



# ONE-CHANCE SEALED BID SALE



## Quality McLeod County Farmland with Direct Tile Outlets



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

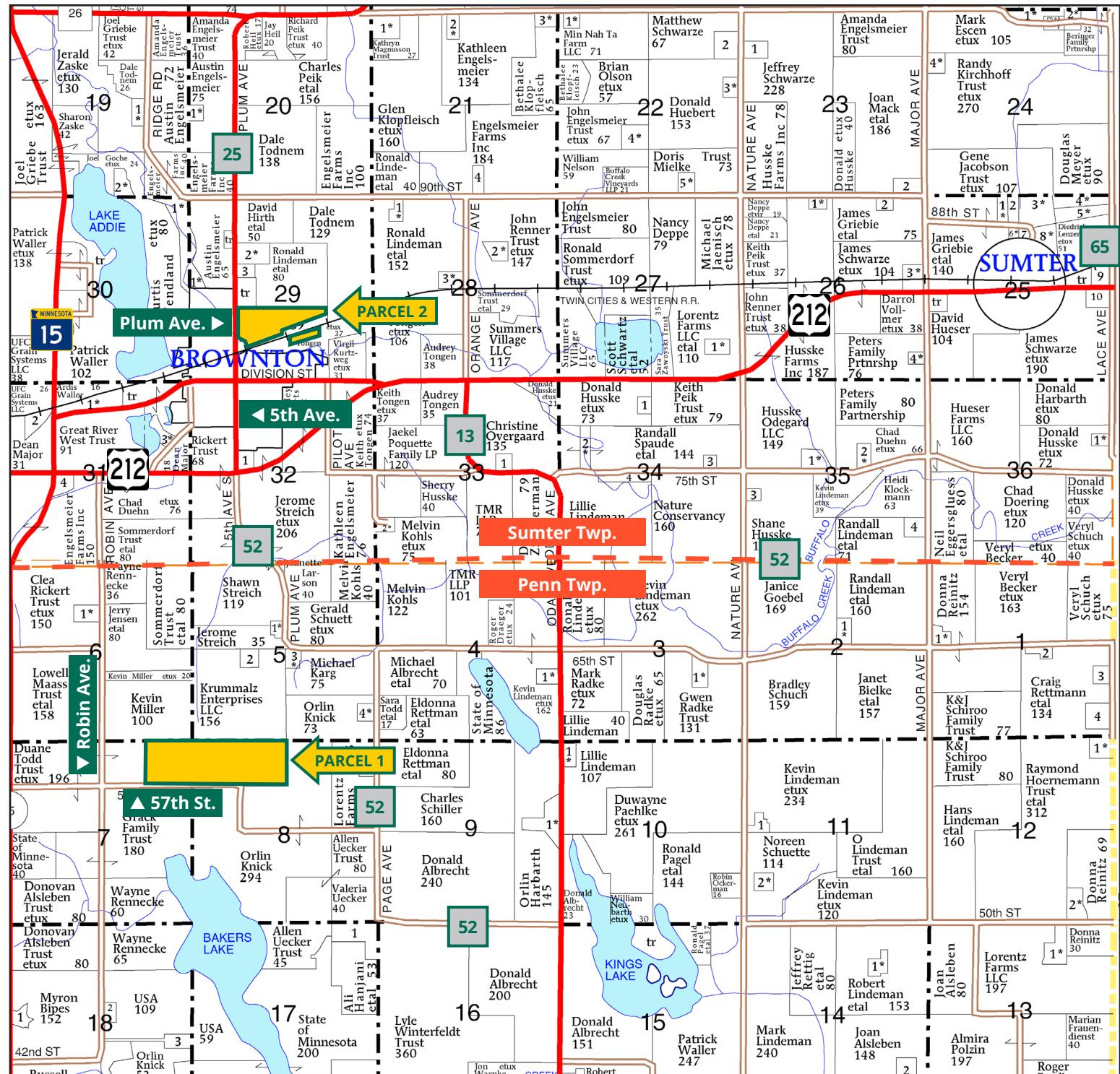


**TERRY DEAN, ALC**  
Licensed Salesperson in MN  
