



**Highly Productive, Highly Tillable
Southern Minnesota Farm with a
96 CPI!**

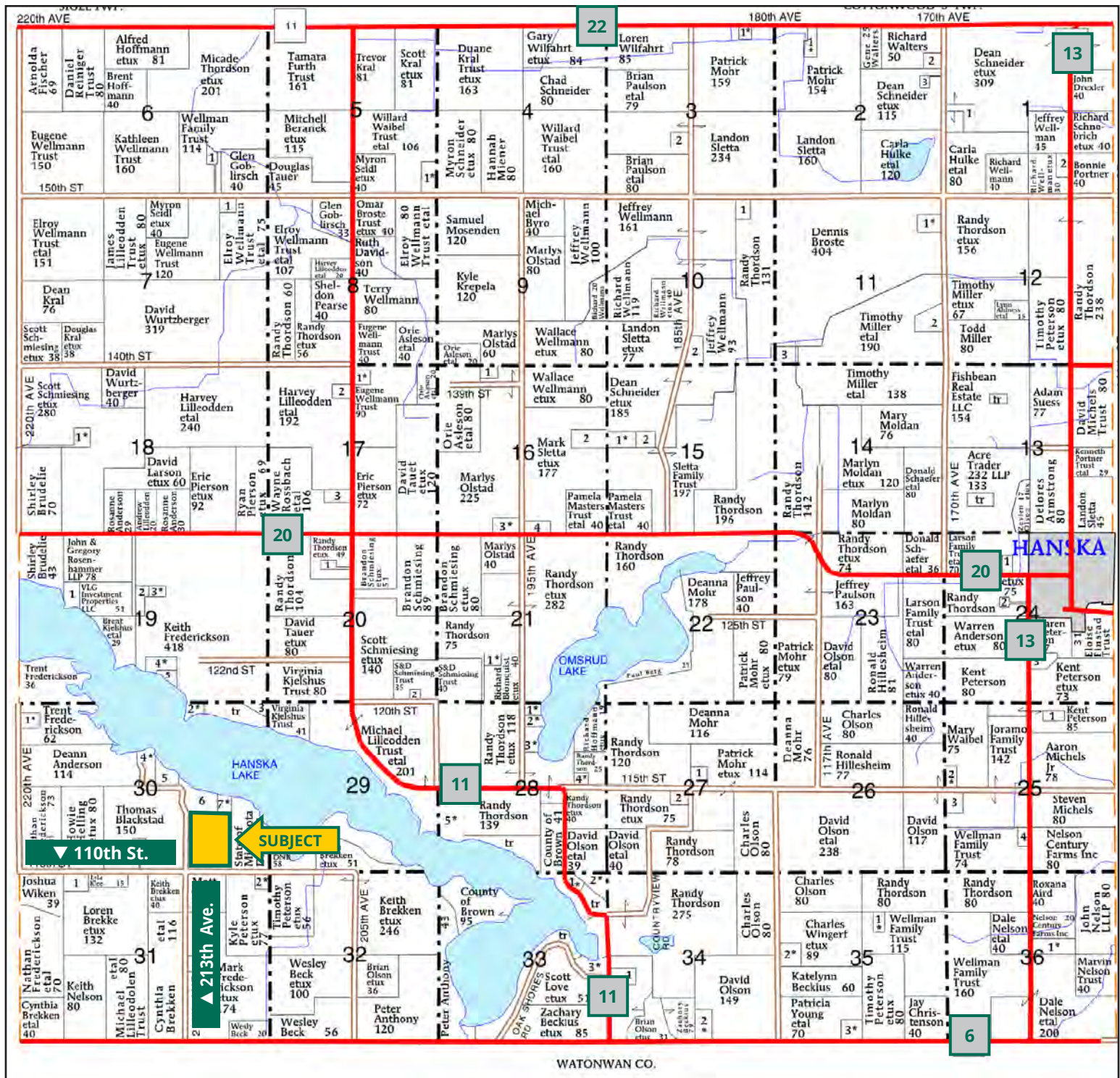
AUCTION

Hybrid
Wednesday
February 25, 2026
11:00 a.m. CST
Hanska, MN &
bid.hertz.ag

55.32 Acres, m/l
Single Parcel
Brown County, MN



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FSA/Eff. Crop Acres: 54.64 | Soil Productivity: 96.00 CPI





