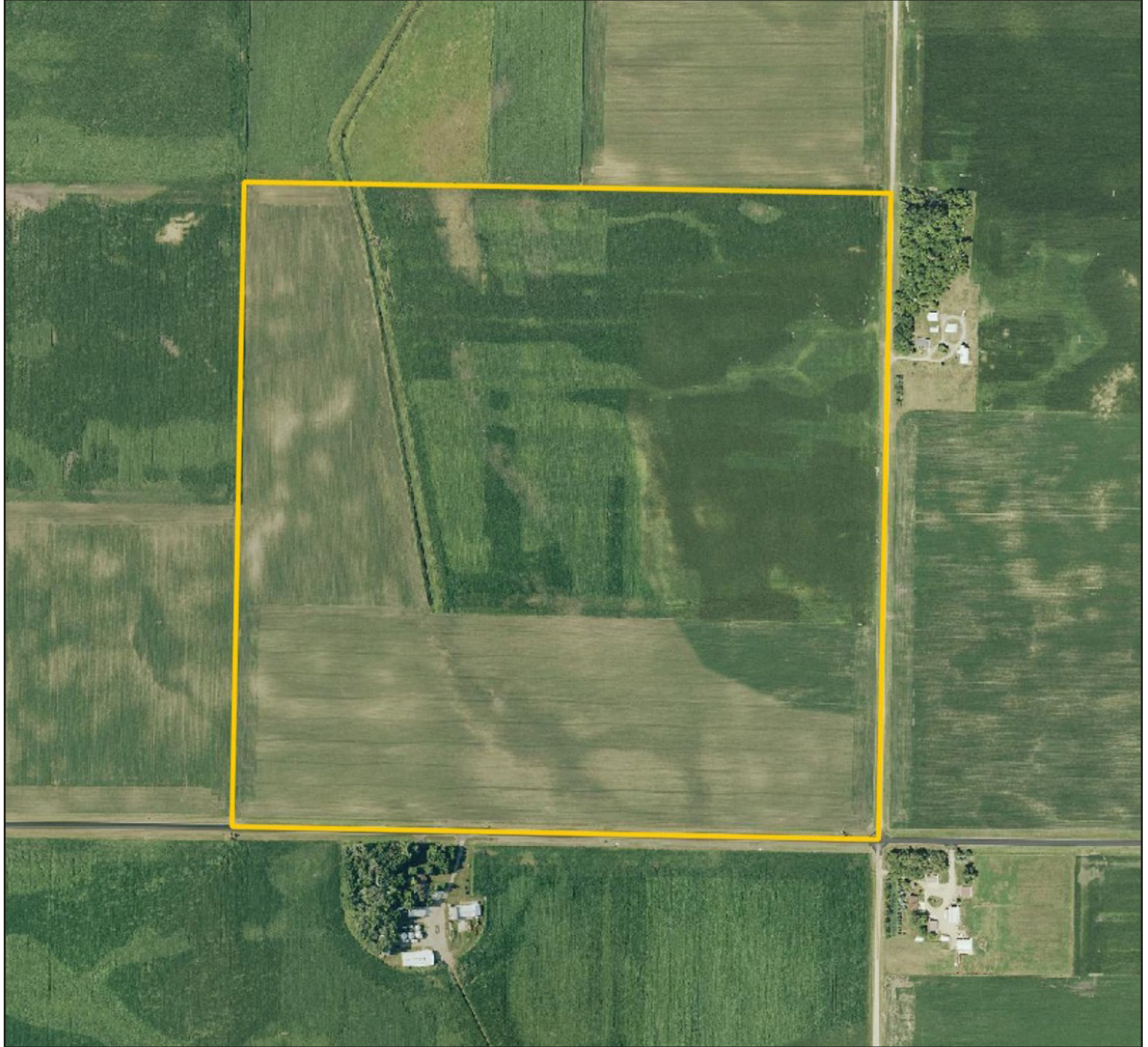
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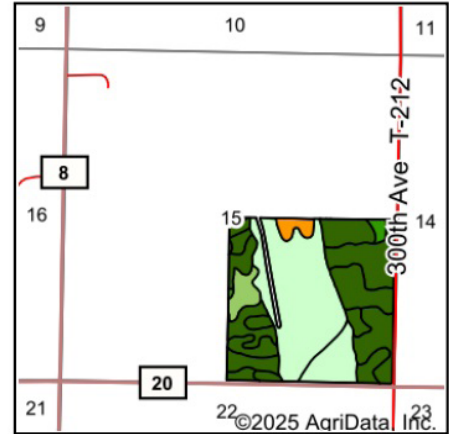
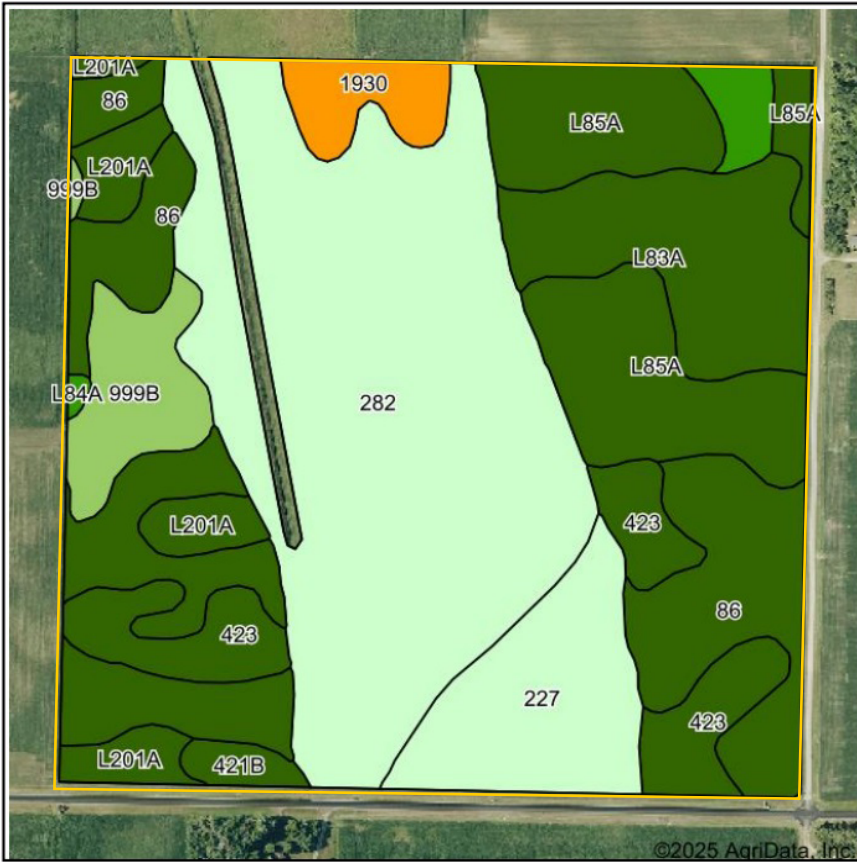
FSA/Eff. Crop Acres: 153.18 | Soil Productivity: 79.20 CPI



