



Mau Family Farm

AUCTION

Hybrid
Thursday
January 22, 2026
10:00 a.m. CST
Delavan, MN &
bid.hertz.ag

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



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

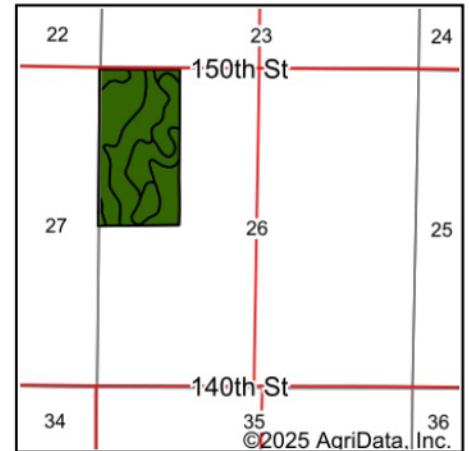


JARED AUGUSTINE
Licensed Salesperson
in MN, IA & ND
507.381.7425
JaredA@Hertz.ag

FSA/Eff. Crop Acres: 80.30 | Soil Productivity: 95.70 CPI



©NAIP/Minnesota Imagery: 2023



State: **Minnesota**
 County: **Faribault**
 Location: **26-103N-27W**
 Township: **Prescott**
 Acres: **80.3**
 Date: **12/16/2025**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
140	Spicer silty clay loam, 0 to 2 percent slopes	33.94	42.3%		IIw	91
1907	Lakefield silt loam	27.58	34.3%		I	100
197	Kingston silty clay loam, 1 to 3 percent slopes	9.77	12.2%		Iw	100
128B	Grogan silt loam, 1 to 6 percent slopes	8.50	10.6%		Ile	96
136	Madelia silty clay loam, 0 to 2 percent slopes	0.51	0.6%		IIw	94
Weighted Average					1.53	95.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Blue Earth: Go east on 115th St. for 1.4 miles, then north on Co. Rd. 11 / 400th Ave. for 3½ miles, and the east on 150th St. for 1 mile. Property is located on the south side of the road.

Simple Legal

W½ NW¼ of Section 26, Township 103 North, Range 27 West of the 5th P.M., Faribault Co., MN. *Final abstract/title documents to govern legal description.*

Property Address

41222 150th St.
Blue Earth, MN 56013

Real Estate Tax

2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$4,148.70
Special Assessments: \$11.30
Total Real Estate Taxes: \$4,160.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$52.00

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 6849, Tract 2102
FSA/Eff. Crop Acres: 80.30
Corn Base Acres: 44.14
Corn PLC Yield: 179 Bu.
Bean Base Acres: 25.83
Bean PLC Yield: 50 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Spicer, Lakefield, Kingston, and Grogan. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 95.70. 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

Level to gently sloping.

Drainage

Some tile. See tile maps. Property is part of CD 17 and CD 14.

Buildings/Improvements

None.

Water & Well Information

There are two sealed wells located in the northeast corner of the property. The well numbers are 252872 and 252873, and both were sealed on 11/4/2009.