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
L85A	Nicollet clay loam, 1 to 3 percent slopes	23.95	43.8%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	15.34	28.0%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	11.12	20.4%		Ile	95
336	Delft clay loam, 0 to 2 percent slopes	3.91	7.2%		IIw	94
820B	Dickman-Clarion complex, 2 to 6 percent slopes	0.32	0.6%		IIIe	66
Weighted Average					1.57	96

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Minnesota**
 County: **Brown**
 Location: **30-108N-31W**
 Township: **Lake Hanska**
 Acres: **54.64**
 Date: **1/12/2026**



Maps Provided By:



Location

From Hanska: go 3 miles south on Co. Rd. 13, then west on Co. Rd. 6 for 5 miles, then north on 213th Ave. for 1 mile to 110th St. The property is on the east side of 213th Ave. at 110th St.

Simple Legal

Part of SW¼ SE¼, Section 30, Township 108 North, Range 31 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: \$3,574.00
Net Taxable Acres: 55.32
Tax per Net Taxable Acre: \$64.61

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 8710, Tract 11855
FSA/Eff. Crop Acres: 54.64
Corn Base Acres: 48.12
Corn PLC Yield: 147 Bu.
Bean Base Acres: 6.52
Bean PLC Yield: 42 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Nicollet, Webster and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 96.00. 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.

Drainage

The property is tiled. Contact agent for tile map.

Buildings/Improvements

None.

Water & Well Information

None.

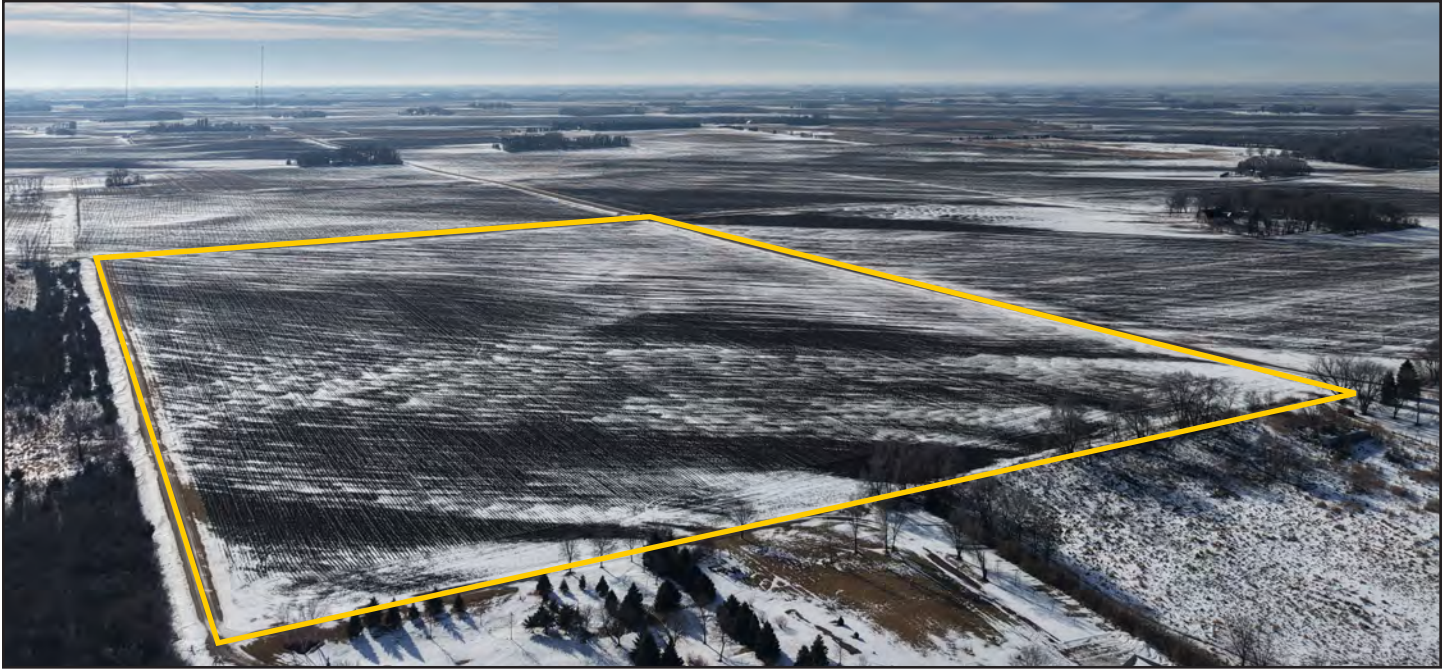
Comments

Highly productive, highly tillable farmland with a 96.00 CPI Rating, making it well-suited for efficient agricultural use. The property has a good drainage outlet. Contact agent to review the tile map.