**320.582.0563**  
TerryD@Hertz.ag

Bid Deadline:  
**Tuesday, March 3, 2026**  
**12:00 Noon, CST**

**158.99 Acres, m/l**  
2 Parcels  
**McLeod County, MN**

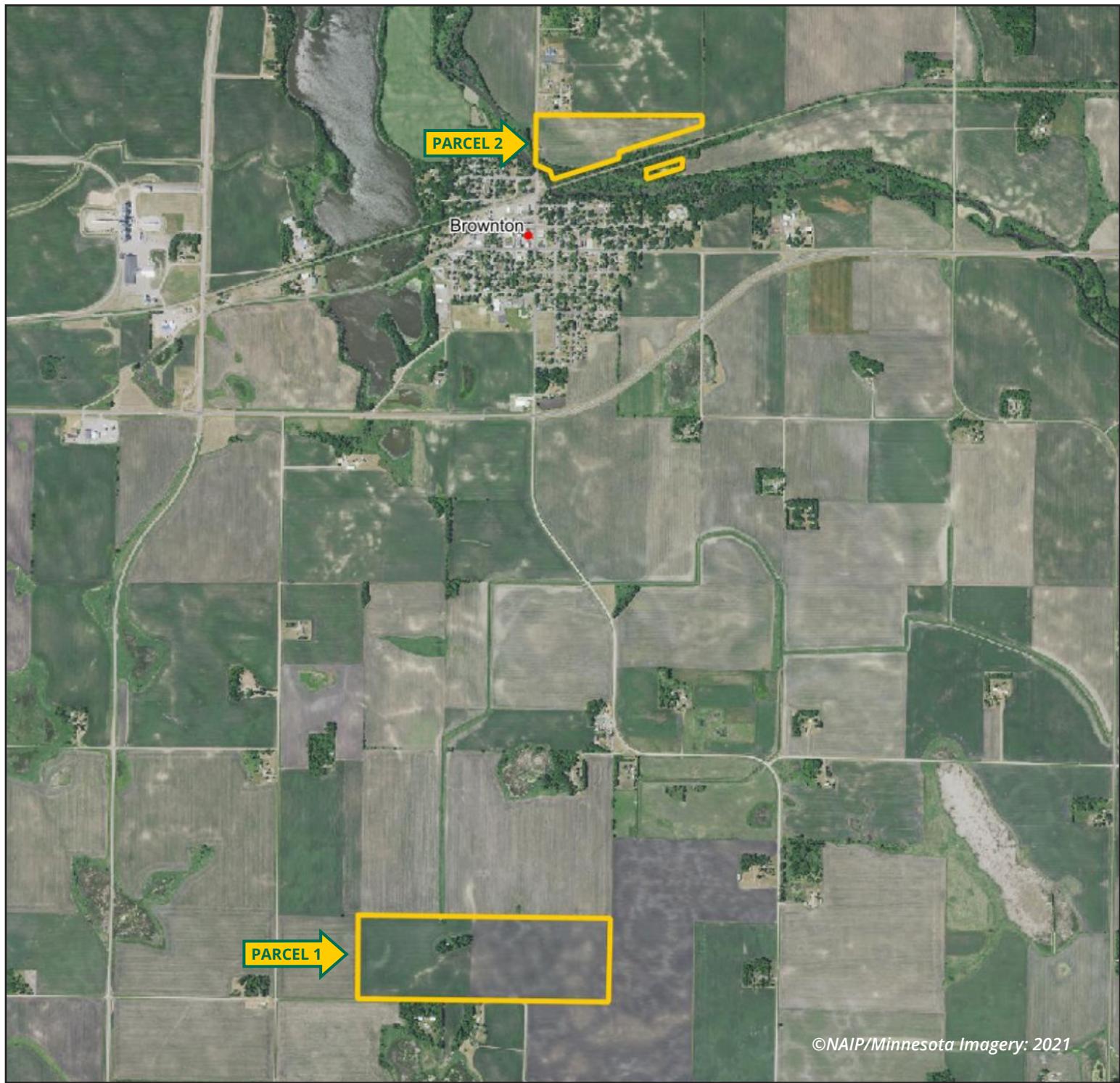
## **Penn & Sumter Townships, McLeod County, MN**