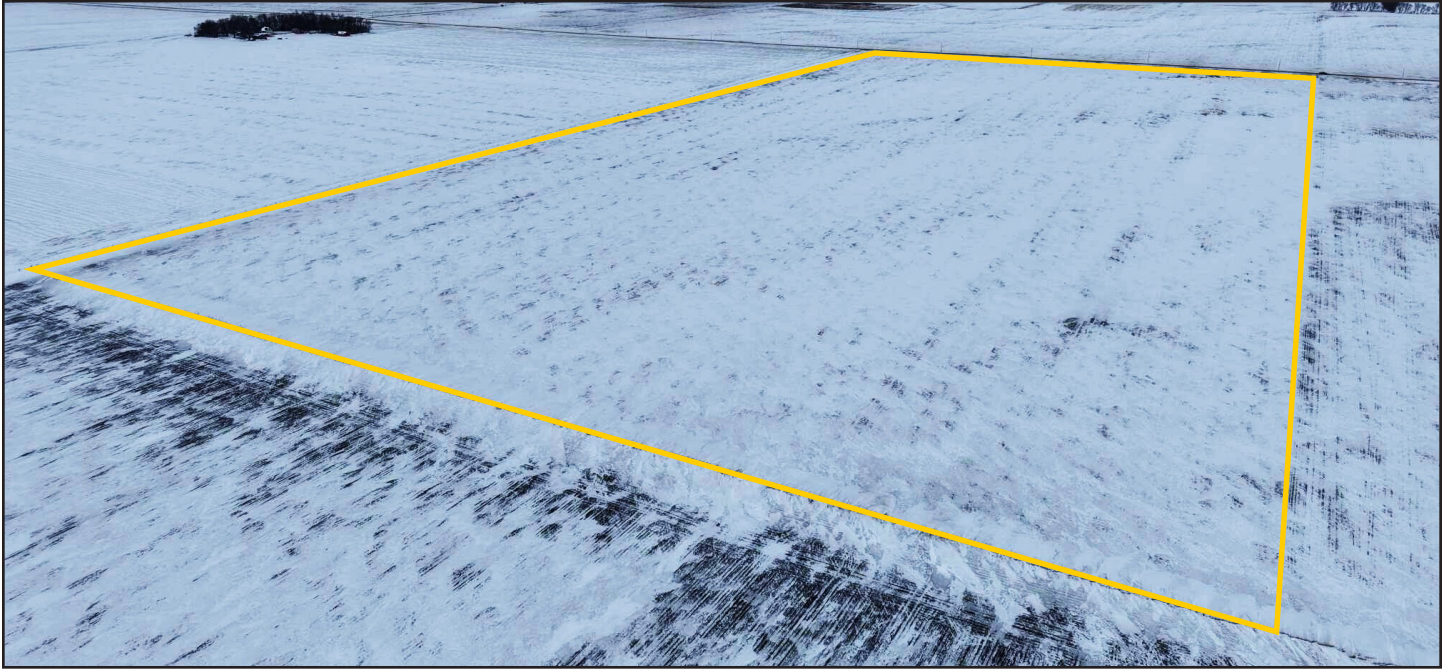
Comments

Quality farm with an excellent CPI rating of 95.70, featuring county ditch tile outlets to both the north and south sides of the property.



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.