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State: **Minnesota**
County: **Brown**
Location: **15-108N-33W**
Township: **Mulligan**
Acres: **153.18**
Date: **12/2/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
282	Hanska sandy loam	53.70	35.1%		IIw	61
86	Canisteo clay loam, 0 to 2 percent slopes	26.73	17.5%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.07	12.4%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	12.57	8.2%		IIw	93
227	Lemond loam, 0 to 2 percent slopes	11.47	7.5%		IIw	69
423	Seaforth loam, 1 to 3 percent slopes	10.59	6.9%		IIs	95
999B	Ves-Storden-Estherville complex, 2 to 6 percent slopes	6.31	4.1%		Ile	74
L201A	Normania loam, 1 to 3 percent slopes	5.89	3.8%		Ie	99
1930	Dickman sandy loam, moderately wet	3.52	2.3%		IIIs	47
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.78	1.2%		IIle	87
421B	Amiret loam, 2 to 6 percent slopes	1.33	0.9%		Ile	98
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.22	0.1%		IIw	86
Weighted Average					1.87	79.2

Location

From Sleepy Eye: Go south on MN-4 for 9.1 miles, then west on Co. Hwy 20 / Co. Rd. 20 for 3.7 miles, then north on 300th Ave. for 0.4 miles. Property is located on the west side of the road.