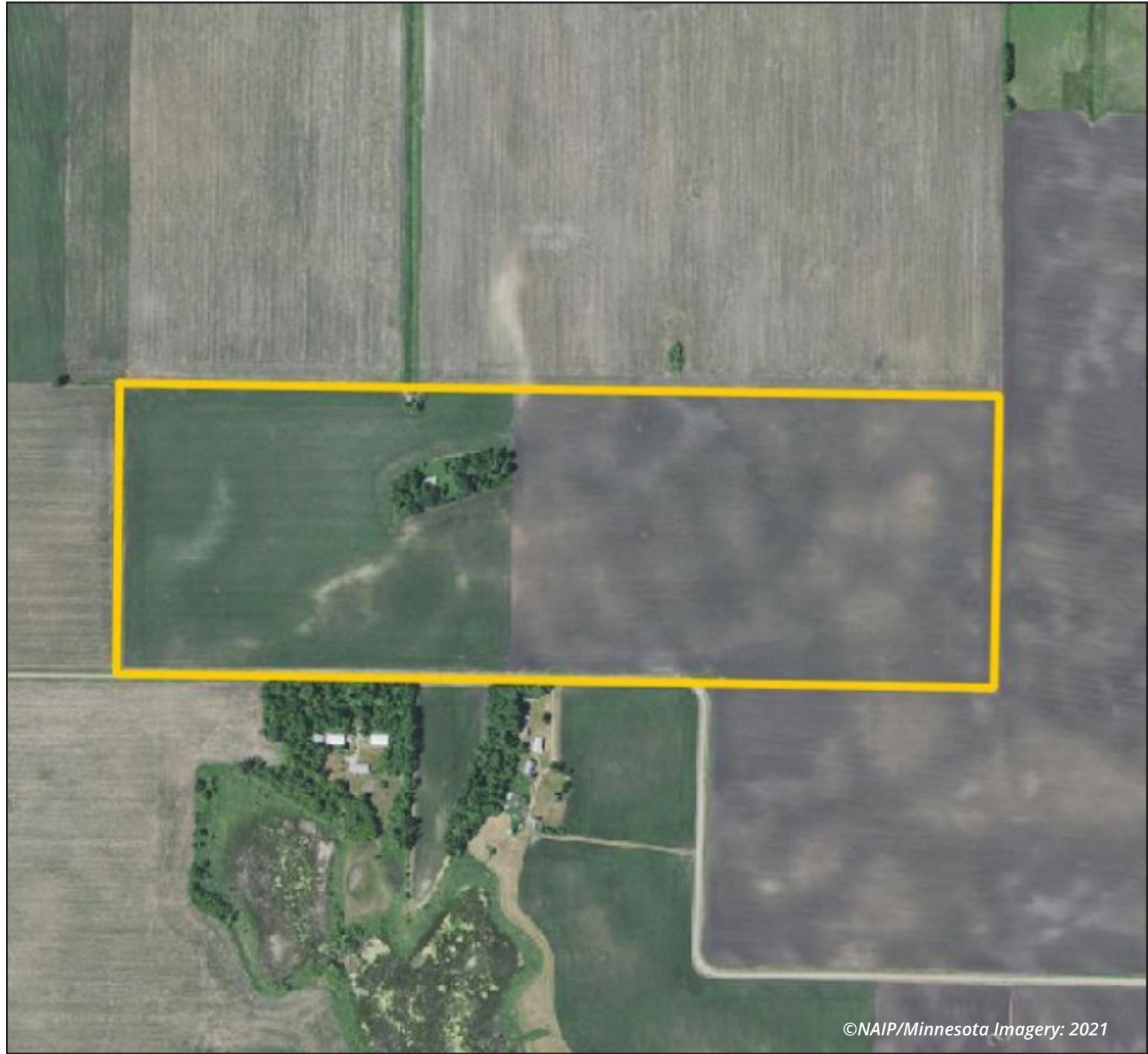
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# COMBINED AERIAL PHOTO

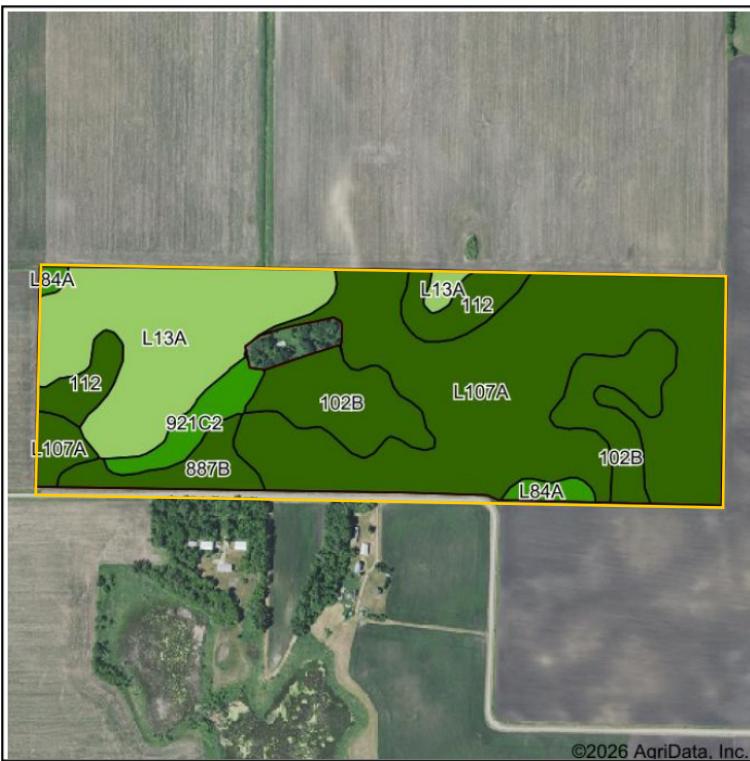
158.99 Acres, m/l, In 2 Parcels, McLeod County, MN