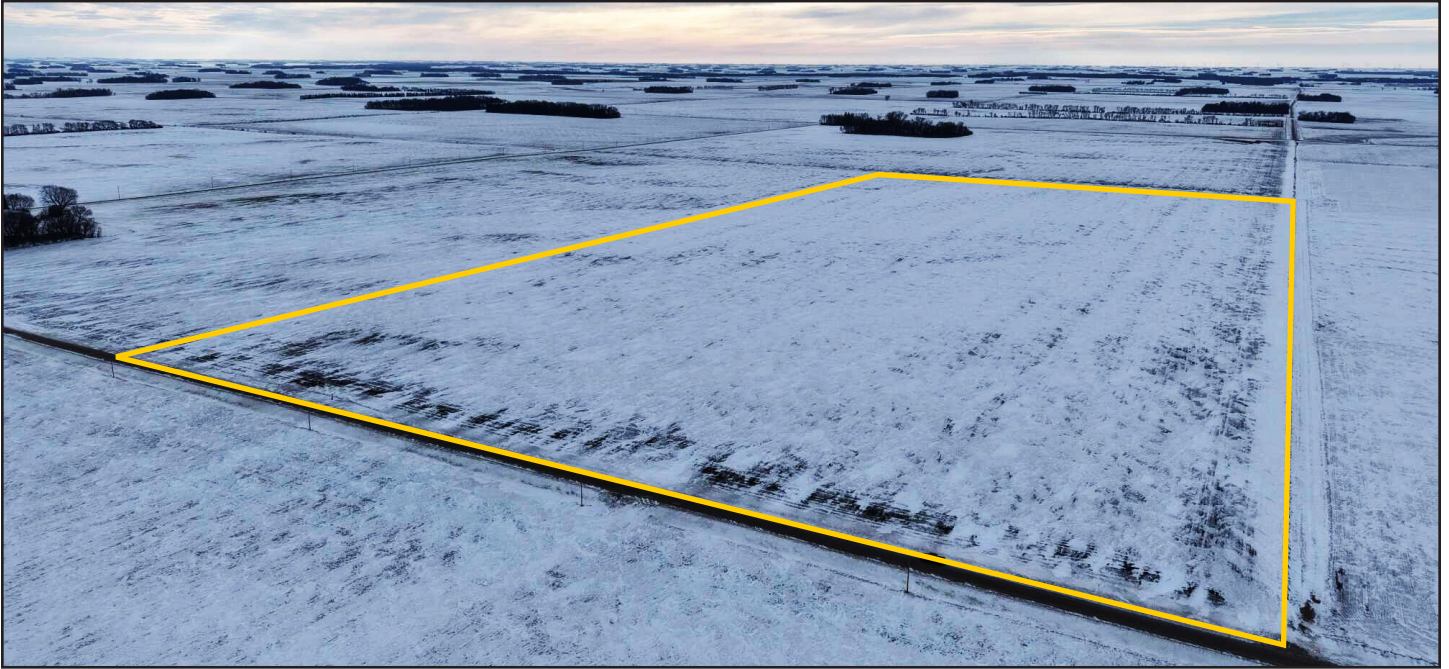
Southeast looking Northwest



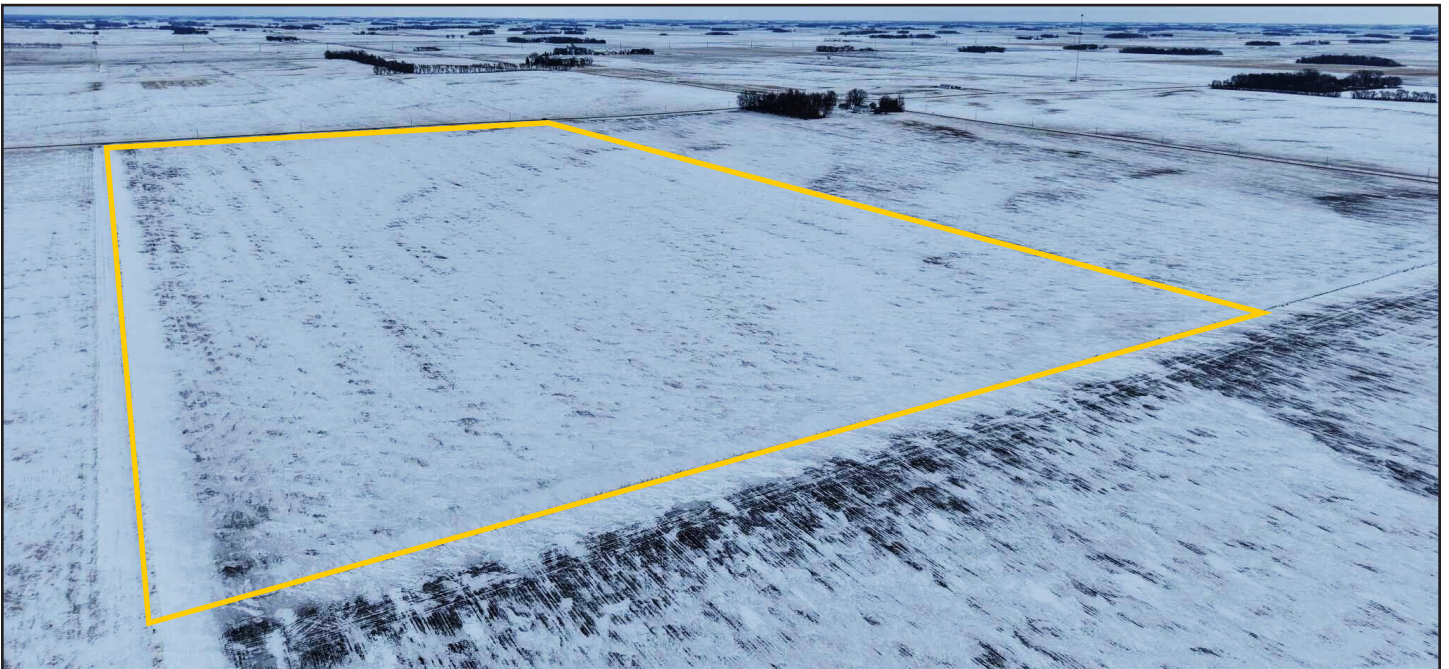
Northeast looking Southwest



Northwest looking Southeast



Southwest looking Northeast



USDA United States Department of Agriculture
Faribault County, Minnesota

Farm 6849

Tract 2102

2025 Program Year