Simple Legal

The SE¼ of Section 15, Township 108 North, Range 33 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2026 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$7,346.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$45.91
Taxes are proposed values for the 2026 tax year. Brown County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 6534, Part of Tract 2385
FSA/Eff. Crop Acres: 153.18
Corn Base Acres: 64.86*
Corn PLC Yield: 174 Bu.
Bean Base Acres: 56.43*
Bean PLC Yield: 48 Bu.
**Acres are estimated pending reconstitution of farm by the Brown County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Hanska, Canisteo, Nicollet, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 79.20. 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 gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Disclaimer

Sale of the property will be subject to Court approval. All bids will be submitted to the Court for approval prior to acceptance of offer.



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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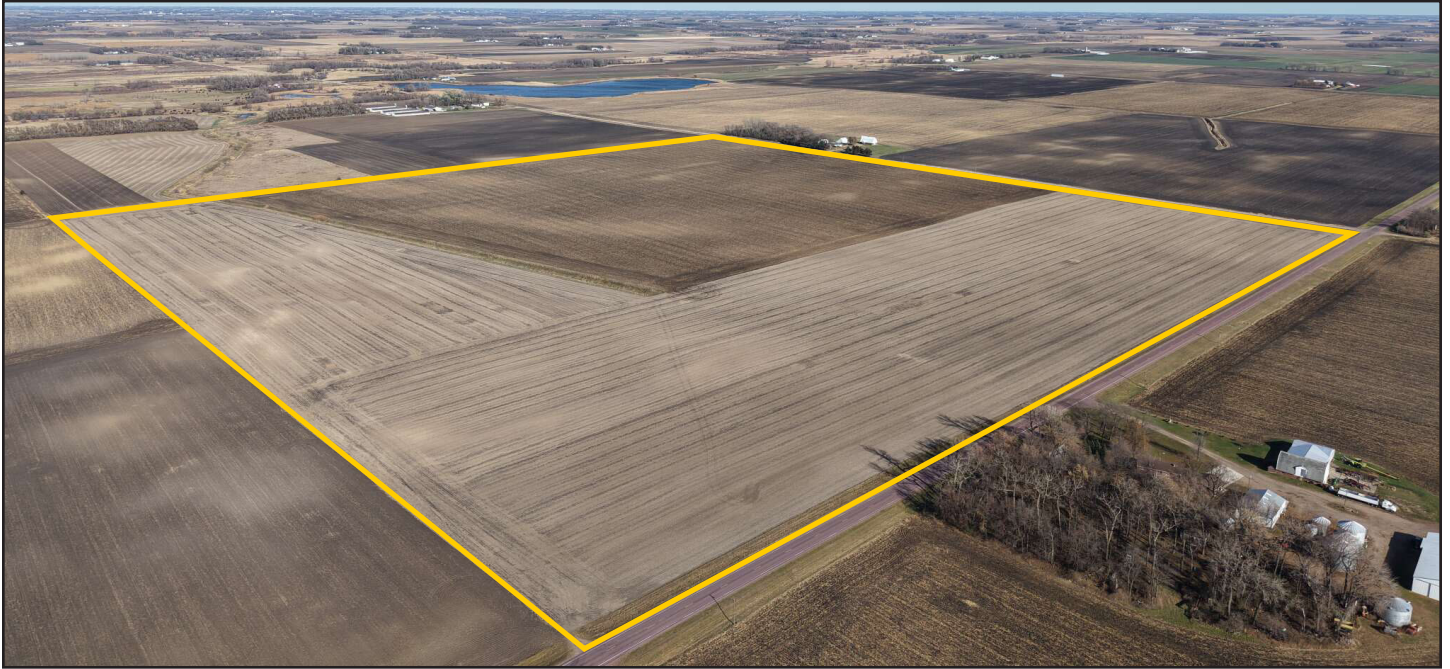
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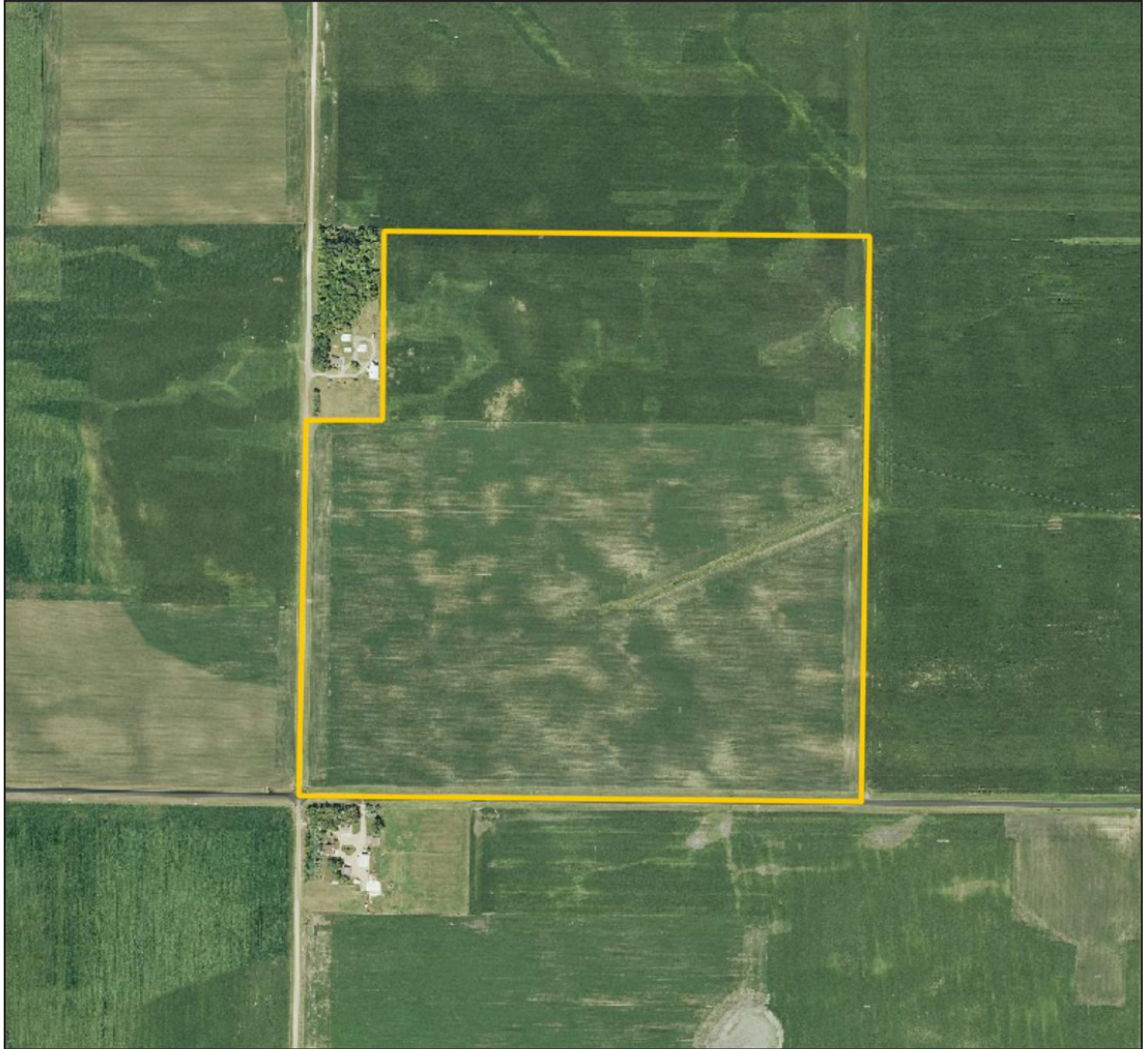
Southwest looking Northeast