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.

Looking Southwest



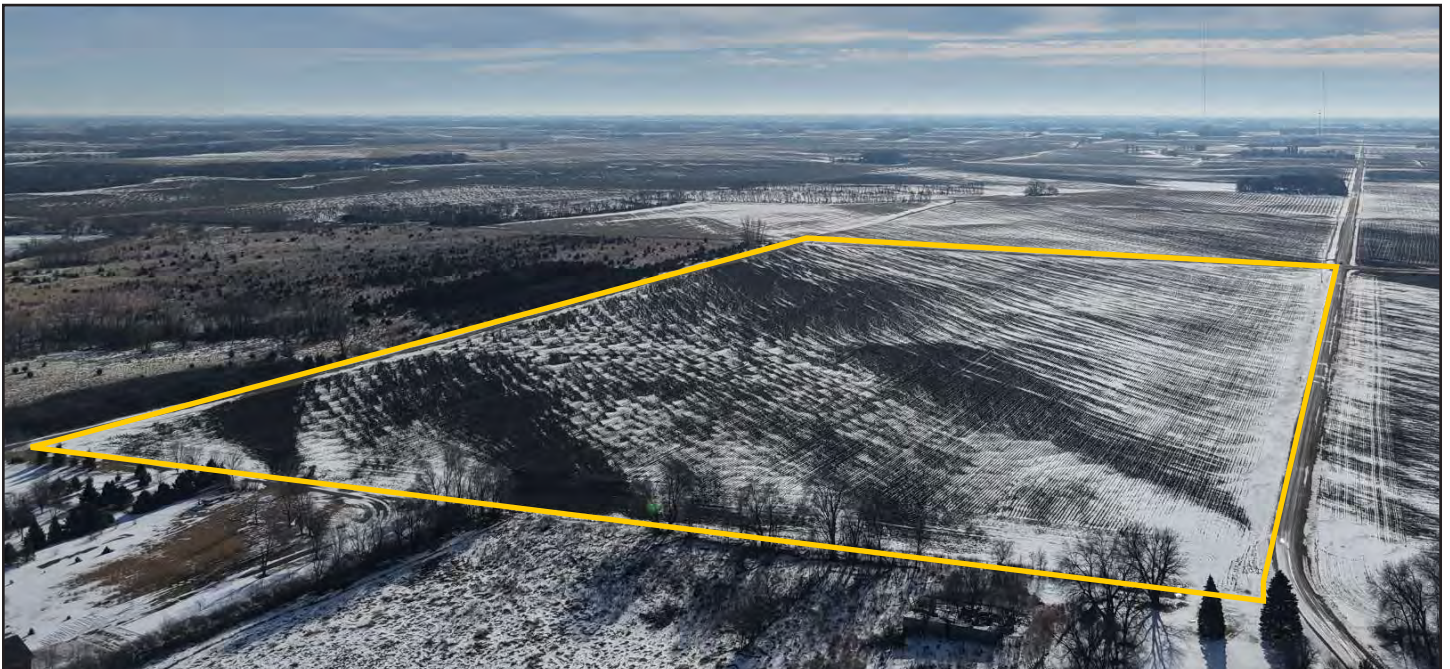
Looking South



Looking Northwest



Looking Southeast





United States
Department of
Agriculture

Brown County, Minnesota



Farm 8710

Tract 11855

2025 Program Year

Map Created May 06, 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: 54.64 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.

Date: Wed., February 25, 2026

Time: 11:00 a.m.