Map Created May 05, 2025






0 175 350 700
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

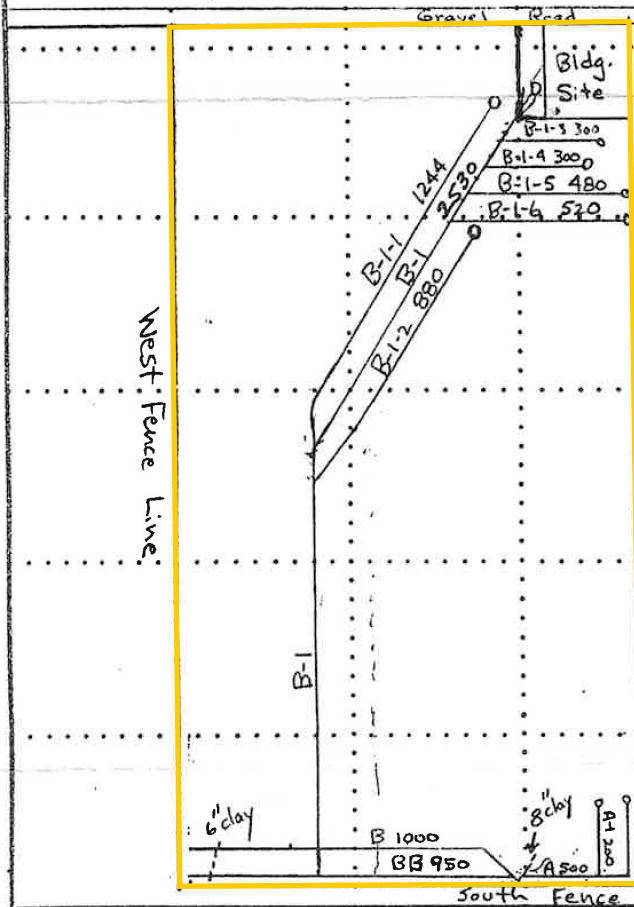
 Cropland
 Tract Boundary

Wetland Determination Identifiers

 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 80.30 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.