Northwest looking Southeast



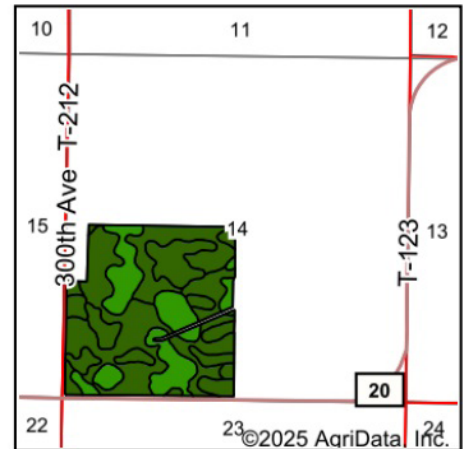
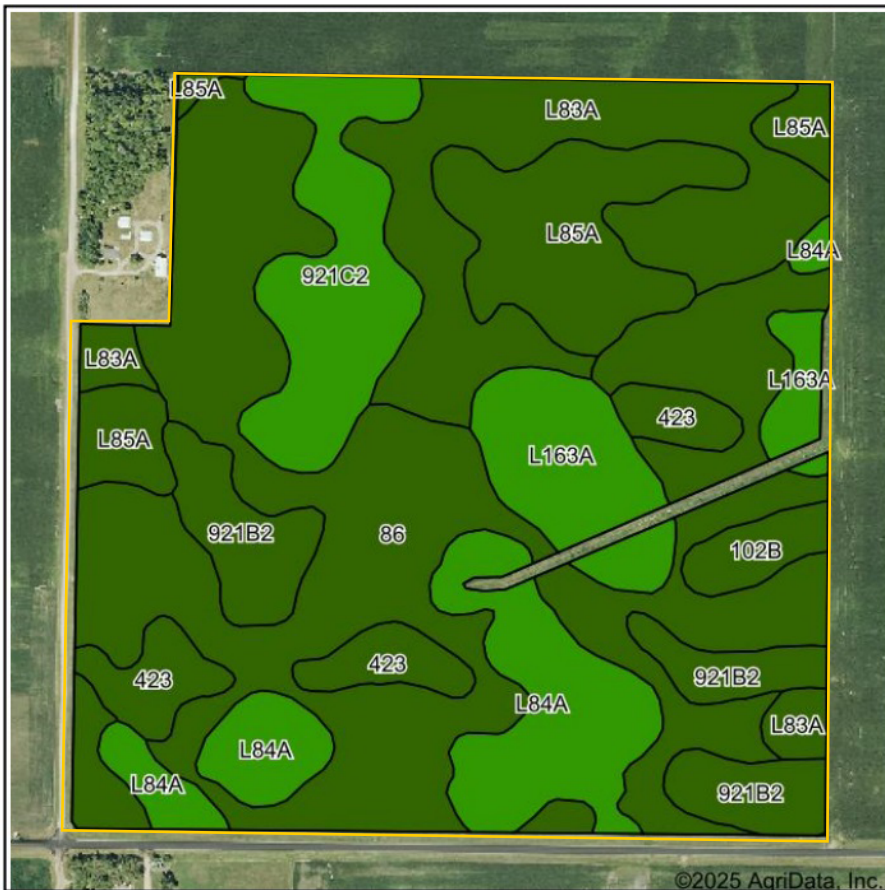
Est. FSA/Eff. Crop Acres: 145.40 | Soil Productivity: 92.00 CPI



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State: **Minnesota**
County: **Brown**
Location: **14-108N-33W**
Township: **Mulligan**
Acres: **145.4**
Date: **12/2/2025**



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

Area Symbol: MN015, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	55.66	38.3%		IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	20.95	14.4%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	15.14	10.4%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.39	9.9%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.10	7.6%		IIIe	87
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	9.72	6.7%		Ile	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	9.60	6.6%		IIIw	86
423	Seaforth loam, 1 to 3 percent slopes	6.63	4.6%		IIIs	95
102B	Clarion loam, 2 to 6 percent slopes	2.21	1.5%		Ile	95
Weighted Average					2.15	92

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Sleepy Eye: Go south on MN-4 for 9.1 miles, then west on Co. Hwy 20 / Co. Rd. 20 for 3.7 miles, then north on 300th Ave. for 0.1 miles. Property is located on the east side of the road.

Simple Legal

The SW¼, excluding 7.25 acre acreage site, all in Section 14, Township 108 North, Range 33 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2026 Values for Taxes Payable in 2026

Ag Non-Hmstd Taxes: \$7,816.00*

Net Taxable Acres: 152.25*

Tax per Net Taxable Acre: \$51.34*

**Taxes are estimated due to recent survey of acreage site and pending tax parcel split. Taxes are proposed values for the 2026 tax year. Brown County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 6534, Part of Tract 2385

FSA/Eff. Crop Acres: 145.40*

Corn Base Acres: 61.40*

Corn PLC Yield: 174 Bu.