FSA/Eff. Crop Acres: 116.82 | Soil Productivity: 88.20 CPI



©NAIP/Minnesota Imagery: 2021

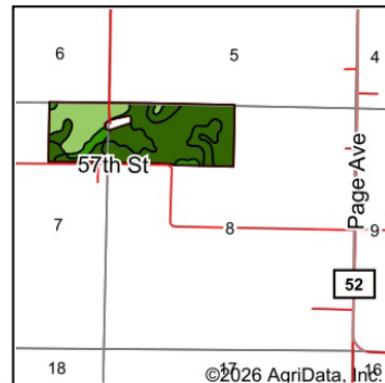


Soils data provided by USDA and NRCS.

Area Symbol: MN085, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	56.76	48.6%		IIw	91
L13A	Klossner muck, 0 to 1 percent slopes	25.89	22.2%		IIw	77
102B	Clarion loam, 2 to 6 percent slopes	16.38	14.0%		IIe	95
112	Harps clay loam, 0 to 2 percent slopes	7.14	6.1%		IIw	90
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.76	4.1%		IIe	92
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.99	3.4%		IIIe	87
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.90	1.6%		IIw	86
Weighted Average					2.27	88.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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State: Minnesota  
County: McLeod  
Location: 8-114N-29W  
Township: Penn  
Acres: 116.82  
Date: 1/27/2026



## Location

From Brownton: Go south on 5th Ave., then west on US 212 for 0.3 miles, then south on Robin Ave. for 1.8 miles, and then east on 57th St. for  $\frac{1}{2}$  miles. Property is located on the north side of the road.

## Simple Legal

NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 7 and N $\frac{1}{2}$  NW $\frac{1}{4}$  of Section 8, all in Township 114 North, Range 29 West of the 5th P.M., McLeod Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2025 Values for Taxes Payable in 2025  
 Ag Non-Hmstd Taxes: \$7,856.84  
 Special Assessments: \$383.16  
 Total 2025 Real Estate Taxes: \$8,240.00  
 Net Taxable Acres: 120.00  
 Tax per Net Taxable Acre: \$68.67

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 7785, Tract 8785  
 FSA/Eff. Crop Acres: 116.82  
 Corn Base Acres: 50.90  
 Corn PLC Yield: 146 Bu.  
 Bean Base Acres: 55.10  
 Bean PLC Yield: 38 Bu.

## 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-Glencoe, Klossner, and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 88.20. 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 moderately sloping.

## Drainage

Some tile. No tile maps available. Property is part of BC 79-2 open ditch managed by Buffalo Creek Watershed.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Fall Inputs

Buyer shall reimburse previous tenant \$2,900.00 for fall tillage and \$3,396.62 for 2025 fall applied fertilizer, due at closing. Contact agent for details.