Site: Hanska Community Center
201 Broadway
Hanska, MN 56041

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 Manager, Jerry Kopel at 507-514-0674 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

Gordon C. Bau and Jane A. Bau

Agency

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

Auctioneer

Jared Augustine

Attorney

Mike Dove
Gislason & Hunter

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

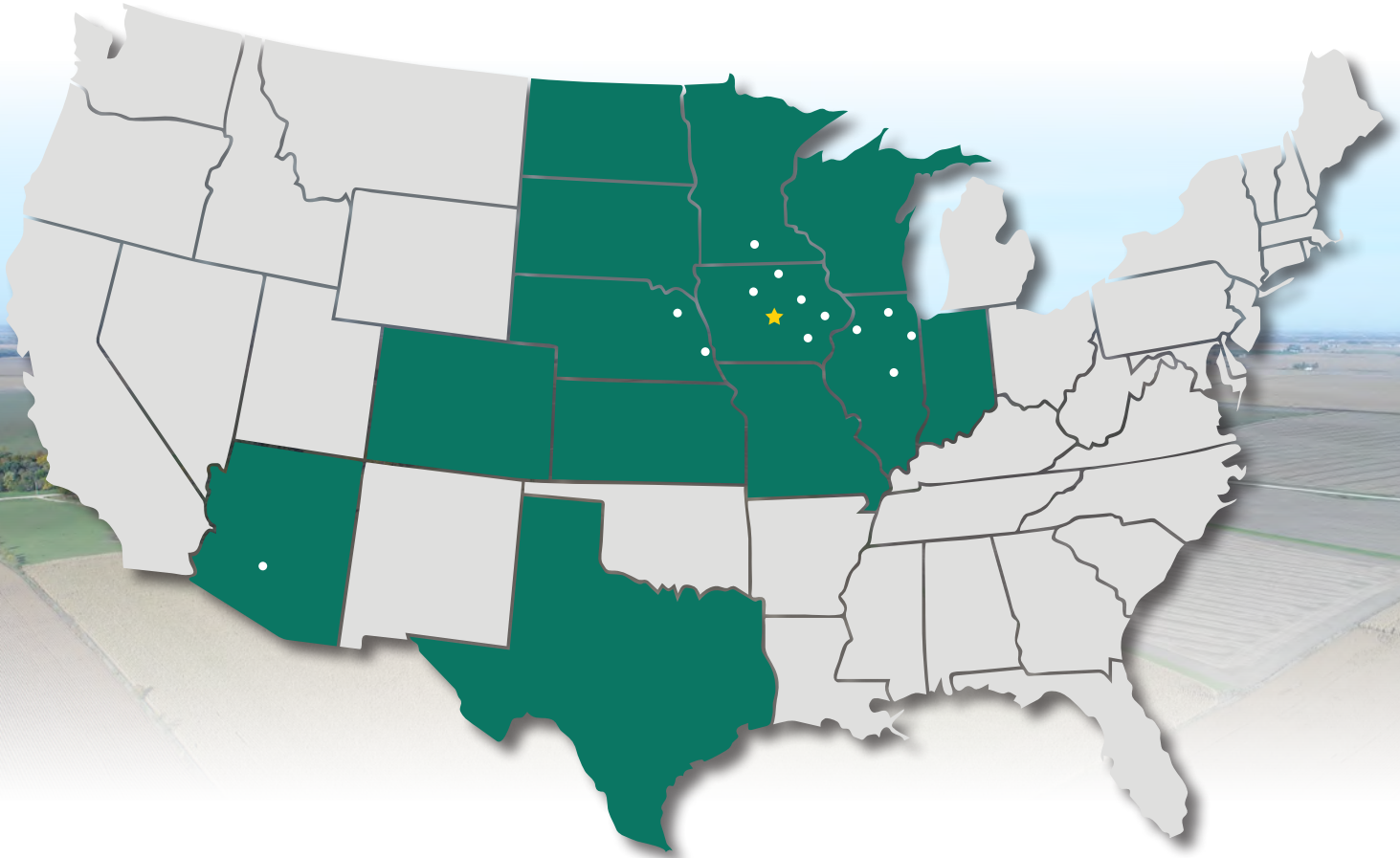
10% down payment required the day of sale. A 2.0% Buyer's Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 15, 2026, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to Closing Date.

Buyer will reimburse tenant for the 2025 fall hog manure fertilizer application and fall tillage. Contact agent for details.

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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