Bean Base Acres: 53.43*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Brown County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetland.

Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Canisteo, Webster, Glencoe, and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 92.00. 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 gently sloping.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of a private drainage agreement. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Disclaimers

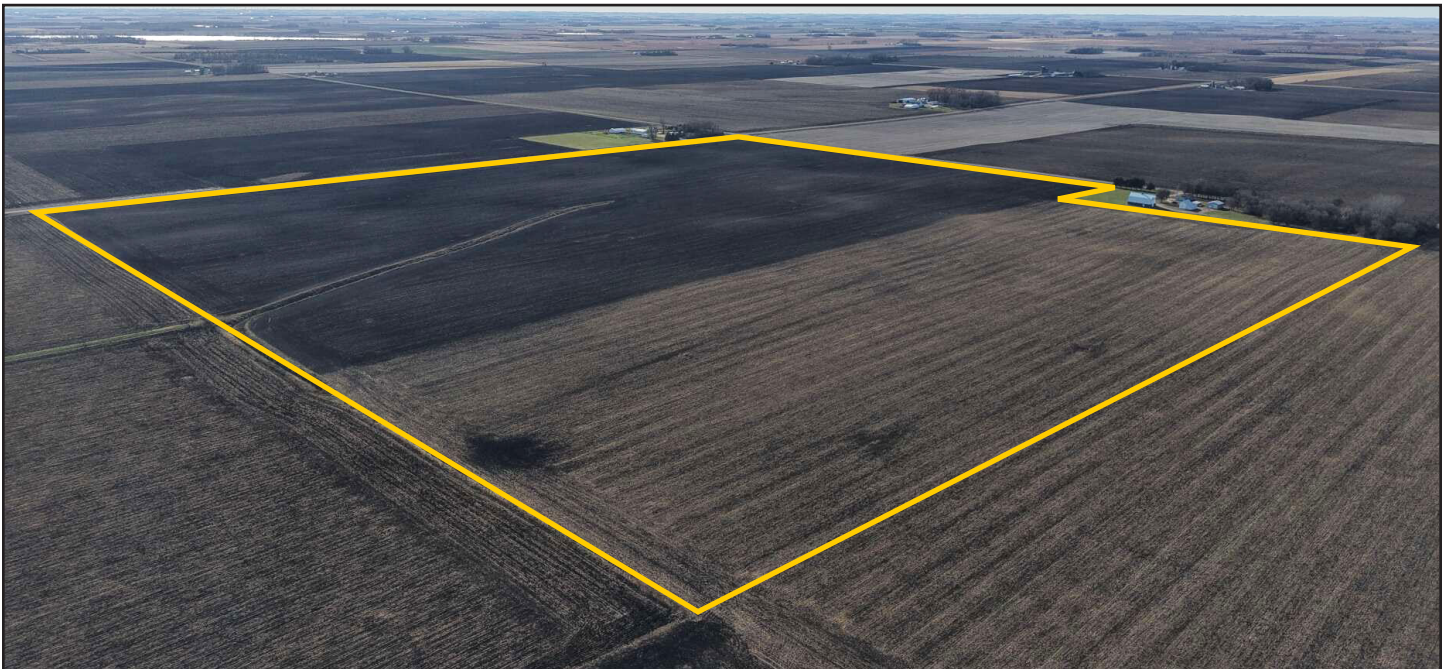
Sale of the property will be subject to Court approval. All bids will be submitted to the Court for approval prior to acceptance of offer. This parcel is subject to tax parcel split approval with the Brown County Panning and Zoning department.