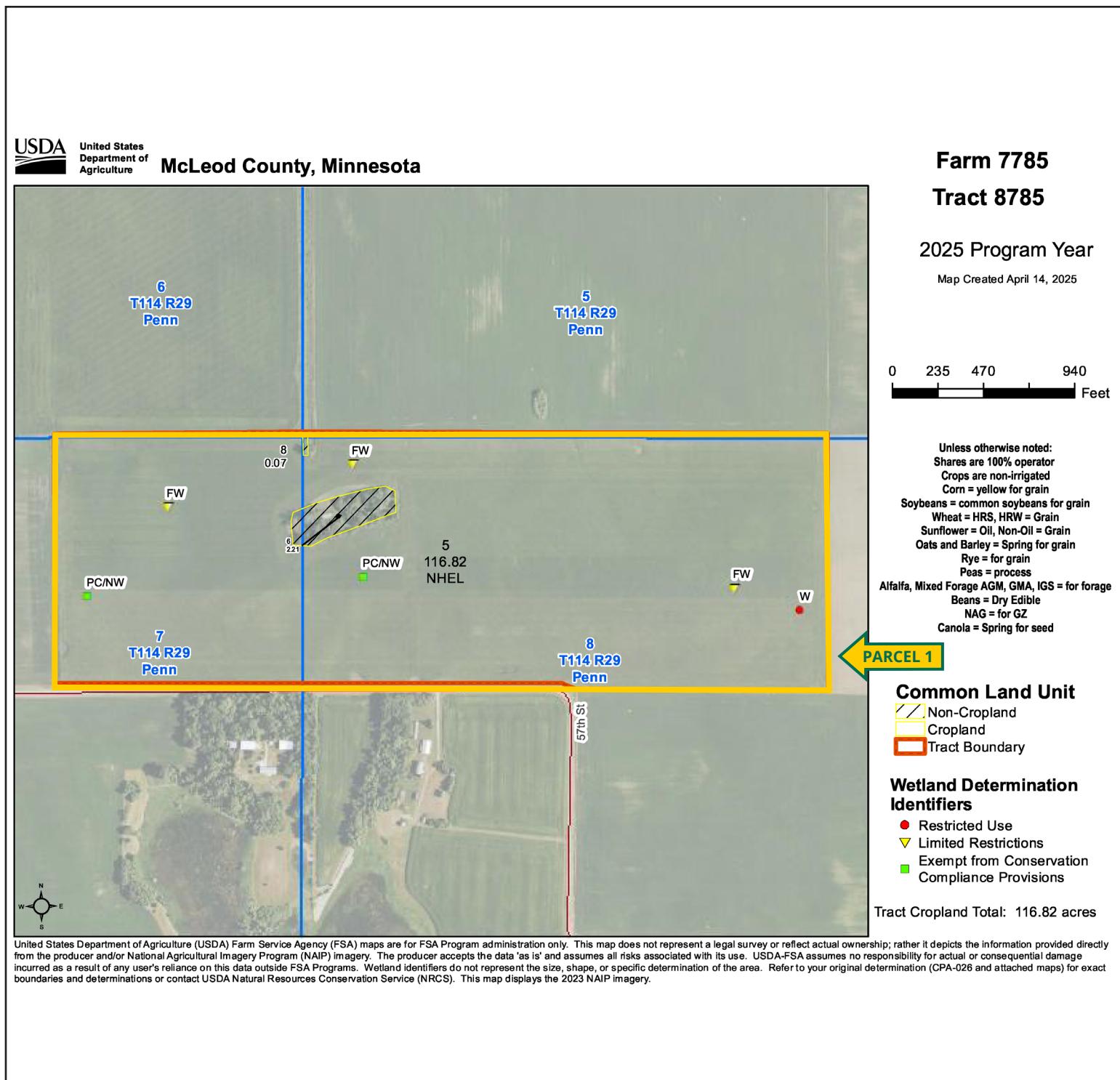
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Northwest looking Southeast