SUBJECT

Landowner's Copy



ALL WORK GUARANTEED UNDER NORMAL CONDITIONS

Scale: 1 ^{cm} inch = 200 Feet

Job Name Reuben Man

Sec. 27 Township Prescott

County Fairbault State MN

Design By Granberg-Man

Date Installed 6/6/83

Contractor Neil Granberg

Type of Machine Ranco

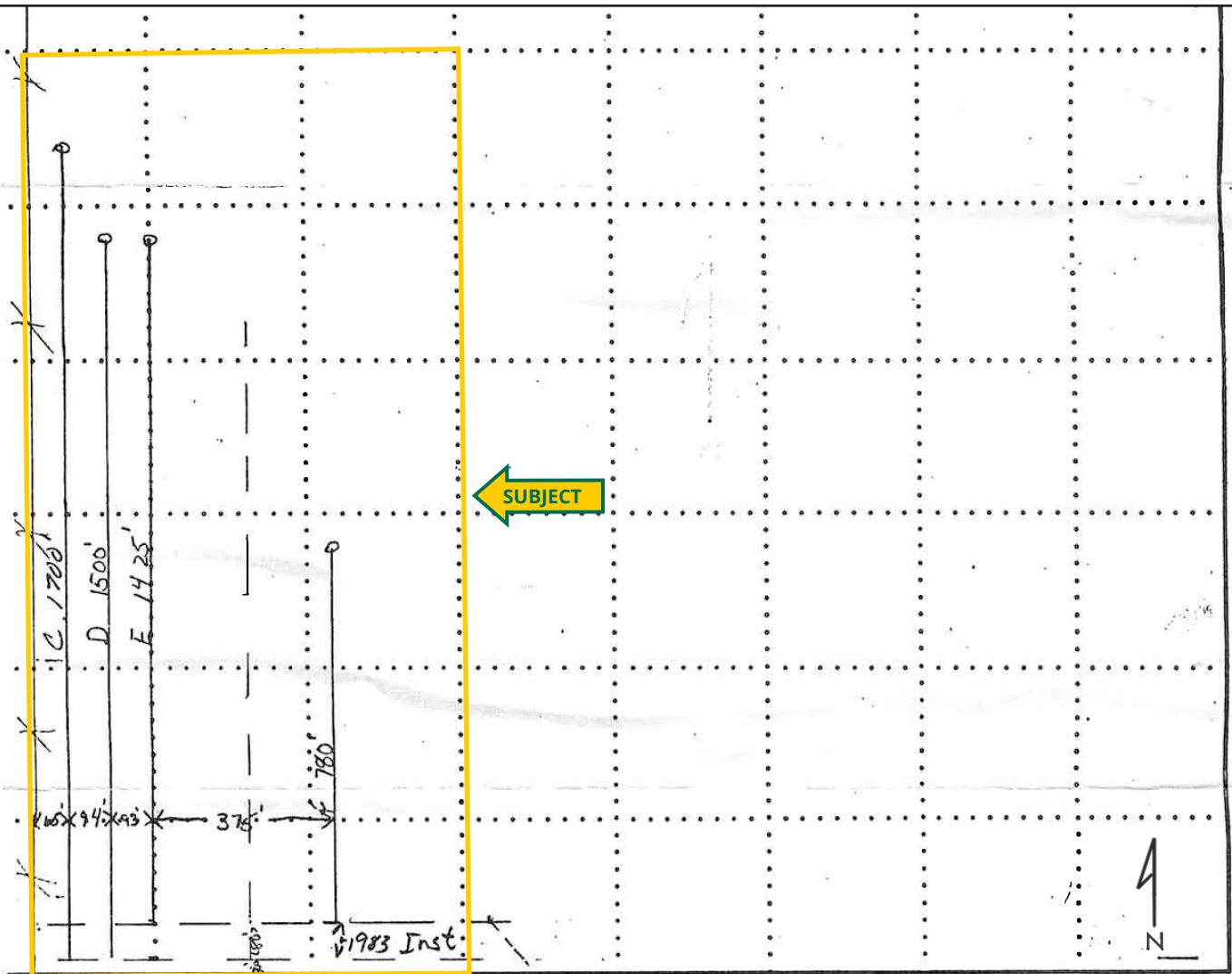
Tile Manufacturer(s) Hancox-Vinylex

Staked By Perryman-Olson

Telephones: 507 893-3255

Granberg Farm Drainage

Winnebago, Minnesota 56098



ALL WORK GUARANTEED UNDER NORMAL CONDITIONS

Scale: 1 inch = 320 Feet

Job Name Reuben Mau

Sec. 27 Township Prescott

County Fairbault State Mn.