Northwest looking Southeast



Northeast looking Southwest



Parcel 1 - 153.18 FSA/Eff. Crop Acres
Parcel 2 - 145.40 Est. FSA/Eff. Crop Acres

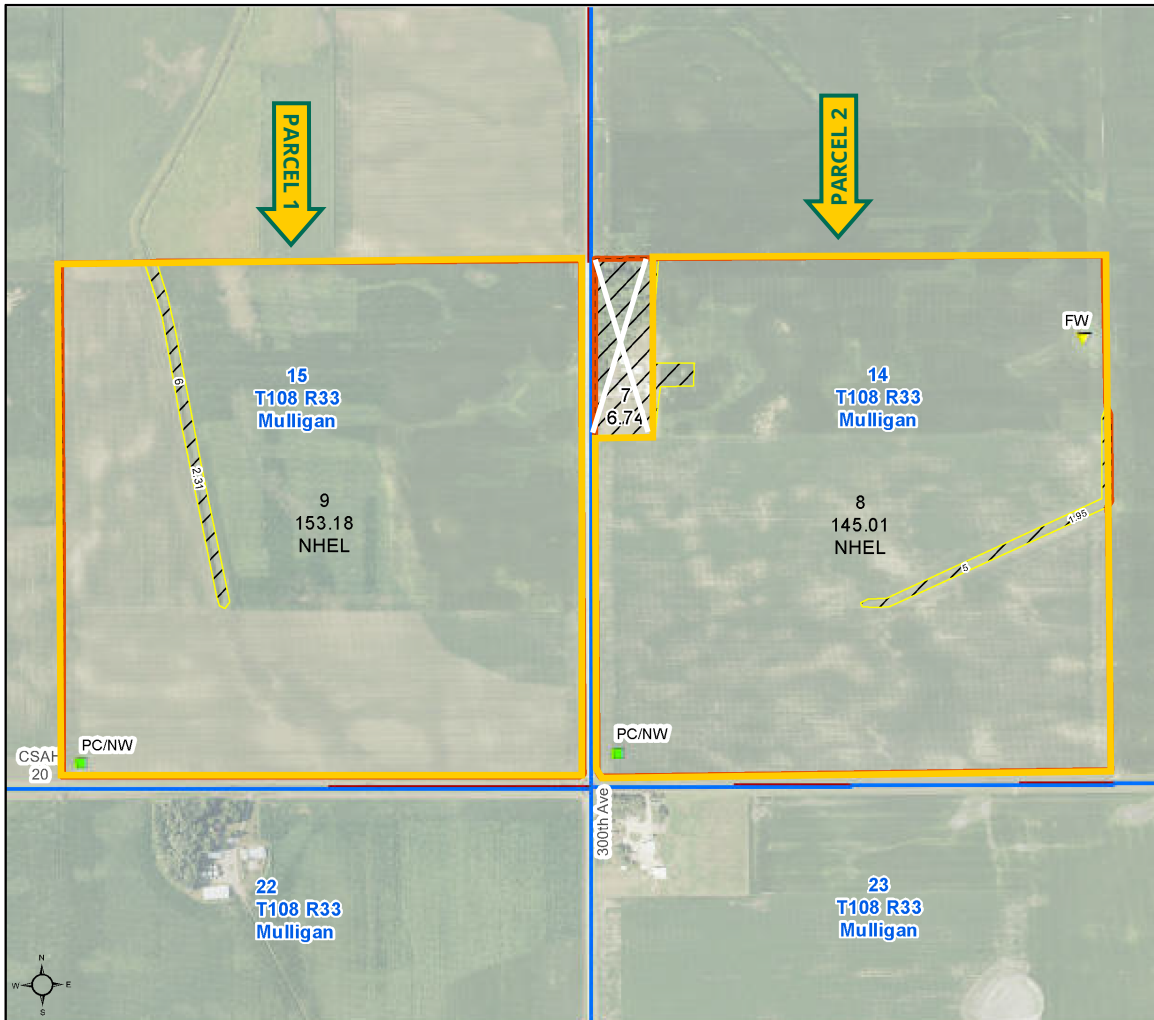


Brown County, Minnesota

Farm 6534
Tract 2385

2025 Program Year

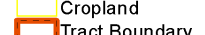
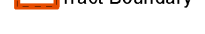
Map Created February 24, 2025



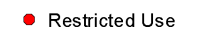
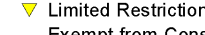
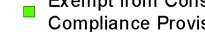

0 312.5 625 1,250
 Feet

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: 298.19 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.

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Bid Deadline: Tues., Jan. 13, 2026

Time: 12:00 Noon, CST

Mail To:

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

Sellers

Diownes LLC & Ms. Jill Nessa

Agency

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

Attorney

Jennifer Lurken & Reed Glawe
Gislason & Hunter LLP

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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.