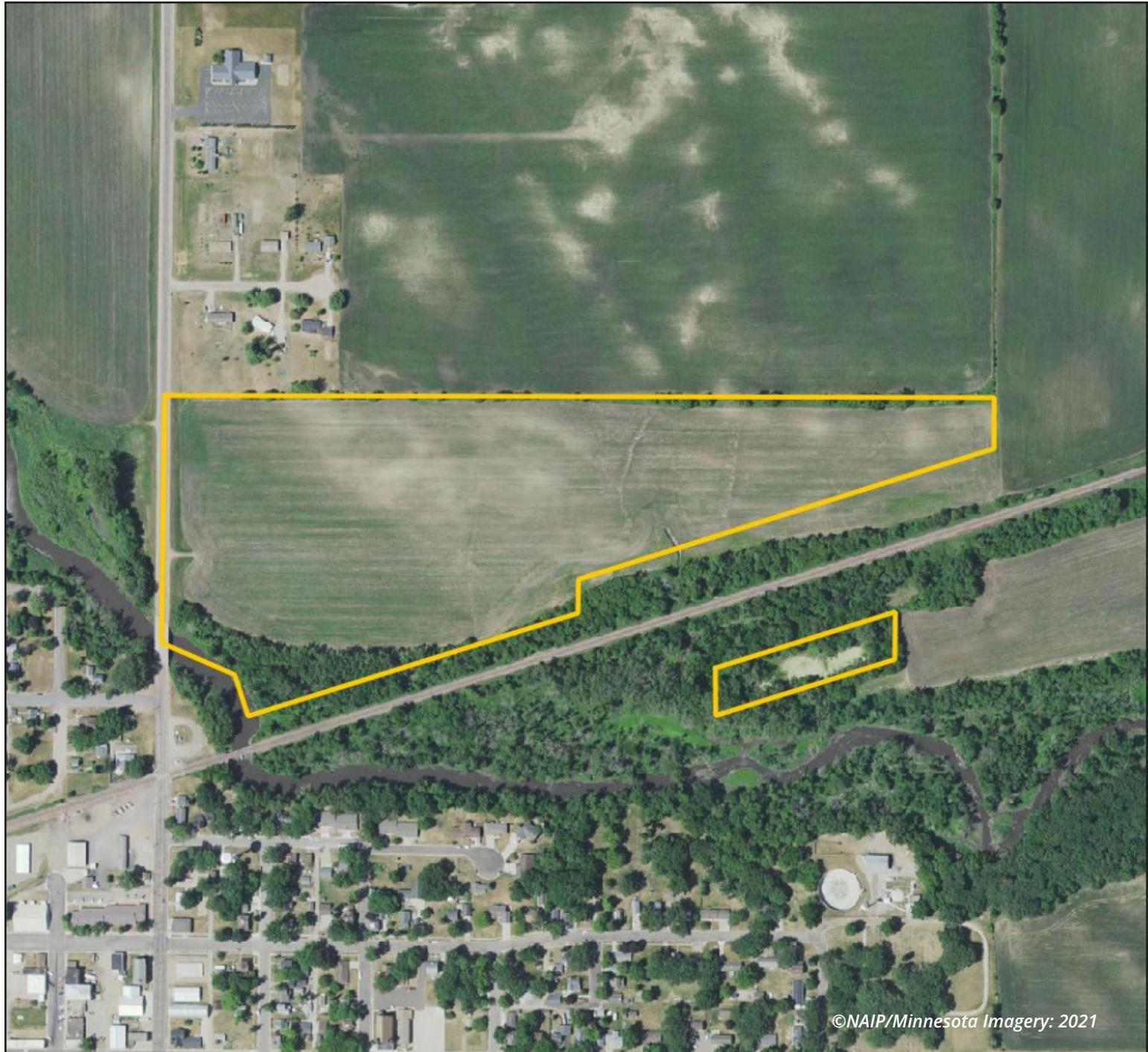


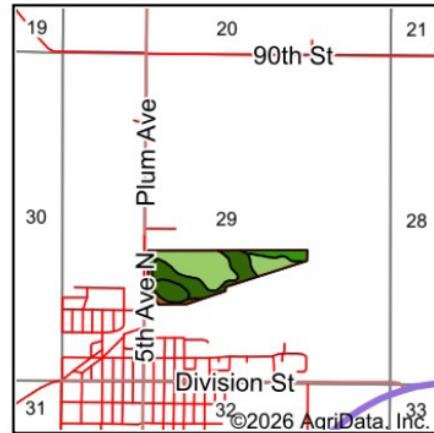
Southeast looking Northwest





Est. FSA/Eff. Crop Acres: 34.23 | Soil Productivity: 80.40 CPI





State: Minnesota  
 County: McLeod  
 Location: 29-115N-29W  
 Township: Sumter  
 Acres: 34.23  
 Date: 1/27/2026



Maps Provided By:  
 surety  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN085, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
920B	Clarion-Estherville complex, 2 to 6 percent slopes	15.86	46.3%		IIe	76
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	9.71	28.4%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.50	10.2%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.66	7.8%		IIIe	87
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	1.92	5.6%		Vw	20
269	Millington clay loam, occasionally flooded	0.58	1.7%		IIw	83
<b>Weighted Average</b>						<b>2.14</b>
<b>80.4</b>						

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# PROPERTY INFORMATION

38.99 Acres, m/l, McLeod County, MN

Parcel 2

## Location

From Brownton: Go north on 5th Ave. for 0.1 miles and continue on Plum Ave. for 0.1 miles. Property is located on the east side of the road.

## Simple Legal

Part of E½ SW¼ and NW¼ SE¼ of Section 29, Township 115 North, Range 29 West of the 5th P.M., McLeod Co., MN. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2025 Values for Taxes Payable in 2025  
 Ag Non-Hmstd Taxes: \$2,420.00  
 Net Taxable Acres: 38.99  
 Tax per Net Taxable Acre: \$62.07

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 7576, Part of Tract 9069

FSA/Eff. Crop Acres: 34.23\*

Corn Base Acres: 17.58\*

Corn PLC Yield: 159 Bu.

Bean Base Acres: 16.65\*

Bean PLC Yield: 42 Bu.

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

## NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetland.

## Soil Types/Productivity

Main soil types are Clarion-Estherville, Canitse-Glencoe, and Nicollet. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 80.40. 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 moderately sloping.