Design By Granberg - Mau

Date Installed 10-12-84

Contractor Neil Granberg

Type of Machine Ronco

Tile Manufacturer(s) HancoR

Staked By Alfson - Nowak

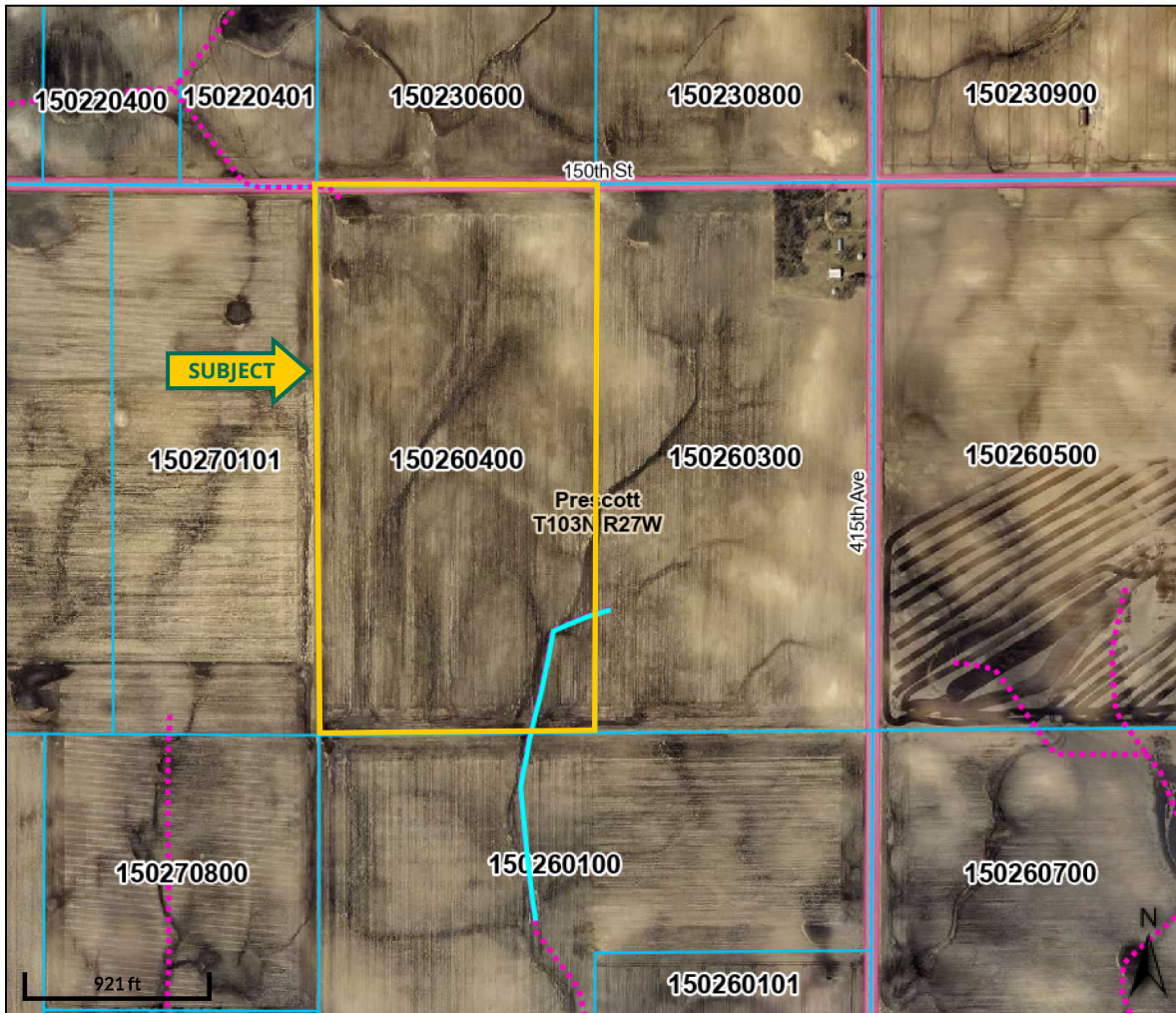
Telephones: 507 893-3255

Granberg Farm Drainage

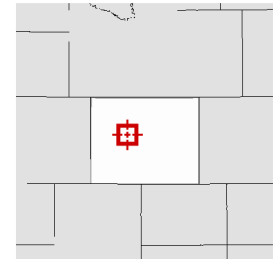
Winnebago, M nta 56098

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FARIBAULT COUNTY Minnesota



Overview



Legend

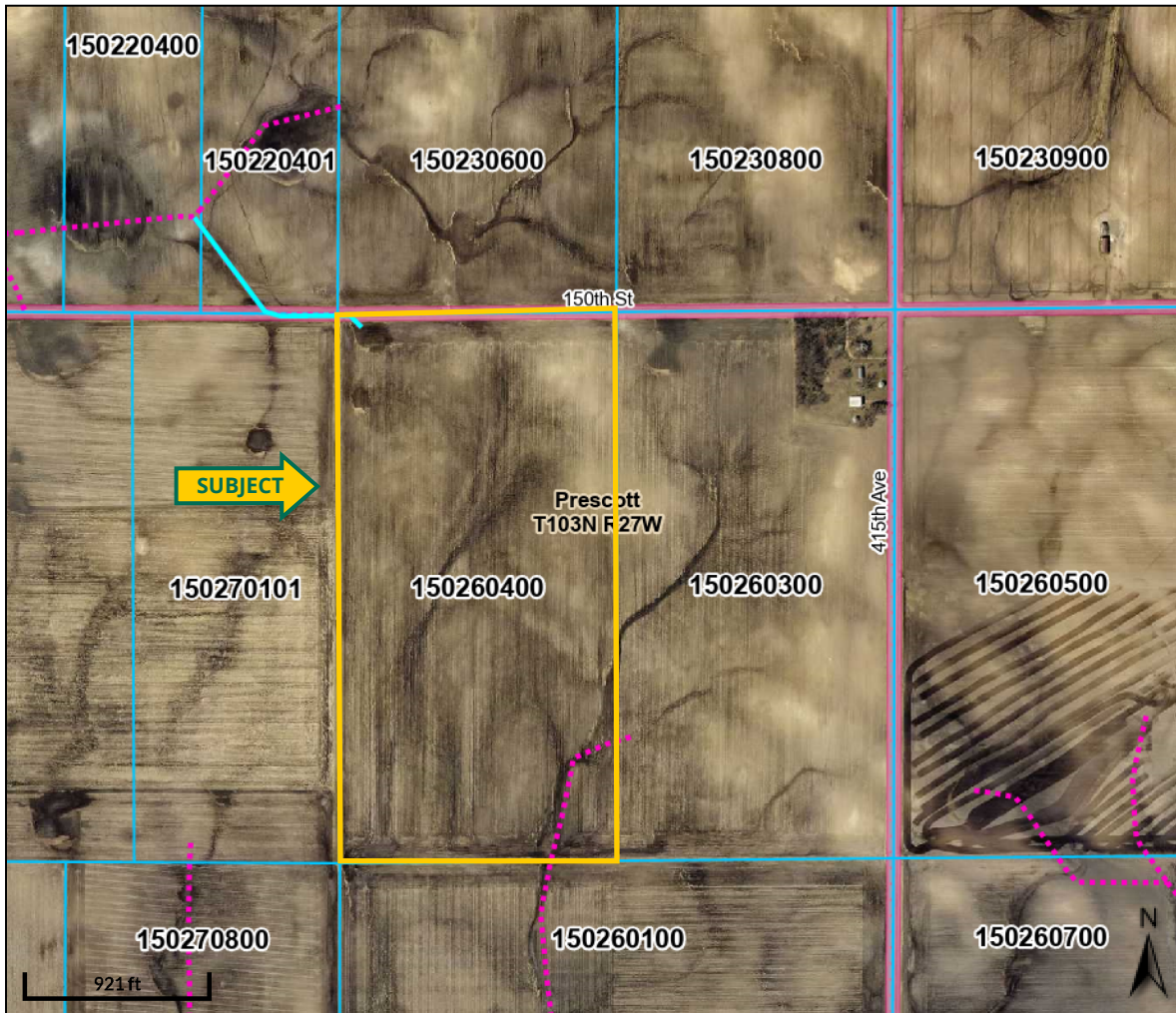
- Townships
- + Railroad Centerlines
- Road Centerline**
 - Interstate
 - = US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - Other
- Parcels
- Road ROW
- RR ROW
- Public Drainage Systems**
 - Public Open Ditch
 - ... Public Tile

CD14 BRANCH A
Tile Dimension: 8

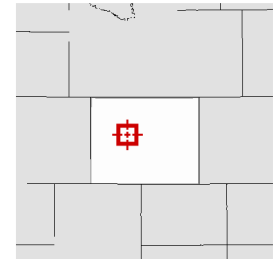
Date created: 12/15/2025
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Developed by  **SCHNEIDER**
GEOSPATIAL

FARIBAULT COUNTY Minnesota



Overview



Legend

- Townships
- + Railroad Centerlines
- Road Centerline**
 - Interstate
 - = US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - Other
- Parcels
- Road ROW
- RR ROW
- Public Drainage Systems**
 - Public Open Ditch
 - ... Public Tile

CD17 BRANCH 9
Tile Dimension: 6

Date created: 12/15/2025
Last Data Uploaded: 12/15/2025 9:20:59 AM

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GEOSPATIAL

Date: Thurs., January 22, 2026

Time: 10:00 a.m.

Site: Blu Bair Bar & Grill
100 S Main St.
Delavan, MN 56023

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 auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Darrell Hylen at 507-381-3843 or 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

Mau Family Farm

Agency

Hertz Farm Management 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.