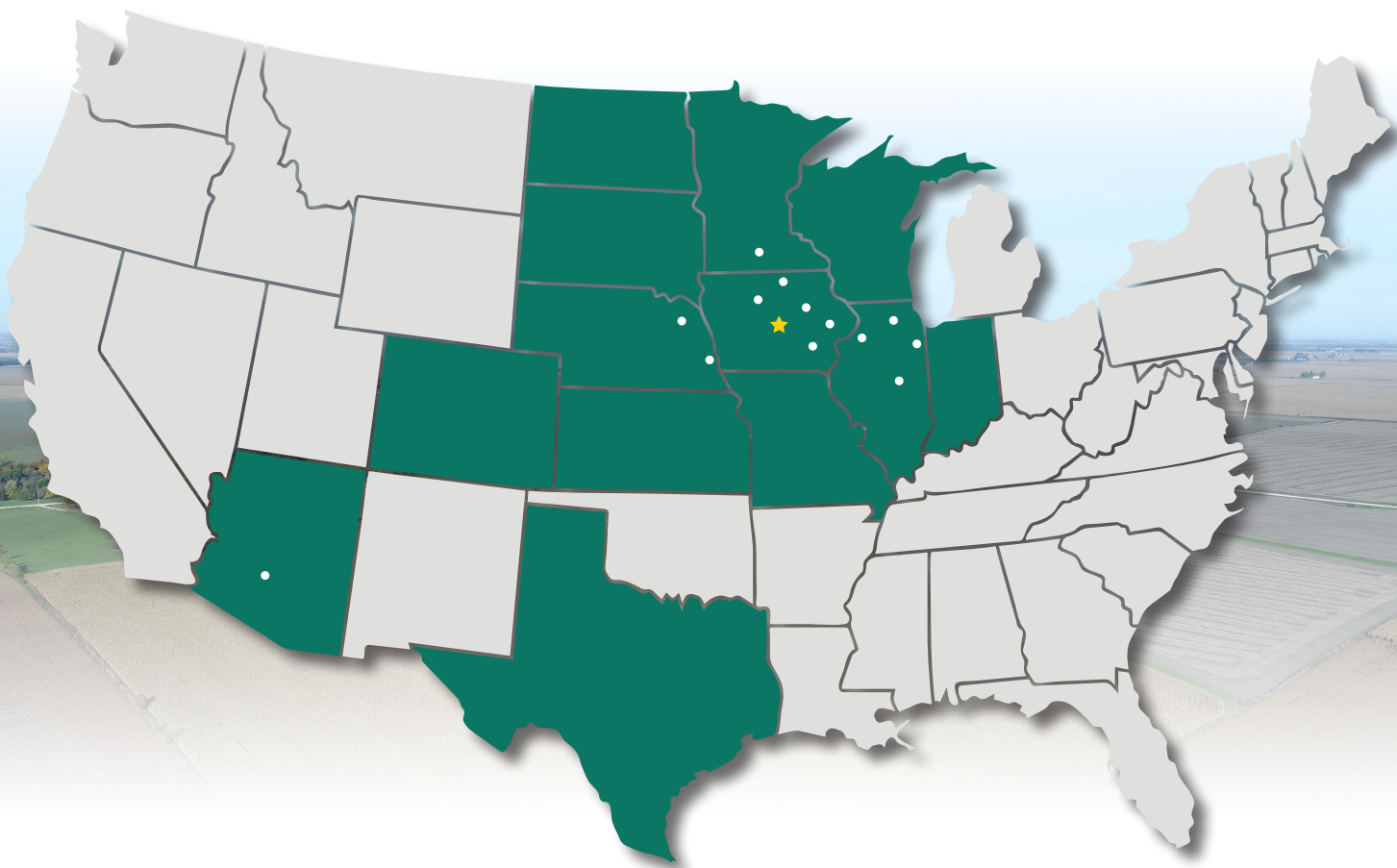
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Tuesday, January 13, 2026 by 12:00 Noon, CST. Sale is contingent on court approval. Bids will be submitted to the court for approval prior to acceptance of an offer. 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 17, 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, 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.

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.



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