## Drainage

Some tile. No tile maps available.

## Buildings/Improvements

None.

## Water & Well Information

None.



East looking West



Southeast looking Northwest





United States  
Department of  
Agriculture

McLeod County, Minnesota

**Farm 7576**

**Tract 9069**

2025 Program Year

Map Created April 14, 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

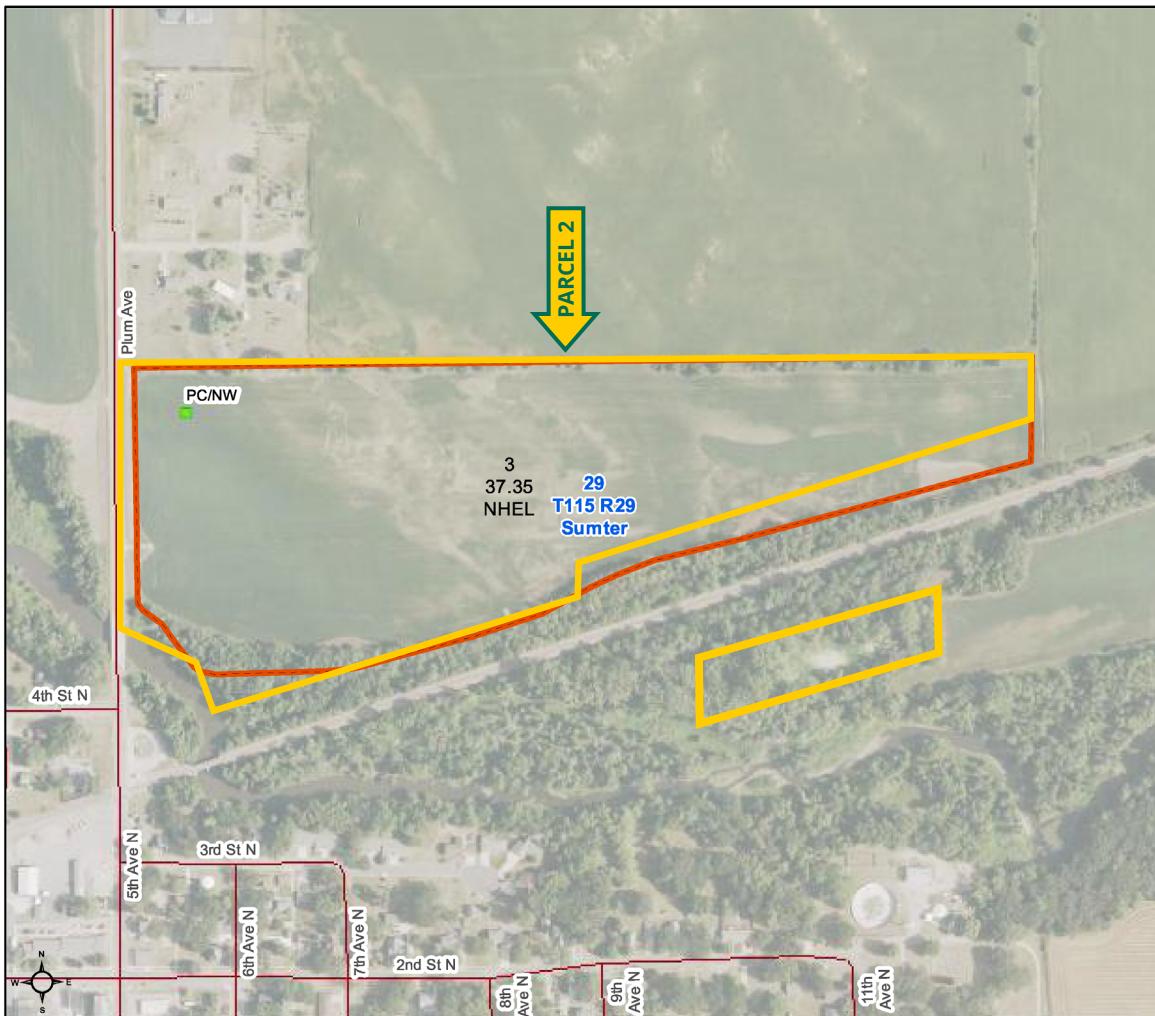
**Common Land Unit**

Yellow = Cropland  
Orange = Tract Boundary

**Wetland Determination  
Identifiers**

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

Tract Cropland Total: 37.35 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.