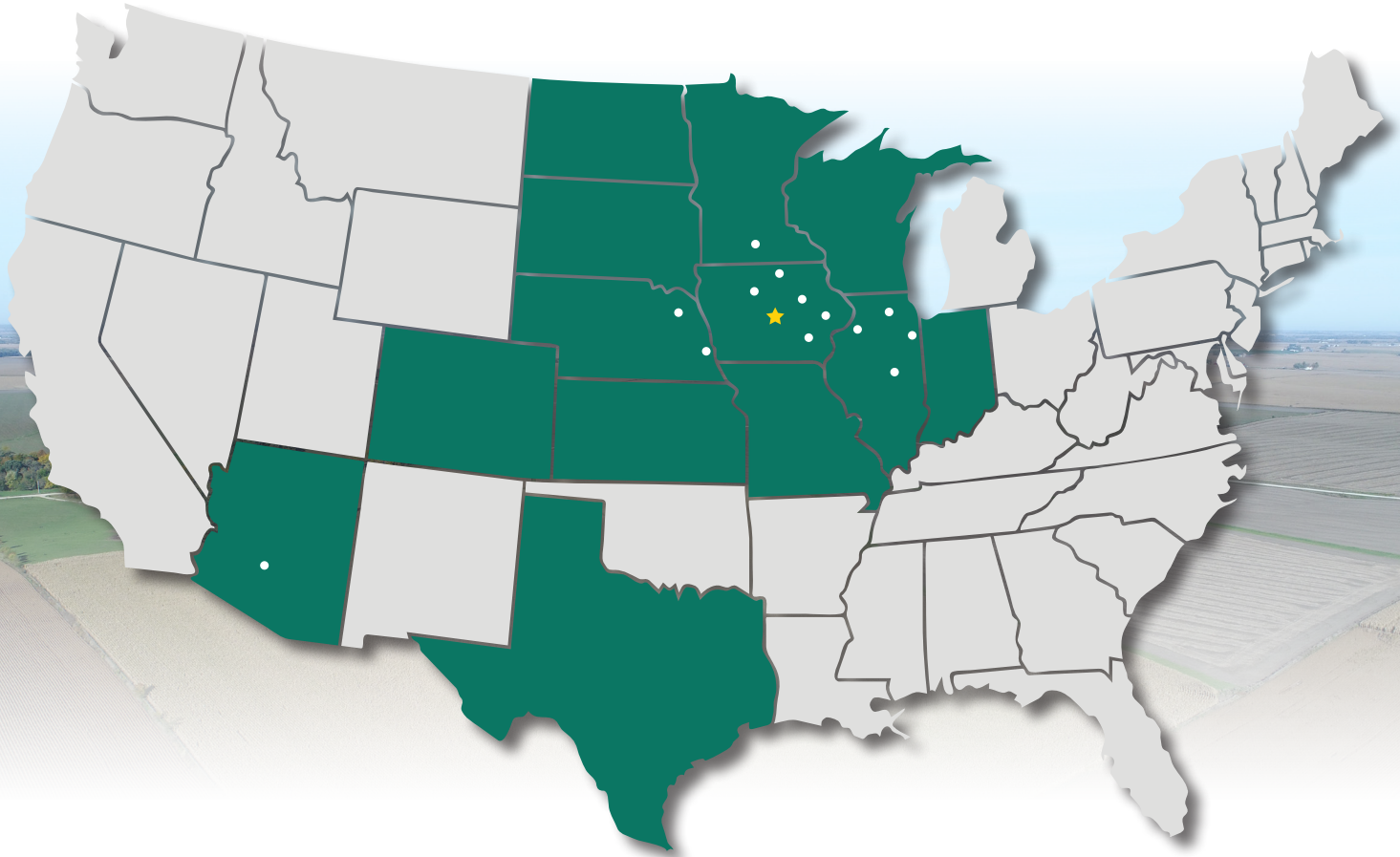
Terms of Possession

10% down payment required the day of sale. A 2% 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 25, 2026, or after any objections to title have been cleared. 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.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
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Certified Farm Appraisals
Professional Farm Management

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