# SEALED BID INFORMATION

**Bid Deadline:** Tues., March 3, 2026

**Time:** 12:00 Noon, CST

**Mail To:**

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

**Sellers**

Brian Heemstra & Dutch Ridge Farms

**Agency**

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

**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, March 3, 2026 by 12:00 p.m., Noon, CST. The Seller will accept or reject all bids by 4:00 p.m., CST on Wednesday, March 4, 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 14, 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 the real estate taxes due and payable in 2025; the Buyer will pay real estate taxes due and payable in 2026 and beyond.

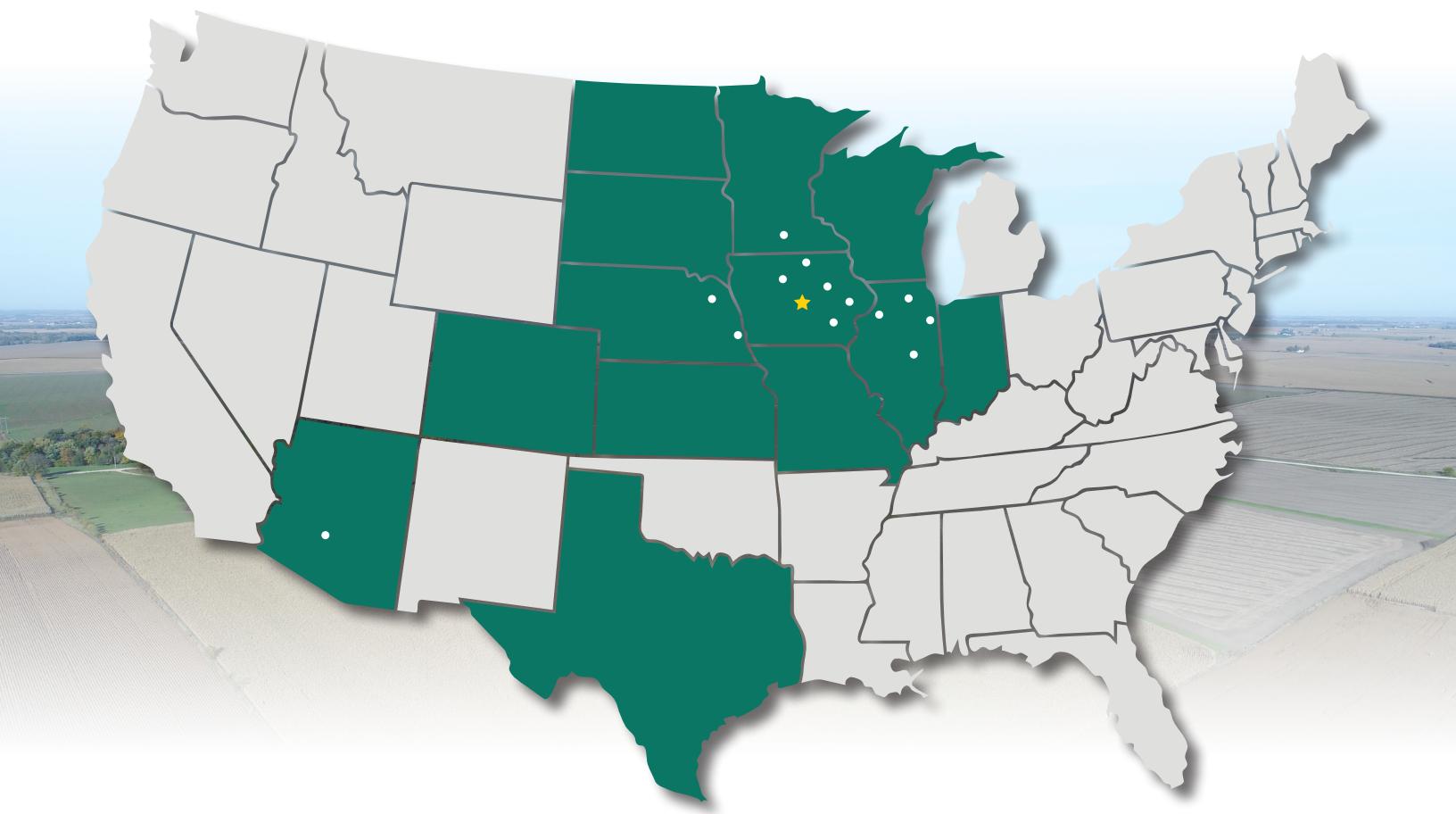
**Fall Inputs**

The Buyer of Parcel 1 shall reimburse previous tenant \$2,900.00 for fall tillage and \$3,396.62 for 2025 fall applied fertilizer, due at closing. Contact agent for details.

**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**